

Low Shaw

East Woodburn, Hexham, Northumberland.



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A charming period cottage in a stunning rural setting

Bellingham 6.5 miles | Hexham 21 miles | Corbridge 15.5 miles
Newcastle 31 miles

3 Bedrooms | 2 Reception Rooms | Study/Bedroom 4
2 Bathrooms | Pretty Gardens
Kennel Block | Traditional Outbuildings | Fenced Paddock

THE PROPERTY

Surrounded by pretty gardens Low Shaw Cottage is a splendid, secluded period property, with plenty of character, including a range of traditional outbuildings suitable for a wide variety of uses. The cottage features three bedrooms and a study with adjoining bathroom that could be used as a fourth bedroom. A wealth of original features have been retained and treated with the utmost care and respect, with the interiors and fittings complementing the unique charm of the property. There are exposed timber beams, stripped wooden floorboards, flagstone flooring and exposed stone walls, all lending the property a sense of history and character. The main reception room is the sitting and dining area, a 30ft living space with a fireplace at each end, both of which have woodburning stoves. There is a further comfortable sitting room with a woodburning stove and a vaulted

ceiling and a splendid kitchen with bespoke wooden units and a stainless steel range cooker. Upstairs there are three beautifully presented double bedrooms, one of which is located in a mezzanine loft space above the second sitting room. The first floor also has a spacious family bathroom with a separate shower unit.

OUTSIDE

Outside there are pretty gardens surrounding the cottage, with outbuildings including a kennel block, a wood shed and a greenhouse. The garden includes a fenced paddock for exercising dogs, as well as enjoying ample parking and views across the surrounding countryside.

LOCATION

The property is set in the heart of the spectacular Northumberland countryside, surrounded by rolling fields and hills close to the small communities of East and West Woodburn. West Woodburn has a local shop, while the pretty village of Bellingham with its charming High Street and location alongside the River North Tyne has a vibrant local community to tap into. Bellingham has a variety of everyday amenities, including a small supermarket, a bakery, a butcher, several pubs and cafés, a doctor's surgery, primary and secondary school. Golf is available at Bellingham Golf Club, while the surrounding countryside provides plenty of walking, cycling and riding routes with Kielder Water, 21 miles away. The market town of Hexham to the south, provides further amenities including a choice of shops, larger supermarkets, leisure facilities and a weekly market.





DIRECTIONS

Take the A68 north from the A69/Corbridge Bypass Road, and continue for 12 miles, before turning right, following the sign for Monkridge and East Woodburn. You will find the entrance to the property on your right-hand side after approximately three quarters of a mile.

GENERAL

Services: Private water supply, septic tank drainage, mains electricity, oil central heating.
Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Band D
EPC: Rated F

VIEWING

Strictly by appointment with Galbraith Hexham
Tel: 01434 693693. Covid-19 safety guidelines are being observed.

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

outs.bundles.rumble

Galbraith

onTheMarket.com

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Low Shaw Cottage, East Woodburn, Hexham, Northumberland

Approximate Gross Internal Area
Main House = 1945 Sq Ft/181 Sq M
Outbuildings = 877 Sq Ft/81 Sq M



Ground Floor

First Floor

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 June 2022. Photographs taken May 2022.