

The Riverside Cottage is a two-story stone building with a dark roof and solar panels, situated on a grassy bank overlooking a river. It is surrounded by lush greenery and trees. In the background, a residential development is visible on a hillside under a blue sky with scattered white clouds.

Riverside Cottage

Fourstones, Hexham, Northumberland.

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A delightful riverside property in an elevated setting with about 6 acres of grazing and salmon fishing.

Hexham 4 miles
Newcastle upon Tyne 27 miles

INTERNAL FEATURES

2 reception rooms
Study/bedroom 4 | Utility
Kitchen/Breakfast room
Cloakroom | 3 bedrooms
Family Bathroom | Shower room

EXTERNAL FEATURES

Garage/Workshop
Greenhouse | Summerhouse
7kw EV Charging point
Paddocks (4 acres) | 0.41 miles (0.66km) of single bank salmon fishing on the river South Tyne

THE PROPERTY

Riverside Cottage is a delightful, detached home with up to four bedrooms and six acres of grounds, in a picturesque position above the River South Tyne. The property features exposed timber beams and stonework, original fireplaces and amazing views across the river to the south.

The ground floor has a welcoming reception hall with cloakroom/wc off and a comfortable reception room with a log burner and a south-facing bay window allowing plenty of

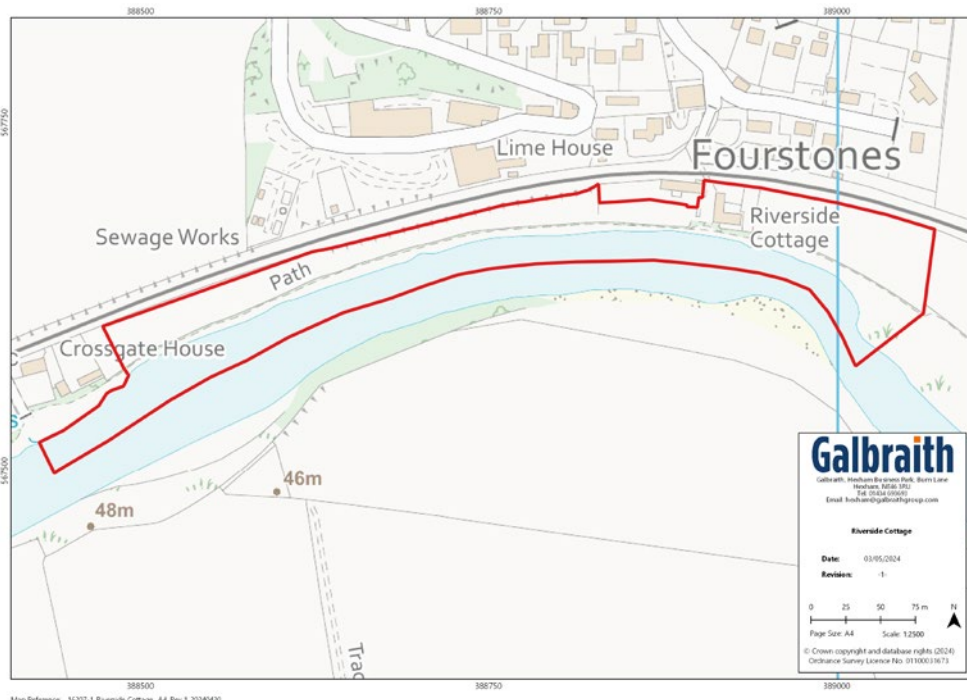
natural light. The kitchen/breakfast room has sliding glass doors opening onto the rear patio, smart fitted units and an Aga as well as space for a breakfast table. There is internal access from the kitchen to the generous adjoining stores and workshop space and a separate utility room with external access. The three double bedrooms are on the ground floor, all of which benefit from built-in storage and a study, which could be used as a fourth bedroom. There is a shower room in addition to the family bathroom.

To the first floor is a light and airy 27ft sitting room and dining area with a vaulted ceiling and a bay window with stunning views overlooking the river and countryside beyond including an ornate cast-iron gas fire.

OUTSIDE

At the front of the property there is significant parking and access to the integral garage with electric door. The property includes a beautiful riverside garden with a lawn and meadows. There is a courtyard area at the rear, a lawn bordered by established hedgerows, and a kitchen garden with raised beds, a greenhouse, and a summer house.





