



Ritton White House Farmhouse,
Netherwitton, Morpeth, Northumberland.

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**Attractive detached
farmhouse in an
unspoilt rural location.**

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

4 Bedrooms | 3 Reception
Rooms | Kitchen | Boot Room
3 Bathrooms (1 ensuite) | Sun
Room | Office | WC | Garden
Parking | Beautiful rural
location | Outstanding views
Adjoining paddock available
separately if required

THE PROPERTY

A pretty farmhouse set within a range of beautiful rural Northumbrian former farm buildings close to Fontburn Reservoir. The farmhouse occupies an elevated site with fabulous rural views over the surrounding countryside. This stone-built property offers well laid out and practical living space and comes to the market for the first time, having been let to tenants until recently.

The ground floor has three well proportioned reception rooms, a kitchen with Aga, boot room, sunroom, office and cloaks/wc.

To the first floor there are four bedrooms and 3 bathrooms one of which is ensuite.

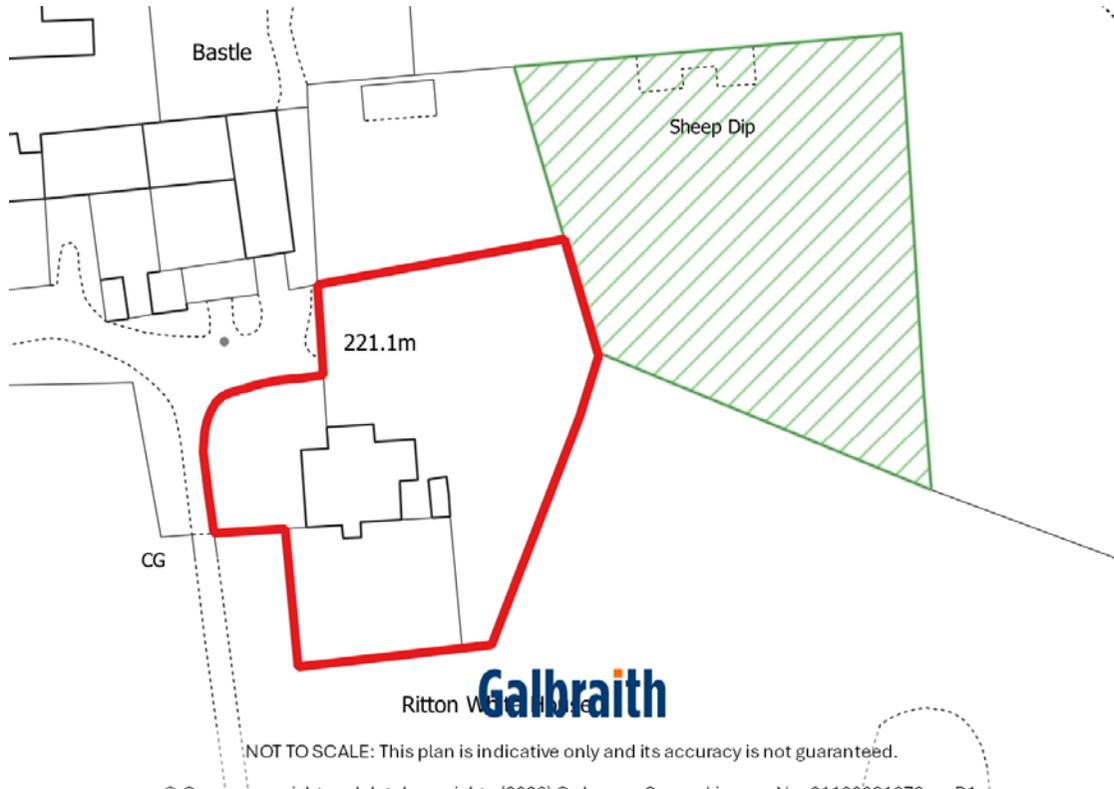
OUTSIDE

To the south of the property there is a partly walled garden, mainly laid to lawn. The access road to the farm culminates at the farmhouse where there is ample parking. An adjoining paddock extending to approximately 0.56 acres (shaded green on the plan) is available separately if required.

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. The area is ideal for walking, cycling and riding with a national park just moments away, while golf is available at Rothbury Golf Club. Road connections include the A697 and the A1, while Morpeth has a mainline station, providing services to Newcastle upon Tyne and beyond.





