

# The Hideaway, Burnfoot, Netherton, Rothbury, Northumberland

£395,000



## Full Description

SUCCESSFUL HOLIDAY LET WITH STUNNING VIEWS AND ANNUAL INCOME OF OVER £57,000

The Hideaway is an architect-designed stone holiday cottage in the grounds of the historically significant Netherton Burnfoot farm. Named due to its location at the confluence of two tributaries of the River Coquet, Burnfoot was constructed by Lord Armstrong in the late 1800s as part of his world-renowned Cragside Estate, now owned by the National Trust.

Freehold

Council Tax - Business rates currently  
EPC - C

Tucked away in the south-west corner of Burnfoot, this two-storey L-shaped cottage has south-facing views over a burn where kingfishers, egrets, deer and otters are regularly spotted and is near to the listed fish pass where spawning salmon and sea trout can be seen.

Situated in the foothills of The Cheviots, this is a wonderful area for walkers and cyclists with numerous paths and cycle routes direct from the door whilst being only 23 miles from the heritage coast. The peaceful location is surrounded by a protected Site of Special Scientific Interest -

designated because of the range of rare birds that nest in the area.

Completed in 2022, using local dressed sandstone and slate, the property consists of four bedrooms, two bathrooms and a large open plan dining kitchen living room.

It is an extremely successful holiday let, with annual bookings of over £64,000 and forward bookings providing a regular income – with or without full management in place.

The front door leads into a light and airy double height entrance hall, with space for coats and boots in a large storage cupboard housing the combination boiler. The boiler is connected to a smart Wi-Fi thermostat so that all heating and hot water can be controlled remotely.

To the left is a huge open plan living and dining room with stunning views south through a pair of stone mullioned windows and a large, glazed door leading to the garden. The sitting area features a traditional dressed sandstone inglenook fireplace, with herringbone handmade brick lining and a contemporary Danish wood burning stove creating a focal point, providing a cosy cottage feel.

The dining area has space for 12 to dine in comfort and has seated up to 25 when large parties have stayed. The exceptionally well-equipped kitchen consists of painted base and wall units with a large multi-oven range cooker and free-standing fridge freezer with integrated dishwasher and washing machine, complemented with contemporary splash back tiling and a white ceramic double sink.

There is direct access from the living room to the fully enclosed south-facing garden, surrounded in part by the original sandstone Estate boundary wall. As well as a lawn it features a large, sheltered terrace – the perfect place to enjoy afternoon and evening sun, as well as the breathtaking views south over the Coquet valley and Simonside hills.

Accessed from the other side of the entrance hall is a very private ground floor bedroom wing with two large double bedrooms with east-facing windows for morning sun and oak cottage doors with Suffolk latch handles. These are served by a spacious family bathroom with bath, electric shower, white pedestal hand basin, WC, chrome heated towel rail and a tiled floor.

An oak-spindled staircase from the entrance hall leads upstairs to a bright landing lit by a conservation rooflight, with a lockable storage cupboard in the eaves.

To the right of the landing is a large double bedroom with a vaulted ceiling and dual aspect conservation roof windows with integrated blackout blinds – one allowing lovely views of the burn and meadows beyond, and the other enabling stargazing from bed (the cottage is on the edge of Europe's largest Dark Sky Park). It features a fitted wardrobe and fitted shelves as well as an oak cottage door with Suffolk latches.

To the left of the landing is a compact shower room with a mains power shower, bespoke glass shower screen, white pedestal hand basin, WC,

chrome heated towel rail, Moroccan glass tile splashback and a tiled floor. Beyond that is an L-shaped twin bedroom also with a vaulted ceiling and dual aspect conservation roof windows, again with integrated blackout blinds, allowing far reaching countryside views. It also features fitted shelves, an oak cottage door with Suffolk latches, and a lockable storage cupboard in the eaves.

