

**Temperance Cottage**

Matfen, Northumberland.



# Temperance Cottage, Matfen, Northumberland.

**A pretty semi detached cottage in the heart of this sought after village.**

Hexham 13.5 miles  
Corbridge 6.5 miles  
Newcastle upon Tyne 18 miles

Living Room | Kitchen  
Bedroom | Bathroom  
Courtyard Garden | Parking for one car | Central village location

## THE PROPERTY

Temperance Cottage is a pretty cottage overlooking the village green in Matfen. Belonging to the Matfen Estate, the property has never been for sale before and offers the perfect blend of a conveniently accessible location with timeless charm making it an ideal haven for those seeking a rural village lifestyle and yet be within easy reach of amenities. Timeless and characterful period features include stone mullioned windows with working shutters, a beamed ceiling within the living room and original fireplaces. The front door opens into a lobby with under stairs cupboard and access to the living room. The living room overlooks the village green and has a feature stone inglenook fireplace and exposed beams. The kitchen is on two levels and has a range of wall and floor units, the upper level has the central heating boiler, space for various utility appliances and a rear access door to the courtyard garden. On the first

floor there is a double bedroom which overlooks the village green. It has a feature fireplace, an en-suite bathroom and storage cupboards.

## OUTSIDE

Temperance Cottage enjoys a central village location and is set back from the village lane by an area of private parking space. To the north of the property there is a courtyard garden with a traditional fuel store and heating oil tank.

## LOCATION

Temperance Cottage is perfectly positioned in the heart of the charming village of Matfen, widely considered to be one of the most desirable Northumbrian villages. Matfen offers a selection of local amenities, including a village shop, a tearoom, a village hall, a parish church and the renowned five-star Matfen Hall Hotel with its golf courses, spa, swimming pool and award-winning restaurant. The Black Bull has recently changed ownership. Further amenities are available at Corbridge, Ponteland, and Hexham, whilst more extensive facilities can be found in Newcastle with its airport for international and domestic flights and regular main line trains to London Kings Cross and Edinburgh. The surrounding countryside of the Tyne Valley has beautiful scenery and appealing, historic villages, all of which are easily accessible via a good local road network. Many of the region's attractions can be found within a short drive and further afield is the Lake District National Park, Northumberland National Park and the dramatic Northumberland heritage coastline.





Schooling is well catered for with first schools in Stamfordham and Belsay, and first and middle schools in Corbridge. A wide range of well-regarded schooling is available in Hexham, while the popular independent Mowden Hall Preparatory School is within especially easy reach.

#### DIRECTIONS

Drive into Matfen from the south. Driving through the village, Temperance Cottage is the last property on the left before the Black Bull pub.

Post Code: NE20 ORP

#### GENERAL

Listing: Temperance Cottage is Grade II listed

Services: Mains electricity and drainage are connected. Oil fired central heating.

Local Authority: Northumberland County Council

Tenure: Freehold | Council Tax: Band A | EPC: Rated E

#### AGENTS NOTE

Temperance Cottage adjoins a five bedroom property known as Blackett House. It too is available for sale through Galbraith's Hexham office. Both properties are available for sale separately or can be sold together.

A pedestrian right of way will be reserved across Blackett House to Temperance Cottage to the north.

#### 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.



WHAT THREE WORDS

elsewhere.partied.irrigate

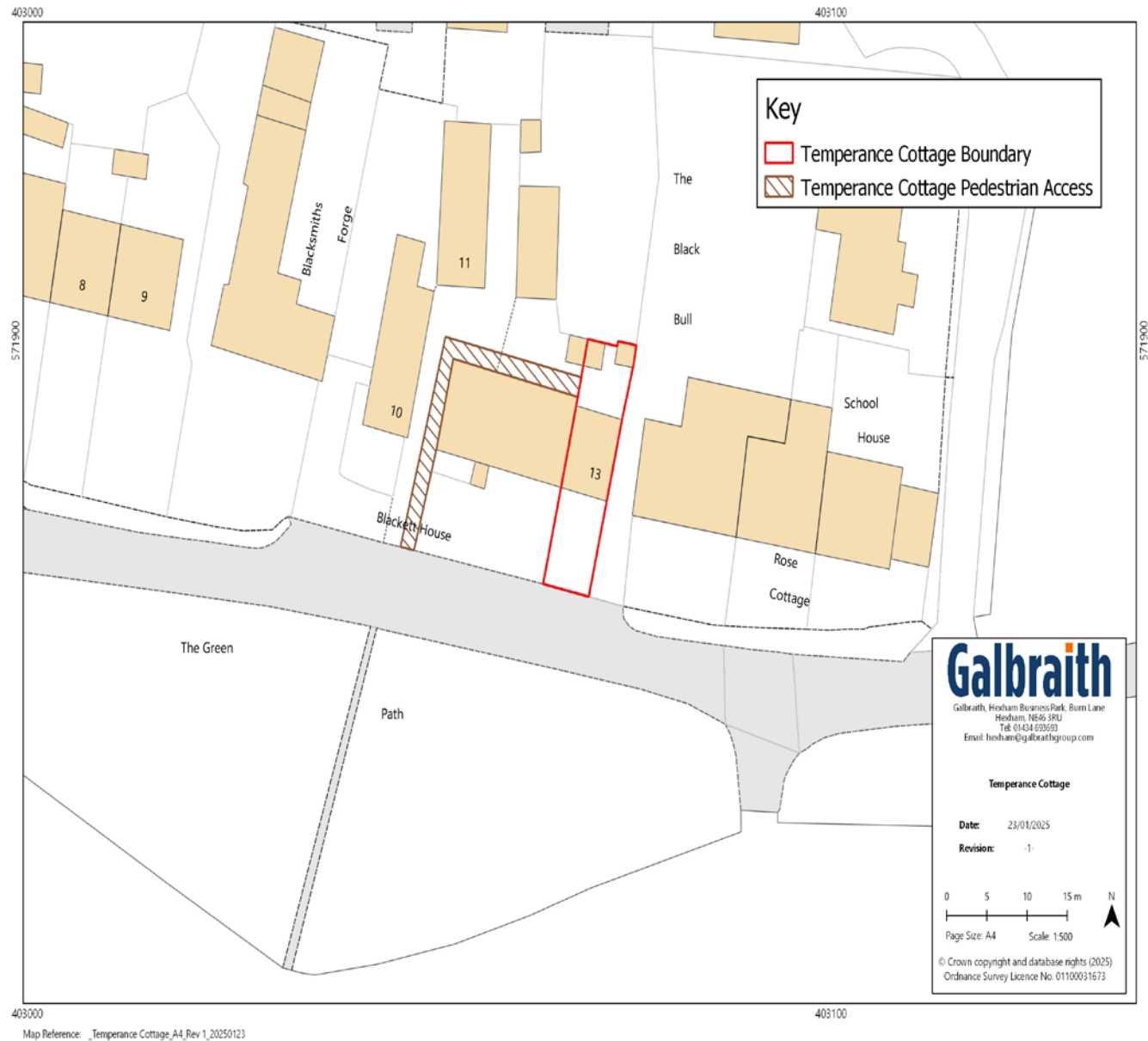
**Galbraith**



Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU

01434693693

[hexham@galbraithgroup.com](mailto:hexham@galbraithgroup.com)



#### 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 January 2025. Photographs taken September 2024 and January 2025.