

An aerial photograph of a rural property in Northumberland. The main focus is a large, single-story stone cottage with a grey slate roof and a paved driveway. To the left of the cottage is a stone church with a gabled roof and a small bell tower. The churchyard is visible with several gravestones. The property is surrounded by lush green grass, trees, and a stone wall. In the background, there are more houses and rolling green hills under a clear sky.

# Holystone Priory Cottage

Holystone | Morpeth | Northumberland

**Galbraith**

# Detached stone-built bungalow in the pretty Northumberland National Park hamlet of Holystone

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Rothbury 8 miles | Alnwick 20 miles | Morpeth 24 miles | Newcastle upon Tyne 39 miles  
(All distances are approximate)

**Plot size: About 0.6 acres**

2 Bedrooms | Sitting room | Dining kitchen | Integral Garage with utility space | House bathroom

Shower room | Pretty garden running down to Holystone Burn | Idyllic village location within the Northumberland National Park

## Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)

## The Property

Holystone Priory Cottage is nestled in the shadow of Holystone Priory and is situated in genuinely rural Northumberland countryside, close to the Cheviot hills.

Built circa 1970, the property includes a welcoming reception hall that leads into the sitting room with a recently installed wood burning stove. There is a dining kitchen fitted with a good range of units including a Stanley Oil fired cooker which provides cooking facilities, hot water and central heating. There is walk in larder providing useful additional storage space. The kitchen is linked to the integral garage with up & over door and includes the utility space with plumbing for a washing machine and a utility basin.

An inner hall with airing cupboard leads to both bedrooms. The larger of the bedrooms is dual aspect with good views and includes a range of built in wardrobes while the second bedroom also has pleasing views. There is a house bathroom and a separate shower room.

## Outside

The cottage sits within pretty lawned gardens with a raised patio creating a peaceful and sociable space ideal for relaxing while enjoying the beauty of the surroundings. There is plenty of space to park cars off the village road and the driveway provides access to the integral single garage.

The garden is formed by a lawned area to the south of the house and a rougher area of garden which stretches to the east and north of the house.

## Location

Holystone is one of the most intriguing and enigmatic settlements in the Northumberland National Park and is in the heart of this historic and spectacular county. The village was originally built out of the ruins of a medieval convent, the nuns from which, once tended a spring of pure Northumbrian water known as the Lady's Well. Holystone Priory Cottage lies on the south fringe of Holystone and is only a couple of miles from the picturesque town of Rothbury with its beautiful riverside setting and abundance of cafes, pubs and small shops. Otterburn is within easy driving distance. So too is Alnwick with its famous castle, enchanting gardens and cobbled streets. The Northumberland Heritage Coast, area of outstanding natural beauty, with its magnificent castles and golden beaches is also within easy driving distance while the vibrant city of Newcastle is less than an hour's drive away as are the Border towns of Wooler, Kelso and Jedburgh.



## Viewings

Strictly by appointment through Galbraith:

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### Tenure

Freehold

### Local Authority

Northumberland County Council

### Council Tax

Band D

### EPC

Band E

## Services

Mains water and electricity are connected, septic tank drainage system, oil fired stove in the kitchen provides central heating, hot water and cooking. See note about septic tank below.

## Directions

Holystone Priory Cottage is the immediately south of the church of St Mary the Virgin in Holystone.

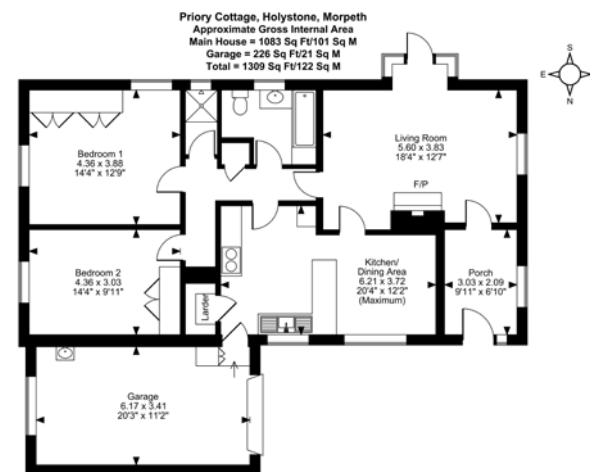
What3words: [///flattered.nicely.reduction](https://www.what3words.com/#!/flattered.nicely.reduction) Postcode: NE65 7AJ

## Agents Notes

There is an informal right of access across the property granted to the owner of the garden to the southeast of Holystone Priory Cottage.

When there is a funeral, the hearse is driven across the northern part of the property and parked at the door of the church.

It is assumed that the septic tank is non-compliant with the General Binding Rules. The guide price has been adjusted to take this into account and that the buyer will have to resolve this issue.



**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. 5. Particulars prepared April 2026. 6. Photographs taken April 2026.

**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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.