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 Ritton White House Farmhouse in on the right beside the gate. Postcode : NE61 4PP

GENERAL

Services: Mains electricity, mains water supply via a private water pipe. The Farmhouse has its own septic tank. It is believed that the septic tank is compliant with the General Binding Rules. Oil central heating.

Internet: High speed internet is available via Alcom.

Access: Shared private drive. Pro-rata maintenance.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band F | EPC: Rated E

VIEWING

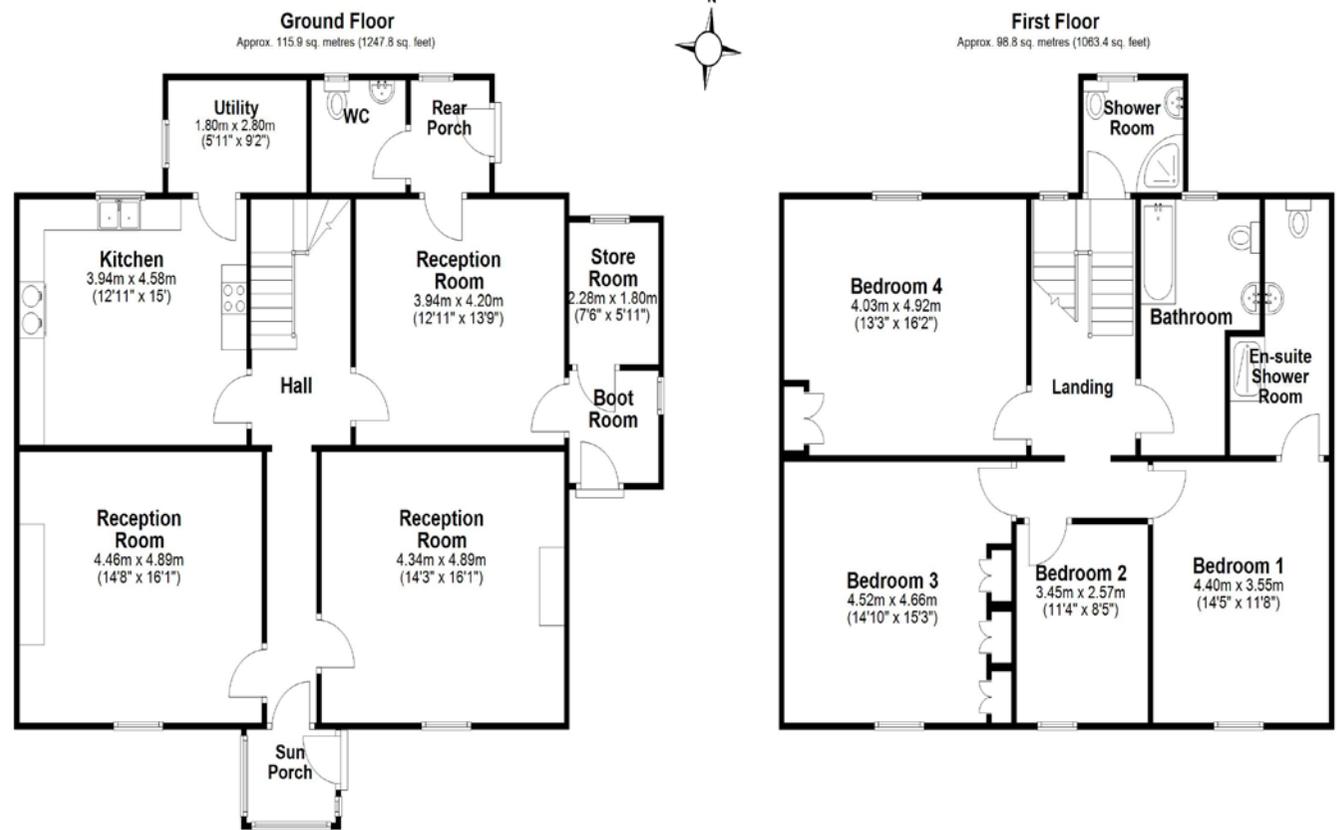
Strictly by appointment with Galbraith Hexham office
Tel: 01434 693693 Email: hexham@galbraithgroup.com

AGENTS NOTES

The neighbouring farm buildings are subject to current planning applications.



Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com



Total area: approx. 214.7 sq. metres (2311.2 sq. feet)
Ritton White House Farmhouse

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.