



Professional Property People

## Carterside Farmhouse and Cottages Carterside Road, Rothbury, Northumberland

# Carterside Farmhouse and Cottages, Carterside Road, Rothbury. NE65 7RT

A rare opportunity to purchase a superb refurbished five bed roomed stone built detached farmhouse along with six beautifully appointed five star holiday cottages and a seventh cottage in need of updating.

£ 1,800,000 Available in 2 lots

This represents a unique opportunity to develop a magnificent lifestyle business, within this beautiful part of Northumberland. Located just outside the Coquetdale village of Rothbury, Carterside is surrounded by truly magnificent countryside, ideal for walkers and other outdoor enthusiasts and with numerous places of interest including the National trust owned Cragside Estate the former seat of Lord Armstrong. Indeed the rich and varied history of the area is reflected in the names of the holiday cottages, Percy, Armstrong, Collingwood, Oswald, Bewick and Hotspur all who have played important parts in making this area so fascinating. Available as a whole or it is also possible to purchase just Carterside Farmhouse. Viewing, which is strictly by appointment is highly recommended, to fully appreciate the superior quality of the individual units along with the beautiful location.

Bookings are currently being taken for 2010 and Carterside Cottages also has it's own dedicated website at [www.cartersidecottages.co.uk](http://www.cartersidecottages.co.uk). Viewings are obviously strictly by appointment through the agents.

The accommodation comprises:-

CARTERSIDE FARMHOUSE.

LOUNGE/GAMES ROOM 16' 2" (4.93m) x 14' 10" (4.52m) original cast iron tiled fireplace with lovely painted surround, picture rail and wall lights, suspended games table lighting, double central heating radiator, two windows to side and window to front with lovely views over the Golf Course towards Rothbury.

SITTING ROOM 18' 5" (5.61m) x 14' 10" (4.52m) open fireplace, wall lights, double central heating radiator, windowsto front and side.

DINING ROOM 11' 2" (3.4m) x 15' 4" (4.67m) into recess, original cast iron fireplace with attractive painted surround, picture rail, double central heating radiator, window to front.

BREAKFASTING KITCHEN 15' 0" (4.57m) x 14' 6" (4.42m) plus recess, refitted with a good range of wall, base and display units with inset 1.5 bowl stainless steel sink unit to round edged work surfaces and tiled surrounds, range style electric cooker with original inglenook surround and concealed extractor hood over, plumbed for dishwasher, inset spotlights to beamed ceiling, double central heating radiator, understairs storage cupboard, window to side, door to rear, door concealing the back staircase to the first floor.

REAR HALL central heating radiator, dado rail, understairs storage cupboard, window to rear.  
CLOAKROOM 13' 6" (4.11m) x 9' 6" (2.9m) with contrasting black and white tiled flooring, window to rear.

LAUNDRY ROOM 11' 5" (3.48m) x 9' 8" (2.95m) with external entrance, central heating boiler, plumbing for automatic washing machine, plumbing for sink/wash basin, window and door.

FIRST FLOOR LANDING two central heating radiators, picture rail, window to rear, double glazed rooflight.

BEDROOM ONE 16' 4" (4.98m) x 14' 9" (4.5m) original cast iron tiled fireplace with painted surround, two central heating radiators, windows to front and side with lovely open views.

EN SUITE SHOWER ROOM/WC currently unfitted.

BEDROOM TWO 13' 4" (4.06m) x 11' 3" (3.43m) original cast iron tiled fireplace with painted surround, built-in wardrobe, double central heating radiator, window to front with a pleasant open aspect.

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BEDROOM THREE 14' 1" (4.29m) x 10' 0" (3.05m) original cast iron fireplace, wardrobe recess, central heating radiator, double glazed window to front.

BEDROOM FOUR 11' 2" (3.4m) x 7' 4" (2.24m) central heating radiator, window to front.

BEDROOM FIVE 7' 2" (2.18m) x 7' 2" (2.18m) central heating radiator, window to side.

BATHROOM/WC 14' 8" (4.47m) x 6' 11" (2.11m) refurbished with a suite in white comprising low level wc., pedestal wash hand basin with light over, free standing roll top bath and shower (to be fitted), fully tiled walls, inset ceiling spotlights, window to side.

