

High Cornriggs

Cornriggs, Weardale, Couty Durham.

High Cornriggs, Cornriggs, Weardale, County Durham.

A charming four-bedroom cottage, surrounded by the magnificent landscapes of the North Pennines

St Johns Chapel 3.5 miles
Haydon Bridge 17.5 miles
Hexham 20.5 miles

2 reception rooms | Kitchen/
dining room | Cloakroom
4 Bedrooms | Bathroom
Sheds | Garden | About 28 acres
As a whole or in two lots

THE PROPERTY

Located in a superb rural setting in the heart of the North Pennines, High Cornriggs is a charming detached period cottage with four bedrooms and far-reaching views. The property is a detached stone house with a stone slate roof, while inside there are exposed timber beams and many more character features.

Reception rooms include the comfortable sitting room, formal dining room, and a 23ft, open-plan kitchen diner with wooden fitted units, range cooker, fireplace with a logburner and a log burning range cooker there is ample space for a family dining table.

Upstairs there are four well-presented bedrooms of similar proportions, three of which benefit from built-in storage. There is also a

large family bathroom. There are about 16 acres of Permanent pasture surrounding the house. There is a separate parcel of hill ground extending to about 11.8 acres which forms Lot 2. High Cornriggs is served by a good range of outbuildings.

OUTSIDE

The cottage sits within a peaceful position, set back from the road along a singletrack lane and surrounded by approximately 28 acres of rolling fields and paddocks. The garden includes an area of lawn enclosed by post and rail fencing and stone walls, and a patio area for al fresco dining.

LOCATION

High Cornriggs is set in a secluded rural location in the hamlet of Cornriggs, surrounded by the stunning countryside of the North Pennines National Landscape. The nearby village of St. John's Chapel provides everyday amenities including a convenience store, a local pub, a café and a primary school, while there is also a primary school in nearby Wearhead. There are further amenities in Haydon Bridge and Hexham, including a choice of shops, independent retailers and supermarkets, as well as leisure facilities. Secondary schooling is available in Haydon Bridge and Hexham.

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 Allendale.





DIRECTIONS

Drive south out of Allenheads on the B6295. The drive to High Cornriggs is on the right hand side about 1 mile from the County sign.
There is a cottage at the end of the drive.

The area is popular for its secluded and peaceful setting, though the A68 and A69 are both within easy reach, connecting to Hexham, Bishop Auckland, Carlisle and Newcastle upon Tyne. Rail services are available from Haydon Bridge.

GENERAL

Services:

Private water supply, septic tank drainage and oil fired central heating.

Local Authority - Durham County Council

Tenure - Freehold

Council Tax - Band D

EPC - Rated F

VIEWING

Strictly by appointment only with Galbraith Hexham

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Email: 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.



WHAT THREE WORDS
elevator.puzzles.prefect

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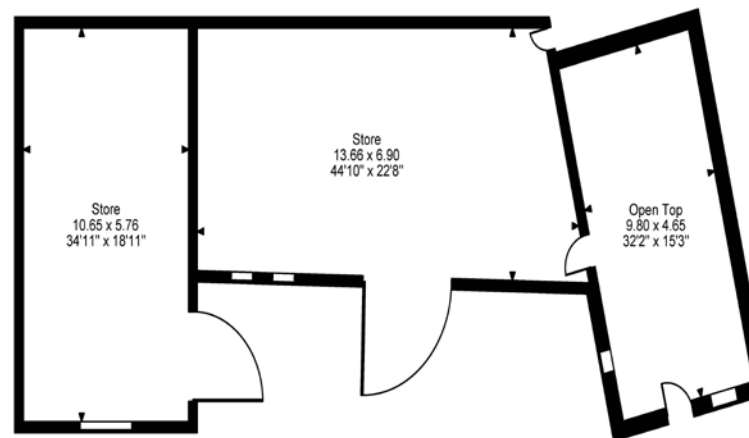
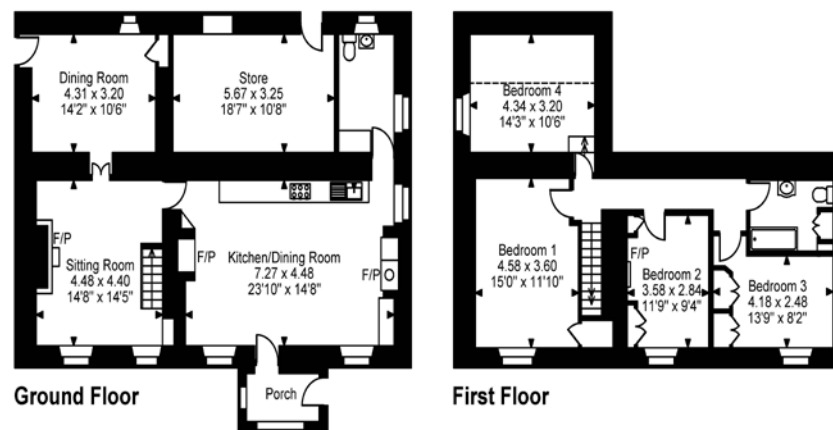
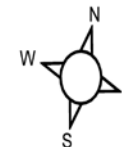
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High Cornriggs, Cornriggs, Bishop Auckland
Approximate Gross Internal Area
Main House = 1712 Sq Ft/159 Sq M
Stores = 2315 Sq Ft/215 Sq M
Total = 4027 Sq Ft/374 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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 2025. Photographs taken April 2025.