



Wagtail Cottage | Netherton | NE65 7EY

**£145,000**

A charming cottage set within the peaceful hamlet of Burnfoot on the edge of the Northumberland National Park. Surrounded by beautiful countryside and benefiting from access to a shared tennis court, this characterful property offers comfortable accommodation and excellent access to Northumberland's renowned countryside, coastline and visitor attractions.

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**MID TERRACE COTTAGE**

**VERY WELL PRESENTED**

**SOUGHT AFTER LOCATION**

**OUTDOOR SEATING AREA**

**CHARMING RURAL RETREAT**

**ALLOCATED PARKING SPACE**

**OPEN PLAN LIVING SPACE**

**NO ONWARD CHAIN**

For any more information regarding the property please contact us today

Occupying a peaceful position within the small hamlet of Burnfoot, on the fringes of the magnificent Northumberland National Park, Wagtail Cottage presents an excellent opportunity to acquire a charming rural retreat. Combining characterful cottage appeal with modern-day conveniences, the property is ideal as a holiday home or investment letting opportunity. Residents also benefit from access to a shared tennis court, a welcome addition for those who enjoy an active lifestyle.

The accommodation offers a warm and inviting living area, providing a comfortable space to relax and unwind after exploring the surrounding countryside. The kitchen is well-appointed for everyday cooking, while the bedrooms offer a restful and cosy environment. Completing the accommodation is a contemporary bathroom fitted with modern fixtures and fittings.

Externally, the cottage enjoys a pleasant outdoor seating area where owners can make the most of the tranquil setting, whether enjoying breakfast in the morning sunshine or taking in the fresh country air at the end of the day. The surrounding landscape provides an idyllic backdrop for walkers, wildlife enthusiasts and anyone seeking a quieter pace of life.

Set within a designated Site of Special Scientific Interest, the property enjoys a truly special setting surrounded by protected countryside. Despite its rural location, many of Northumberland's renowned attractions are within easy reach, including Alnwick, Cragside, Hadrian's Wall and Rothbury. The stunning Northumberland Heritage Coast is also easily accessible, with popular destinations such as Bamburgh, Craster and Seahouses all within comfortable driving distance.

Whether you're searching for a countryside home, a relaxing weekend escape or a holiday let in a sought-after location, Wagtail Cottage offers an appealing opportunity in one of Northumberland's most scenic areas.

#### Room details

**Open plan living space 13'1 max x 17'11 (3.99m x 5.46m)**

Double-glazed byre windows with central entrance door, laminate floor, radiator, storage cupboard with electric power socket and under stairs cupboard, small double-glazed window to the rear.

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### Kitchen area.

Fitted wall and base units incorporating: electric hob, electric oven, extractor hood, 1.5 stainless steel sink, integrated washing machine (new in May 2026), integrated slimline dishwasher, cupboard housing central heating BAXI boiler (replaced in the last couple of years), tiled splash-backs.

### First floor landing

Doors to bedrooms and bathroom.

### Bedroom one (front) 7'9 x 10' (2.36m x 3.05m)

UPVC double-glazed window, double-glazed Velux window, radiator, exposed wood beam.

### Bedroom two/dressing room (rear) 7'11 x 6'2 (2.41m x 1.88m)

UPVC double-glazed window, radiator, exposed wood beam.

### Bathroom 4'10 x 9'8 ( 1.22m x 2.95m)

Bath with electric shower and glass screen, part-tiled walls, close-coupled W.C., pedestal wash-hand basin with tiled splash-back, shaver point, chrome ladder style radiator, extractor, conservation window, exposed wood beam.

New boiler in last couple of years, and flooring, and a new washing machine may 2026.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: LPG

Broadband: ADSL Copper wire

Mobile Signal Coverage Blackspot: No

Parking: Allocated Space

### 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:** Small Business Rates

**EPC RATING:** D

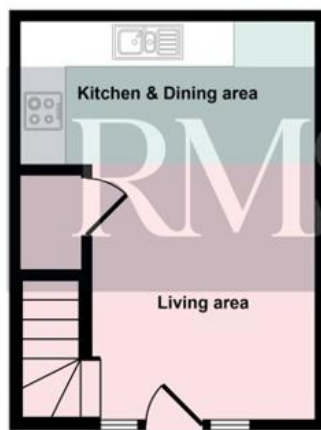
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |






Approx Gross Internal Area  
42 sq m / 454 sq ft



Ground Floor  
Approx 21 sq m / 225 sq ft



First Floor  
Approx 21 sq m / 229 sq ft

 Denotes head height below 1.5m

AL009624 V.1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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