LOCATION

The property is on the southern fringe of the small village of Fourstones, four miles from Hexham and alongside the River South Tyne. Hexham provides a wealth of amenities, including a wide choice of shops, independent retailers and supermarkets, as well as leisure facilities. Schooling is also available in Hexham, including secondary schools. The local area is ideal for walking, cycling and riding and many of the North Pennines' magnificent hills and landscapes are within easy reach. These include Cross Fell and the beautiful High Force waterfall. Golf is available at Hexham Golf Club and Tynedale Golf Club. The area is popular for its secluded and peaceful setting, though the A69 is just four miles away, connecting to Hexham, Carlisle and Newcastle upon Tyne. Rail services are available from Haydon Bridge and Hexham.

GENERAL

Services: Mains Water and electricity, private septic tank drainage. Oil fired Heating. Solar panels providing £2000pa until 2036

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band F

EPC: Rated E

VIEWING

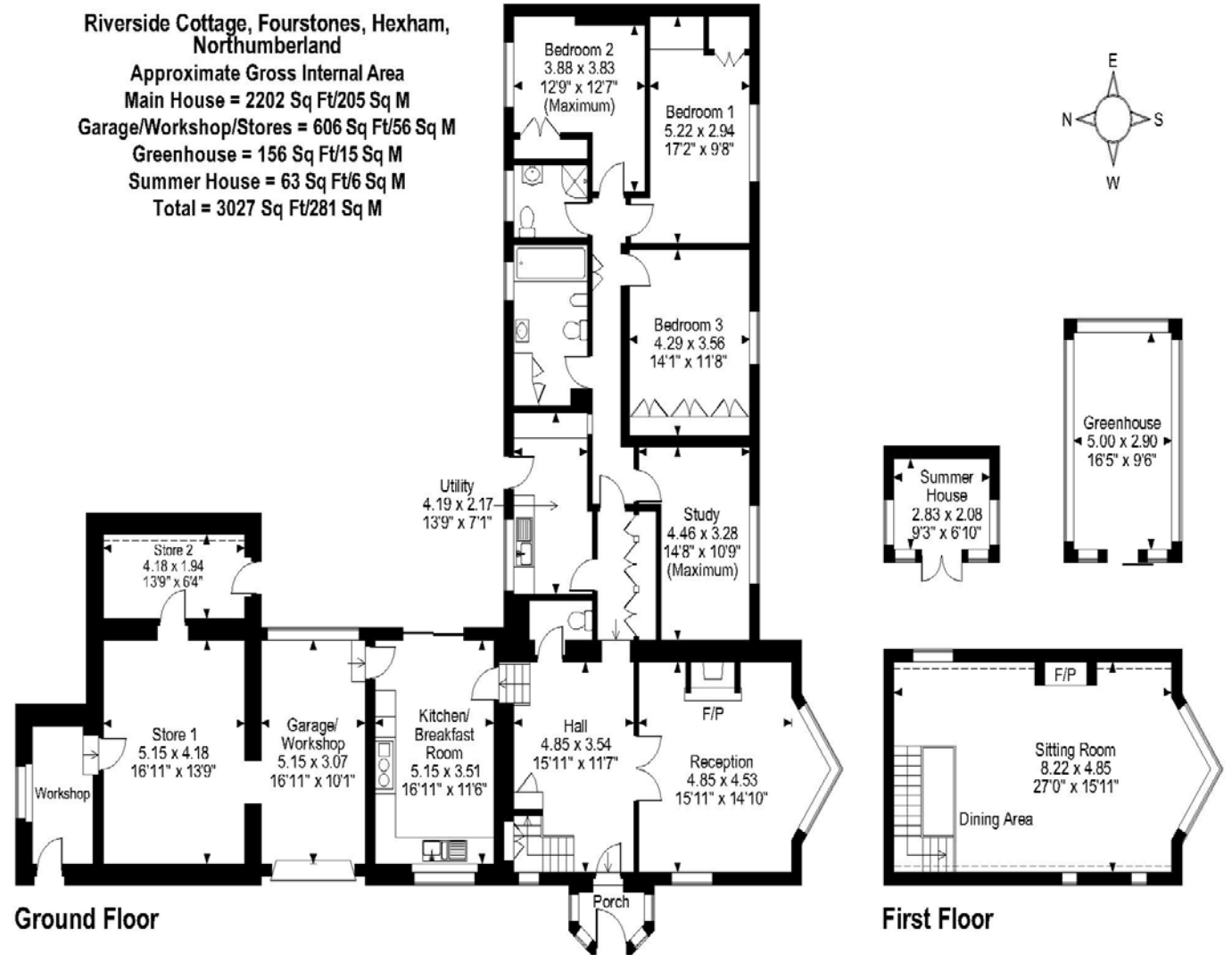
Viewings by appointment only through Galbraith Hexham: 01434 693693 | hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared April 2024. Photographs taken April 2024.