STOREROOM 14' 2" (4.32m) x 4' 9" (1.45m) 'T' fall ceiling, central heating radiator with plumbing to create a bathroom if required.

### THE COTTAGES

The six holiday cottages have been created from a former farm steading and have ample character and charm, with exposed stone walls, original carriage entrances, exposed beams, Oak flooring and Oak doors. All cottages have fully fitted kitchens with split level ovens, hobs, granite work surfaces, integral dishwashers, fridge freezers, washing machines, tumble dryers and microwaves. The bath and shower rooms are fitted with contemporary style suites and wood burning stoves to all living rooms. Some of the properties share courtyard areas and there are substantial gardens and grounds. All properties are finished to a high standard along with linen and towels, all of which are available by separate negotiation.

### HOTSPUR COTTAGE

LIVING ROOM/KITCHEN 16' 6" (5.03m) x 15' 0" (4.57m)

UTILITY AREA

BEDROOM 16' 0" (4.88m) X 9' 2" (2.79m)

EN SUITE BATHROOM/WC

### PERCY COTTAGE

LIVING ROOM/KITCHEN 17' 2" (5.23m) x 16' 3" (4.95m)

INNER HALL

UTILITY AREA

BEDROOM ONE 15' 5" (4.7m) x 11' 2" (3.4m)

BEDROOM TWO 12' 0" (3.66m) x 9' 6" (2.9m)

BATHROOM/WC

WET ROOM/WC

### OSWALD COTTAGE

LIVING ROOM/KITCHEN 15' 5" (4.7m) x 15' 3" (4.65m) max, UTILITY AREA

BEDROOM ONE 15' 9" (4.8m) x 8' 9" (2.67m)

BEDROOM TWO 12' 2" (3.71m) x 8' 10" (2.69m)

BATHROOM/WC

### ARMSTRONG COTTAGE

HALL

LIVING ROOM/KITCHEN 26' 2" (7.98m) x 12' 8" (3.86m)

UTILITY AREA

BEDROOM ONE 13' 8" (4.17m) x 9' 9" (2.97m)

EN SUITE SHOWER ROOM/WC

BEDROOM TWO 14' 2" (4.32m) x 11' 0" (3.35m)

BEDROOM THREE 11' 2" (3.4m) x 10' 11" (3.33m) max.

BATHROOM/WC

### BEWICK COTTAGE

HALL

LIVING ROOM 15' 3" (4.65m) x 12' 0" (3.66m)

BREAKFASTING KITCHEN 16' 0" (4.88m) x 9' 9" (2.97m)

UTILITY AREA

BEDROOM ONE 13' 9" (4.19m) x 12' 2" (3.71m)

EN SUITE BATHROOM/WC

FIRST FLOOR BEDROOM TWO 14' 0" (4.27m) x 8' 1" (2.46m)

EN SUITE SHOWER ROOM/WC

### COLLINGWOOD COTTAGE

HALL

LOUNGE/DINING ROOM 22' 4" (6.81m) x 12' 4" (3.76m)

KITCHEN 16' 0" (4.88m) x 7' 8" (2.34m), UTILITY AREA

BEDROOM ONE 18' 3" (5.56m) x 7' 9" (2.36m)

BEDROOM TWO 14' 6" (4.42m) x 11' 8" (3.56m)

EN SUITE SHOWER ROOM/WC

BEDROOM THREE 11' 6" (3.51m) x 8' 0" (2.44m)

BATHROOM/WC

### SHEPHERDS COTTAGE

This cottage is in need of updating and briefly comprises:-

HALL

LOUNGE 15' 0" (4.57m) x 11' 0" (3.35m)

KITCHEN 9' 0" (2.74m) x 6' 8" (2.03m), UTILITY AREA

BEDROOM 12' 0" (3.66m) x 10' 4" (3.15m)

EXTERNALLY the property stands in gardens and grounds extending to circa 2 acres.

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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.



**Hotspur Cottage**



**Percy Cottage**



**Hotspur Cottage**



**Percy Cottage**





**Oswald Cottage**



**Armstrong Cottage**



**Oswald Cottage**



**Armstrong Cottage**





**Bewick Cottage**



**Collingwood Cottage**



**Bewick Cottage**



**Collingwood Cottage**

