



Stannersburn | Hexham | NE48

£375,000

RMS | Rook  
Matthews  
Sayer



**Charming Countryside Cottage**

**Garage & Driveway Parking**

**Two Bedrooms**

**Multi-Fuel Burning Stoves**

**Peaceful Rural Setting**

**Close To Kielder Forest**

**Conservatory Garden Views**

**Walk-In Dressing Room**

For any more information regarding the property please contact us today.



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Nestled within the peaceful hamlet of Stannersburn is a charming countryside home offering the perfect balance of character, originality, comfort, and rural tranquillity. Surrounded by the stunning Northumberland landscape, this delightful cottage provides an idyllic retreat for those seeking a slower pace of life while remaining within easy reach of local amenities and excellent walking, cycling, and outdoor pursuits.

Beautifully presented throughout, the property combines traditional cottage charm with practical modern living. The welcoming interior offers bright and well-proportioned accommodation, featuring three cosy living spaces with character features, a well-appointed kitchen, and two comfortable bedrooms with lots of fitted storage, designed to make the most of the peaceful surroundings. Dual aspect windows allow natural light to flood the home while framing picturesque countryside views.

A light filled porch leads through to the entrance hallway giving access to the kitchen, ground floor shower room and the main reception space, as well as the stairs to the first floor.

The kitchen is well equipped with plenty of wall and base units, worktops, a storage cupboard utilising the space beneath the stairs, integrated appliances, and a breakfast bar taking advantage of the stunning views. The ground floor shower room is a great size and comprises a large shower cubicle, WC, hand basin, and heated towel rail.

The three reception rooms are connected. The dining room is the central room of the ground floor, housing a fabulous multi-fuel burning stove and featuring original timber paneling.

The lounge is spacious and is situated off the dining room, benefiting from another multi-fuel burning stove which takes centre stage. The end of the room is fully glazed from wall to wall, bringing in plenty of natural light through from the conservatory.

With its elevated position, the outlook over the gardens from the conservatory is very pleasant on all three sides. Upstairs are two spacious bedrooms with fitted storage and a very well-equipped family bathroom. The main bedroom is dual aspect and very generous in size, offering a full range of fitted wardrobes as well as an attached walk-in dressing room.

There is plenty of parking at the property on the driveway, on-street outside the property, and in the attached garage. The garage is a tremendous space for parking, storage or hobbies; however, it also offers the opportunity to expand the accommodation into the garage space (subject to the usual consents).

Externally, the property enjoys a lovely setting with plenty of outdoor space, recently extended with the purchase of additional garden space, ideal for relaxing, entertaining, or simply enjoying the surrounding scenery and wildlife. The quiet village location provides a true sense of escape, making East Cottage perfectly suited as a permanent residence, holiday home, or investment opportunity.

Stannersburn is well placed for exploring the wider Northumberland National Park and Kielder Forest, with endless opportunities for walking, cycling, fishing, and stargazing. The nearby market town of Bellingham and the historic town of Hexham offer a range of shops, cafés, pubs, and essential services, while excellent road links connect the area to Newcastle and Scotland.



## INTERNAL DIMENSIONS

Kitchen: 9'10 max x 9'7 max (3.00m x 2.92m)

Dining Room: 16'1 into alcove x 16'1 max (4.90m x 4.90m)

Shower Room: 6'11 max x 5'11 max (2.11m x 1.80m)

Lounge: 14'2 max x 14'8 max (4.32m x 4.47m)

Conservatory: 11'8 max x 8'10 max (3.56m x 2.69m)

Garage: 19'0 max x 14'7 max (5.79m x 4.45m)

Bedroom One: 13'0 into robes x 17'3 max (3.96m x 5.26m)

Dressing Room: 5'10 max x 4'8 max (1.78m x 1.42m)

Bedroom Two: 10'2 into robes x 11'7 max (3.10m x 3.53m)

Bathroom: 9'7 @ max point x 5'3 max (2.92m x 1.60m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway (EV Charging point)

Solar Panels: Yes

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

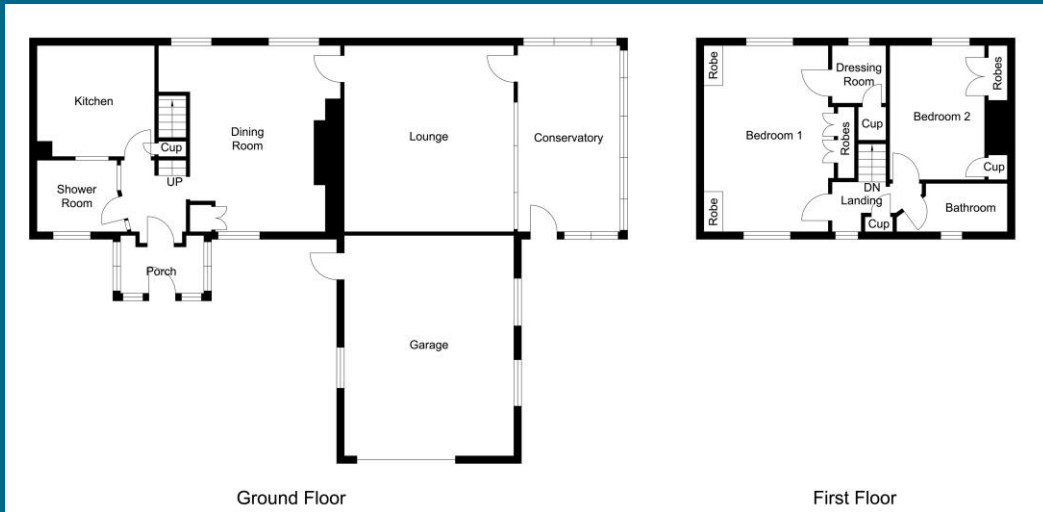
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: B

## EPC RATING: C

HX00006558.JR.SM.12.05.2026.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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