



**Bart's Cottage**  
Kirkwhelpington





## Bart's Cottage, Kirkwhelpington, Kirkwhelpington, Northumberland NE19 2RT

Guide Price £675,000

STONE BUILT GRADE II LISTED PERIOD HOUSE, WITH FABULOUS RURAL VIEWS AND BEAUTIFUL PRIVATE GARDENS, DRIVEWAY & LARGE GARAGE

Bart's Cottage is a fabulous Grade II listed detached house, the former Groom's cottage, Coach house and stable to the neighbouring period house, The Old Vicarage, and has a stunning elevated position on its approx. 0.42 acre site with open views to the river and surrounding fields and countryside. The substantial stone built home has been sympathetically refurbished by the current owners and has retained many traditional features including the original arch carriage doorway and stable windows, stone inglenook fireplaces and flagged floors, a beautiful decorative fireplace from Elswick Hall, whose former resident was Richard Grainger, vaulted beamed ceilings and a feature turret stone spiral staircase to the first floor.

Stone portico entrance | Vestibule with stone flagged floor | Study/4th reception room with French doors to the sitting room | Impressive sitting room with part wood panel walls, beams to the ceiling and multi fuel stove to the stone inglenook fireplace | Beautiful Amdega conservatory opening to the gated courtyard, with under floor heating to the limestone flooring | Dining room with open vaulted ceiling, galleried landing above and decorative period fireplace | Bespoke family kitchen/breakfast room with central island, Oil fired two oven AGA and integrated appliances | Utility room and cloakroom/wc | Stone spiral staircase to the first floor galleried landing Master bedroom with fitted wardrobes | Well-appointed bathroom/wc with separate shower | Two further double bedrooms, each with en-suite shower/wc | Attached large garage with electric door | Extensive gravel driveway with parking for several cars | Gated entrance to driveway | Magnificent landscaped gardens, with gravel pathways leading to terraces and designated seating areas, mature trees and woodland to the River Wansbeck, well stocked borders and lawns

Bart's cottage has a stunning private position in this quiet Northumbrian village, along a small lane past St. Bartholomew's Church, and is conveniently located for easy access to Ponteland, Newcastle and beyond, with the A696 running through Ponteland village and the A69 and A1 close by providing excellent access to Newcastle city centre and Newcastle International Airport. Ponteland village offers a good range of local amenities including shops, public houses/restaurants and cafes, along with a wide range of sports clubs and leisure facilities and schooling for all ages.

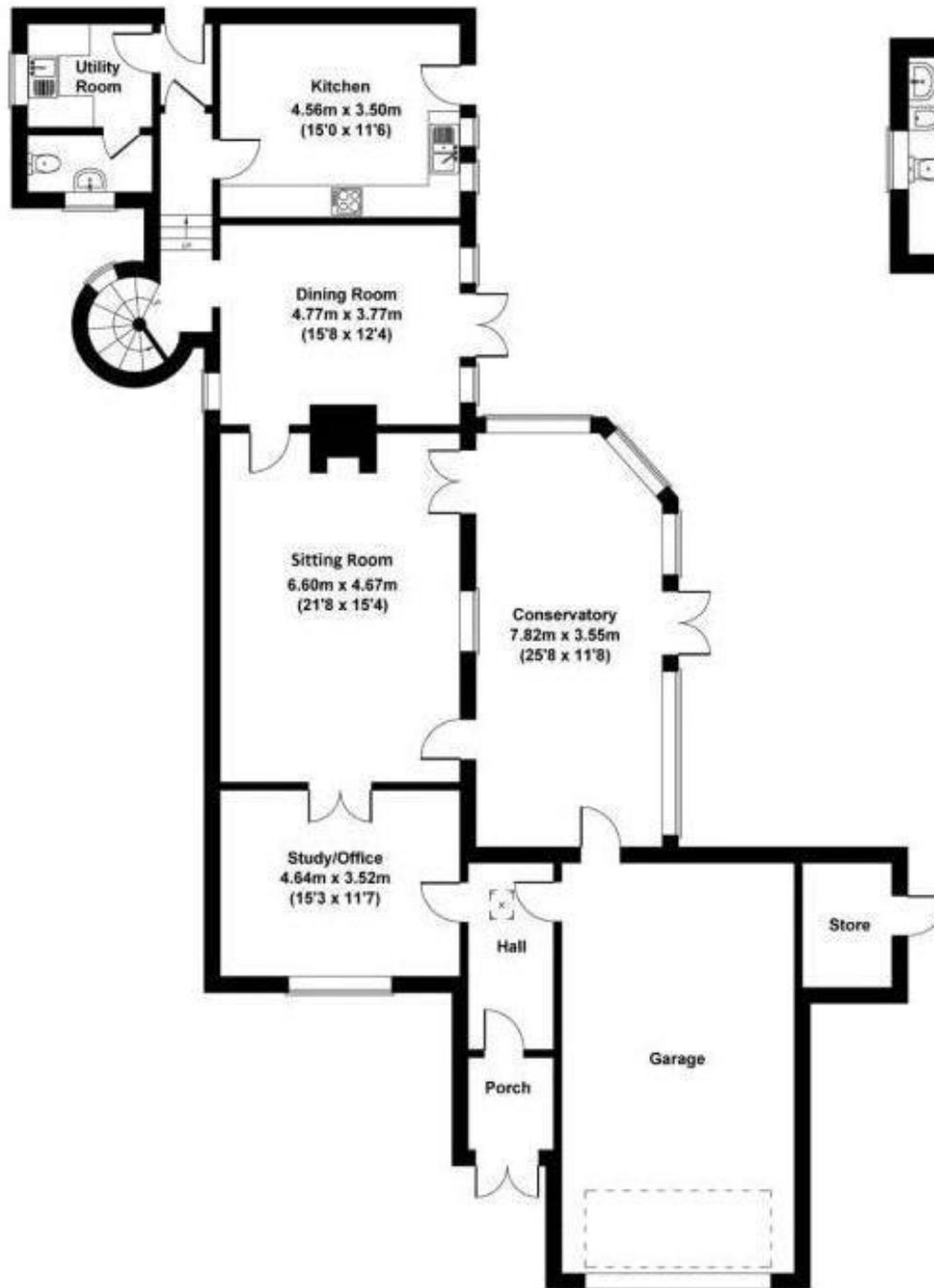
Approximate Mileages Ponteland 14 miles | Newcastle International Airport 15.5 miles | Morpeth 17 miles | Corbridge 17.5 miles | Newcastle City Centre 22 miles  
Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band D | EPC Rating: F











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