Outside, to the front, The Hideaway has three car parking spaces directly outside the entrance, paved level access to the entrance door, and further visitor parking is available. As well as its own private back garden, the property also benefits from shared use of a recently resurfaced championship tennis court in the grounds.

The house has painted heritage double glazing throughout, cast iron rainwater goods, mains water, a shared sewage treatment plant, mains electricity, superfast fibre broadband, mains LPG central heating provided by a metered estate, cabling installed ready for an EV charging point, and it is insulated to the very latest building regulation standards, having been constructed just over three years ago.

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.



## Features

- Annual income in excess of £57,000
- Net return on capital 7.9%
- Forward bookings of £35,000
- Stamp duty just £9250 and no council tax
- All furniture included (valued at £23,000)
- 3 years old, with future-proof EPC 'C' rating
- South facing garden and shared tennis court
- Commercial property for tourism use only

## Contact Us

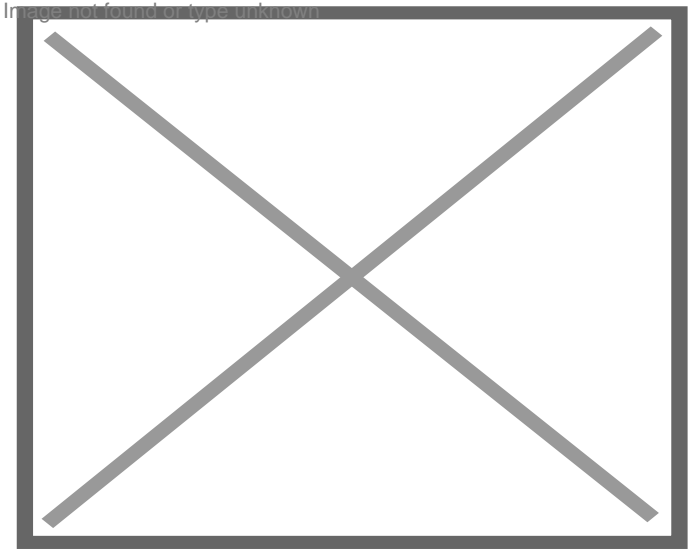
### EH Homes

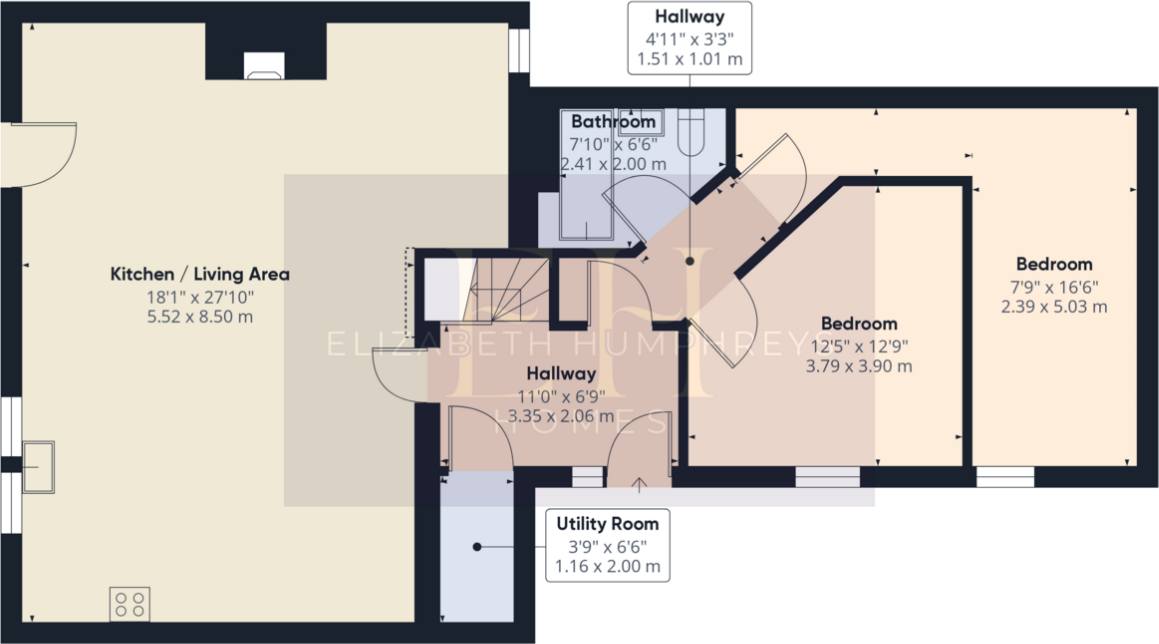
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Ground Floor

