



2 Ritton White House Cottages, Netherwitton, Morpeth, Northumberland.

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**Attractive end of
terrace cottage in an
unspoilt rural location.**

Scots Gap 6 miles | Rothbury
6.5 miles | Morpeth 13 miles

2 Bedrooms | Living Room
Kitchen | Utility
Bathroom/WC | Garden
Parking | Beautiful rural location
Views | Traditional building with
scope for conversion

THE PROPERTY

A pretty house set within a range of beautiful rural Northumbrian former farm buildings close to Fontburn Reservoir. The cottage occupies an elevated site with fabulous south facing rural views over the surrounding countryside. This stone-built property offers well laid out and practical living space. The layout on the ground floor includes a living room with outstanding views over the garden to the rolling countryside beyond. To the rear there is a recently fitted kitchen with a good range of units and also a useful utility room.

To the first floor there are two bedrooms. The bedroom to the front is a double with captivating views to the south while the smaller bedroom to the rear has a stunning outlook to the north. There is a family bathroom on the first floor.

OUTSIDE

To the south of the property there is a fenced garden, mainly laid to lawn

and space to park cars. A large adjoining traditional outbuilding offers scope for development subject to the necessary permissions being obtained. The western boundary is set away from the building, providing further scope for the conversion of the outbuilding and amenity space overlooking the view.

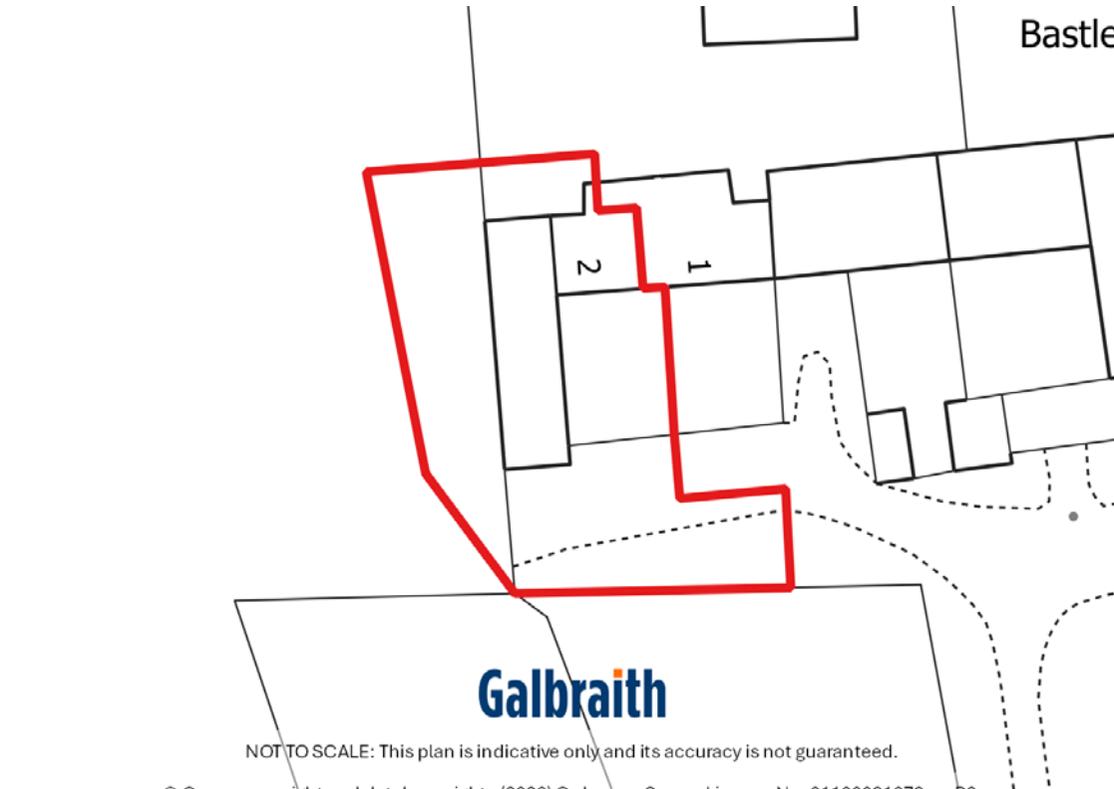
LOCATION

The property occupies an unspoilt rural position at the end of a long farm track within a range of traditional former farm buildings and cottages. The former farm sits amongst the rolling Northumberland countryside with breathtaking views of the Simonside hills and Fontburn Reservoir. The market town of Rothbury lies approximately 6 miles to the north, with a selection of shops and amenities, including a convenience store, several independent retailers and a choice of cafes and pubs. The town also has a primary school and a middle school with a first school at the nearby village of Cambo. Further facilities can be found in Morpeth, approximately 13 miles away including larger supermarkets and a wider choice of high street and independent shops. This is a truly wonderful setting rich in wildlife and a superb location for outdoor pursuits. The 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 to Newcastle upon Tyne and beyond.





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NOT TO SCALE: This plan is indicative only and its accuracy is not guaranteed.

The nearby countryside is home to some of the region's outdoor leisure gems. The rich rural surroundings within Northumberland include Cragside, Brinkburn Priory and Wallington Hall, while some of the country's finest natural beauty spots including the Northumberland National Park and the dramatic Northumberland Coastline, are a short drive away.

DIRECTIONS

From Scots Gap, take the Rothbury Road northward and after approximately 5 miles and just north of the entrance to Fontburn Reservoir, turn left at the crossroads onto a single track road signed private road (the only road sign shows Ritton and Coltpark to the right). Follow the private driveway to the farm, keeping left initially. Take the right fork when the farm is in sight up the hill and 2 Ritton White House Cottages is the westernmost cottage.

GENERAL

Services: Mains electricity, mains water supply via a private water pipe. Shared septic tank located outside the property. It is believed that the septic tank is compliant with the General Binding Rules. Oil central heating.

Internet: High speed internet is available via Incom.

Access: Shared private drive. Pro-rata maintenance.

Local Authority: Northumberland County Council

Tenure: Freehold | Postcode: NE61 4PP

Council Tax: Band B | EPC: Rated E

VIEWING

Strictly by appointment with Galbraith Hexham office

Tel: 01434 693693 Email: hexham@galbraithgroup.com

AGENTS NOTES

The neighbouring farm buildings are subject to current planning applications.

The purchaser will need to erect and maintain a boundary around the area to the North and West.



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Main area: Approx. 81.2 sq. metres (874.3 sq. feet)
Plus outbuildings, approx. 88.8 sq. metres (956.6 sq. feet)
2 Ritton White House Cottages

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 March 2026. Photographs taken August 2025.