

4 Shotton Farm Cottage, Mindrum TD12 4QP

Edwin
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Guide Price £425,000

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Description

Set within the peaceful surroundings of Shotton Farm, at the foot of the picturesque Cheviot Hills, this charming stone-built cottage offers an exceptional opportunity to enjoy rural living at its finest. Forming part of an attractive U-shaped courtyard of just four cottages, Number 4 stands out as the largest in the collection and benefits from its own private gardens, driveway, and truly unspoilt countryside views.

Constructed in traditional stone under a slate roof, with an additional side extension, the property combines character with generous living space. It has been well cared for over the years and remains in good condition throughout. While some cosmetic updating may be desired, the cottage is ready for immediate occupation and retains a warm, welcoming atmosphere.

Extending to approximately 1,829sq.ft, the accommodation is well-proportioned and ideal for family living. This is a rare opportunity to acquire a spacious and inviting home in an idyllic rural setting, offering both tranquillity and practicality.

Accommodation

The property comprises four well-proportioned bedrooms and two bathrooms, providing ample space for family living or visiting guests. The heart of the home includes a welcoming lounge and a separate dining room, ideal for both everyday living and entertaining.

The kitchen is well equipped with an oil-fired AGA, adding traditional charm and practicality, and is complemented by a useful utility room providing additional storage and laundry space. A bright sunroom further enhances the living space, offering a pleasant outlook and a relaxing area to enjoy throughout the seasons.

Externally, the property has large wrap around gardens and plentiful parking for multiple vehicles.

Location

The property is situated in the charming rural village of Mindrum, nestled within the beautiful Northumberland countryside and close to the foothills of the Cheviot Hills. Despite its peaceful and secluded setting, the village remains well connected to nearby amenities.

The popular market town of Wooler is just a short drive away, offering a range of local shops, cafés, and everyday conveniences, while the historic town of Berwick-upon-Tweed provides a wider selection of supermarkets, schools, leisure facilities, and transport links, including a mainline railway station with direct connections to Edinburgh and Newcastle. This desirable location perfectly balances tranquil country living with easy access to essential services.

Services

Oil fired central heating, mains water, private drainage and mains electricity are connected.

Tenure

Freehold

Charges

Council Tax Charges: Northumberland County Council Tax band C

EPC

Energy Performance Rating: D



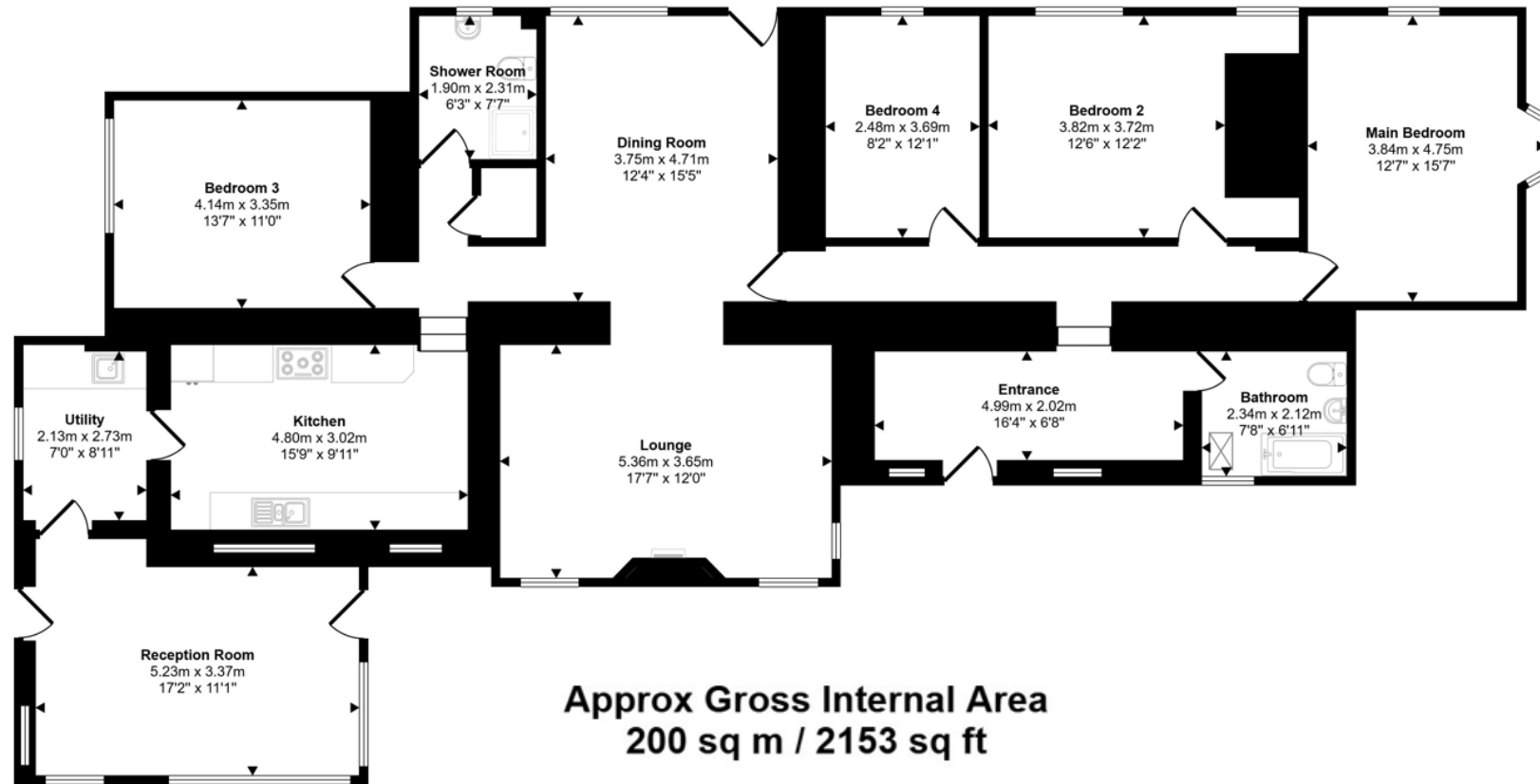
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Approx Gross Internal Area
200 sq m / 2153 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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