

High Carriteth

Bellingham, Hexham, Northumberland

HIGH CARRITETH, BELLINGHAM, NORTHUMBERLAND, NE48 2LD

Georgian farmhouse and appealing range of traditional outbuildings inside the National Park

Bellingham 4 miles | Kielder Water 7 miles | Hexham 19 miles
Newcastle 38 miles

Handsome Farmhouse
Traditional Steading Buildings
Elevated setting | convenient rural location | about 110 acres (44.51 ha)

THE PROPERTY

High Carriteth occupies a commanding position inside the beautiful Northumberland National Park. The house and range of handsome traditional outbuildings form a sheltered and private courtyard. There is lawned garden on the north and east sides of the house.

The house has been well looked after. It has recently installed double glazed windows and most of the doors to the outbuildings have been replaced in recent times.

The front door gives into a lobby and central hallway, off which are two good reception rooms, each with high ceilings and one with a log burning stove. The impressive staircase rises from the hall to a landing on the first floor and beyond

this is the striking farmhouse kitchen with appealing kitchen units and rear hall, off which is a storeroom and a wet room/W.C. There are 4 bedrooms and a bathroom on the first floor.

The outbuildings form an attractive courtyard with the house. They comprise a single garage, several fuel and other useful stores and a byre.

High Carriteth occupies an enviable elevated position overlooking the North Tyne valley. There are about 110 acres (44.51 ha) of the ground which consists of some good mowable ground, a quantity of inbye rough pasture and some open fell ground.

LOCATION

High Carriteth is located in a wild Northumbrian location with a sensational outlook. Whilst it is rural in the extreme, it is convenient for Bellingham. Bellingham has a variety of everyday amenities, including an award winning green grocer, a small supermarket, a butcher, several pubs and cafés, a doctor's surgery and both a primary and secondary school. For leisure, golf is available at Bellingham Golf Club, while the surrounding countryside provides plenty of walking, cycling and riding routes. Water sports are available on Kielder Water, less than 10 miles away. The bustling market town of Hexham, 16.5 miles to the south, provides further amenities including a choice of shops, larger supermarkets, leisure facilities and a weekly market.





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GROSS INTERNAL AREA
FLOOR 1: 136 m², FLOOR 2: 92 m²
TOTAL: 228 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

LAND

The property is freehold and is offered for sale as a whole, with vacant possession subject only to a Farm Business Tenancy over the farmland which ends in May 2026.

GENERAL

Services: Private drainage and spring fed water supply. Mains electric. Oil fired central heating.

Solar Panels: offering significant savings on energy costs, a reduced environmental impact, and generates income through energy credits or surplus power

Post Code: NE48 2LD

Tenure: Freehold

Local Authority: Northumberland County Council

EPC: TBC

Council Tax: Band D

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is being sold subject to the benefits of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and any existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Part of the drive is shared currently with the owners of Pit Cottage. This right of access does not exist into perpetuity, further information can be provided if required

VIEWINGS

Strictly by appointment with Galbraith Hexham

Tel: 01434 693693 Email: hexham@galbraithgroup.com



WHAT THREE WORDS
ally.cuddled.obvious

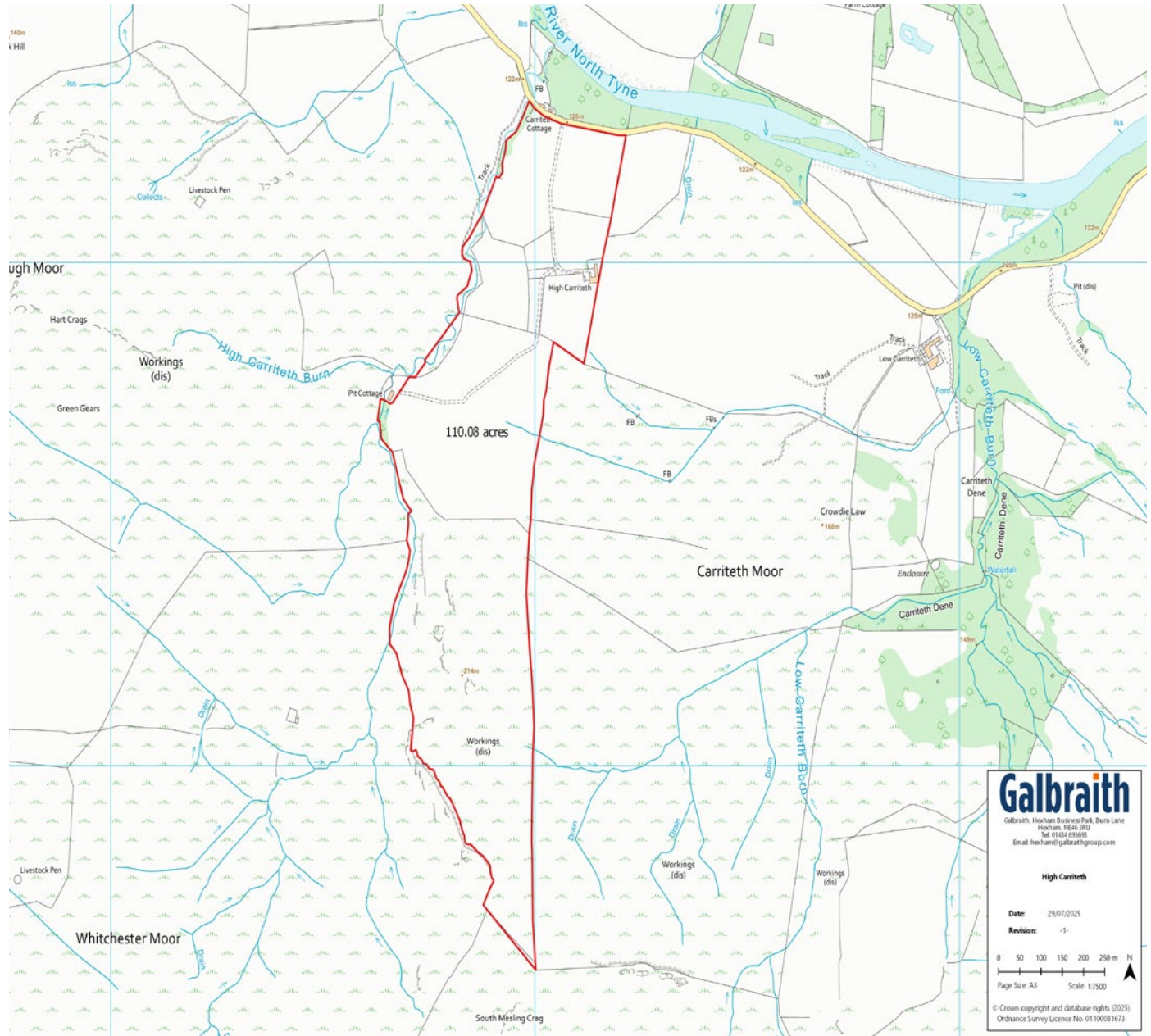
Galbraith

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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 July 2025. Photographs taken July 2025.