Approximate total area<sup>(1)</sup>  
1036.12 ft<sup>2</sup>  
96.26 m<sup>2</sup>

Reduced headroom  
1.52 ft<sup>2</sup>  
0.14 m<sup>2</sup>

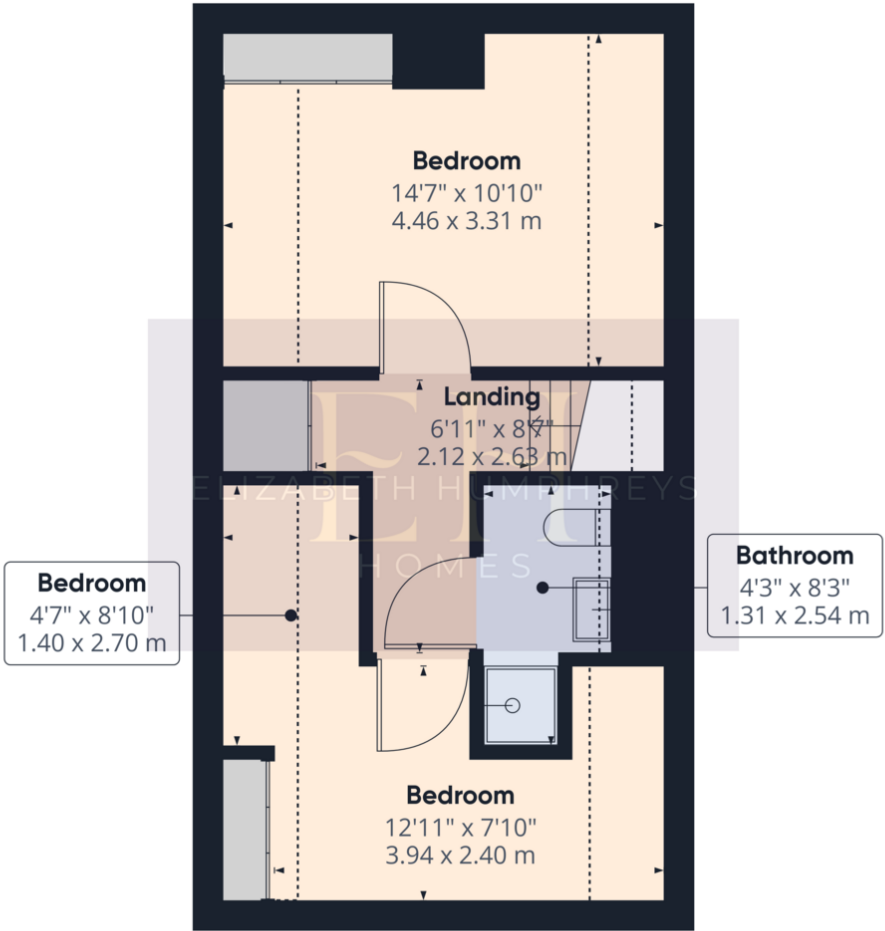
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area<sup>(1)</sup>  
359.08 ft<sup>2</sup>  
33.36 m<sup>2</sup>

Reduced headroom  
98.14 ft<sup>2</sup>  
9.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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