



# THE COTTAGE

Black Heddon, Newcastle Upon Tyne

# THE COTTAGE, BLACK HEDDON, NEWCASTLE UPON TYNE, NE20 0JH

**A beautifully presented 3 bedroom detached stone built cottage is the picturesque hamlet of Black Heddon**

Newcastle 10 miles | Newcastle Airport 9.5 miles | Morpeth 13 miles | Ponteland 7.5 miles | Hexham 19 miles

Bungalow | 3 bedrooms  
1 reception room | 1 bathroom  
WC/Utility | Gardens  
Idyllic rural location

## THE PROPERTY

The Cottage is a splendid detached cottage set in the idyllic rural hamlet of Black Heddon, surrounded by beautiful countryside views, yet within easy access to a range of amenities in Ponteland, Morpeth, Hexham and Newcastle.

The property offers a mix of traditional and modern living which has been beautifully presented to create a fantastic family home. The Cottage comprises a spacious reception hall, a utility room with a WC, fitted cupboards for storage and fittings for appliances. The breakfasting kitchen benefits from a good range of units, integrated oven

and hob and access to the garden through French doors with floor to ceiling windows creating an abundance of natural light. The living/dining room provides a flexible space for family meals and relaxing. There are three well proportioned bedrooms and a family bathroom which has a bath and a separate overhead shower.

## OUTSIDE

There is a gravelled driveway with parking for several vehicles, extensive lawned gardens to the side and rear, all of which is surrounded by mature trees, shrubs and hedging to provide a good degree of privacy and affording stunning views over adjoining farmland and beyond. There is also a patio area, greenhouse and vegetable patch.

## LOCATION

The property is located in the charming hamlet of Black Heddon. Ponteland is just 7.5 miles away with an excellent range of amenities including schooling for all ages, supermarkets, independent shops and a range of pubs and restaurants. There is also a health centre and leisure centre. Black Heddon is within easy commuting distance to Newcastle Upon Tyne and Newcastle International Airport. Stamford is just 3 miles south of Black Heddon with a primary school, village pub, shop and doctors surgery.

Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU  
01434693693  
hexham@galbraitgroup.com





## DIRECTIONS

Drive north out of Stamfordham on the B6309. The Cottage is on the south side of the road in Black Heddon

## GENERAL

Mains Water  
Shared septic tank drainage  
LPG central heating

Local Authority: Northumberland County Council  
Tenure: Freehold  
Council Tax: Band E  
EPC: Rated E

## VIEWING

Viewings by appointment only with Galbraith Hexham  
01434 693693 | [hexham@galbraithgroup.com](mailto:hexham@galbraithgroup.com)

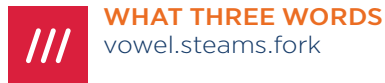
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



The Cottage, Black Heddon

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, areas, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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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 August 2024. Photographs taken July 2024.