

# 6, Plantation Cottages

Harwood, Morpeth



## 6, Plantation Cottages, Harwood, Morpeth, Northumberland.

### A splendid semi-detached cottage in a secluded rural Northumberland setting.

- Rothbury 12 miles
- Morpeth 15 miles
- Newcastle 25 miles

3 Bedrooms | 2 Reception Rooms | Breakfasting Kitchen Utility | Cloakroom/WC Bathroom | Gardens | Garage  
Idyllic Rural Location

#### THE PROPERTY

6 Plantation Cottages is a splendid semi-detached cottage set in the picturesque hamlet of Harwood, on the edge of the Northumberland National Park with splendid views over the surrounding countryside. The property offers comfortable accommodation yet allowing scope for the creation of a home that could be tailored to the purchasers own tastes and requirements. The ground floor has a comfortable sitting room to the front with a fireplace, while the dining room stretches from the front to the rear and provides a flexible space for family meals or entertaining. The ground floor also has a kitchen fitted with a good range of units, an Everhot range cooker and space for all the necessary appliances. The utility room provides further space for storage and appliances.

Upstairs there are three bedrooms in total, two of which are double with one single bedroom. There is also a family bathroom.

#### OUTSIDE

There are gardens to the front and rear mostly laid to lawn with a variety of shrubs, mature trees, paved pathways and views across the fields and woodland beyond. Parking is available on the driveway at the side of the house, and in the detached garage towards the rear.

#### LOCATION

The property is located in the heart of the charming hamlet of Harwood, on the edge of the beautiful rolling countryside of the Northumberland National Park. The small market town of Rothbury lies 12 miles to the north, with a selection of shops and amenities, which include a convenience store, several independent retailers and a choice of cafés and pubs. The town also has a primary school and a middle school with a first school on the doorstep at the nearby village of Cambo. Further facilities can be found in Morpeth, approximately 15 miles away including larger supermarkets and a wider choice of high street and independent shops. The area is ideal for walking, cycling and riding, with a national park just moments away, while golf is available nearby at Rothbury Golf Club. Road connections in the area include the A697 and the A1, while Morpeth has a mainline station, providing services towards Newcastle upon Tyne.





## DIRECTIONS

Taking the A696 northeast away from Newcastle, turn right onto the B6342, following the sign for Rothbury and Cambo. After 5 miles, turn left, following the sign for Otterburn, Elsdon and Harwood. After a mile, turn right, signposted for Harwood, and after 0.5 miles, turn right onto Plantation Cottages. The property will be on the left at the end of the lane.

Post Code NE61 4LG.

## GENERAL

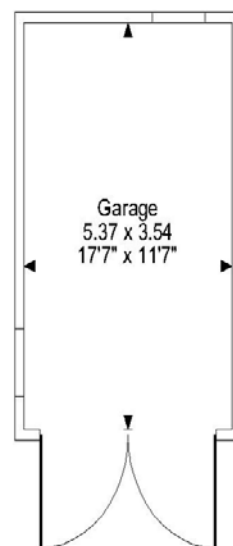
Services: Private spring fed water supply, shared septic tank drainage, air source central heating system, mains electricity with income generated by solar panels, high speed broadband available but not connected.  
Local Authority: Northumberland County Council  
Tenure: Freehold  
Council Tax: Band B  
EPC: Rated D

## VIEWING

Strictly by appointment with Galbraith Hexham  
Tel: 01434 693693 Email: [hexham@galbraithgroup.com](mailto:hexham@galbraithgroup.com)

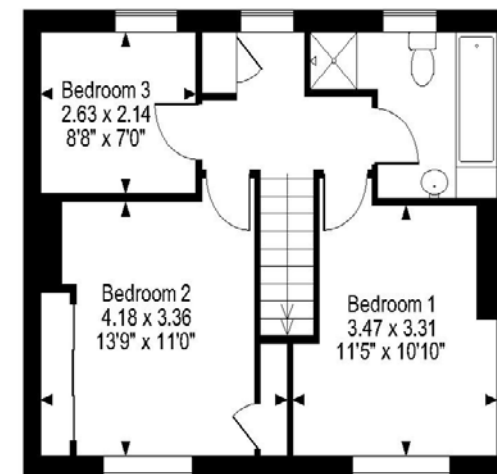
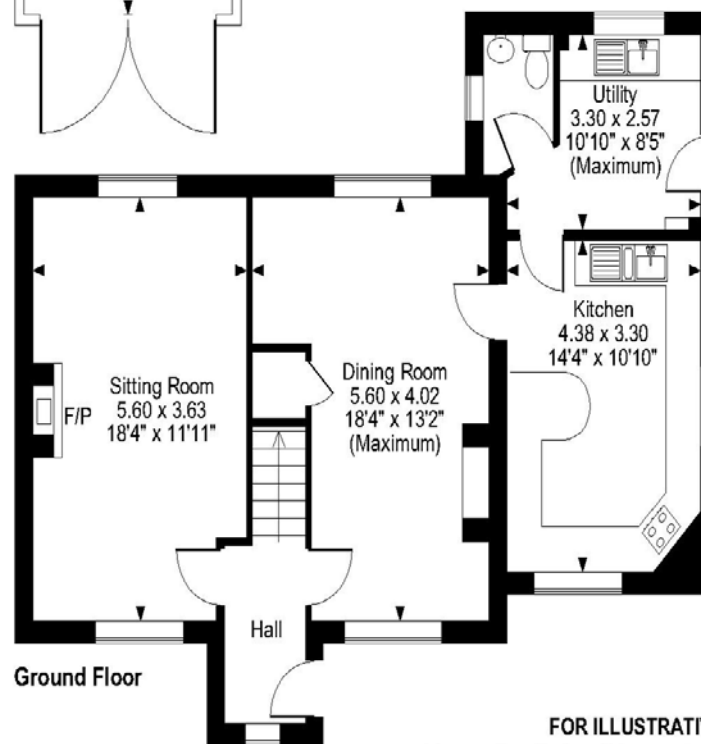
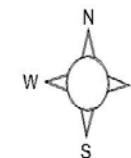
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



## Plantation Cottages, Harwood, Morpeth

Approximate Gross Internal Area  
Main House = 1219 Sq Ft/113 Sq M  
Garage = 205 Sq Ft/19 Sq M  
Total = 1424 Sq Ft/132 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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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 May 2024. Photographs taken May 2024.



**Galbraith**



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