



WARDEN HOLME, HINDSHIELD MOSS, HAYDON BRIDGE, HEXHAM
NORTHUMBERLAND, NE47 6NF



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A rare opportunity to acquire a combined residential and income-producing asset within the highly desirable Hadrian's Wall tourism corridor. The holding comprises a principal dwelling alongside a successful, established holiday let business known as Hadrian's Wall Country Cottages, offering immediate lifestyle and commercial appeal.

- Established holiday let business
- Main residence and three cottages
- Delightful courtyard garden
- Modern finishings throughout
- 2 x 2 bedroom cottages and 1 x 1 bedroom cottage
- Stunning rural setting
- EPC rating F

GUIDE PRICE £550,000

GET IN TOUCH

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DESCRIPTION

A Rare Lifestyle Opportunity in the Heart of Tynedale

Nestled amidst the unspoilt landscapes of the Northumberland countryside, where sweeping panoramic views extend across the rolling hills of Tynedale, this exceptional collection of beautifully restored cottages presents a rare opportunity to acquire an established holiday letting business, together with an idyllic owner's residence. Combining timeless rural charm with contemporary comfort, the property offers an enviable lifestyle in one of the county's most sought-after and tranquil settings.

Approached via an initially shared and then private driveway, the development unfolds around a delightful, enclosed courtyard garden, creating a peaceful and welcoming environment for both owners and guests. Every element of the property has been thoughtfully refurbished to an exacting standard, with careful attention paid to preserving its character whilst introducing high-quality modern finishes throughout. The result is a cohesive collection of elegant accommodation that is ready to continue trading immediately, with an established reputation and future bookings already in place.

At the heart of the development lies Warden Holme, a beautifully appointed two-bedroom owner's cottage designed to provide comfortable and stylish year-round living. The accommodation offers a wonderful balance of comfort and charm, with generous reception space enjoying picturesque countryside views, a well-equipped contemporary kitchen and two spacious double bedrooms. Finished with a modern shower room and benefiting from double glazing, it provides the perfect private residence from which to manage the successful holiday business.

Complementing the owner's accommodation are three individual holiday cottages, each possessing its own distinct personality whilst sharing the same impeccable standard of presentation.

Curlew Cottage

Curlew Cottage is an inviting two-bedroom retreat, flooded with natural light through large picture windows overlooking the attractive courtyard. A thoughtfully designed layout combines comfortable living and dining space with a well-appointed kitchen, contemporary shower room and two peaceful bedrooms, creating an ideal escape for couples or small families seeking the tranquillity of the Northumberland countryside.

Plover Cottage

Plover Cottage offers equally generous accommodation, featuring two spacious bedrooms, an elegant sitting and dining room, a well-equipped fitted kitchen and a luxurious bathroom complete with both bath and separate shower. Bright, spacious interiors and carefully considered finishes provide guests with a welcoming environment for extended stays throughout the seasons.

Goldfinch Cottage

Perfectly suited to couples, Goldfinch Cottage is a charming one-bedroom hideaway offering beautifully proportioned accommodation, including a bright sitting room overlooking the central courtyard, a stylish fitted kitchen, spacious double bedroom with built-in storage and a contemporary shower room. Its intimate scale and relaxed atmosphere make it an enduring favourite amongst holidaymakers.

Surrounded by the spectacular landscapes of Tynedale, the cottages enjoy an enviable setting within easy reach of Northumberland National Park, Kielder Water & Forest Park and Hadrian's Wall, placing some of the region's finest walking, cycling, wildlife and Dark Sky experiences on the doorstep. Despite its peaceful rural position, the nearby village of Haydon Bridge offers a range of everyday amenities and a railway station, while the historic market town of Hexham provides an excellent selection of independent shops, restaurants, supermarkets and leisure facilities.

Whether acquired as an established holiday letting business, a lifestyle investment or a beautiful countryside home with an income stream, this is a rare opportunity to combine commercial success with the timeless appeal of rural Northumberland living.

LOCATION







Warden Holme is located approximately 2 miles North of Haydon Bridge. Haydon Bridge is a picturesque Northumberland village set in the heart of the beautiful Tyne Valley, offering an enviable blend of rural charm, excellent amenities, and superb connectivity. Surrounded by stunning countryside and close to the spectacular landscapes of the Northumberland National Park, the village is an ideal location for those seeking a peaceful lifestyle without compromising on convenience.

The village offers a range of everyday amenities including independent shops, cafés, pubs, restaurants, a GP surgery, pharmacy, primary school, and leisure facilities, creating a welcoming and well-served community. Haydon Bridge also benefits from its own railway station on the Tyne Valley Line, providing regular services to Newcastle upon Tyne and Carlisle, while the nearby A69 offers excellent road links across the region.

Rich in history and surrounded by scenic walking and cycling routes, the village is perfectly placed for exploring Hadrian's Wall, the North Pennines National Landscape, and the wider Northumberland countryside.

CHARGES

Warden Holme- Northumberland County Council tax band B.

Curlew Cottage, Goldfinch Cottage and Plover Cottage are subject to business rates. Interested parties should make their own enquiries with the relevant local authority regarding the rates payable and any reliefs that may be available.

SERVICES

Mains electricity is connected. Private drainage via a septic tank. Private spring water supply. Electric heating.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

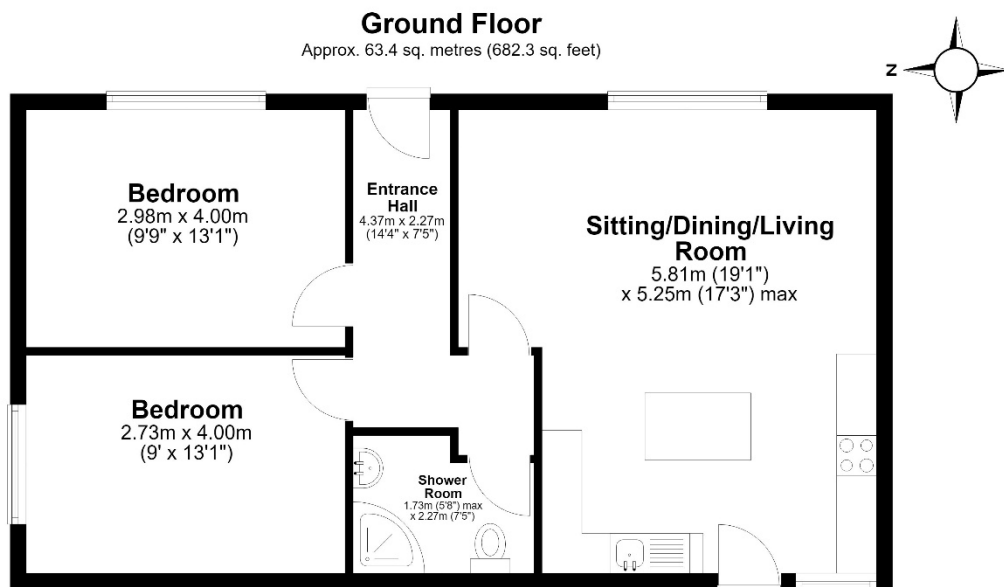
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.



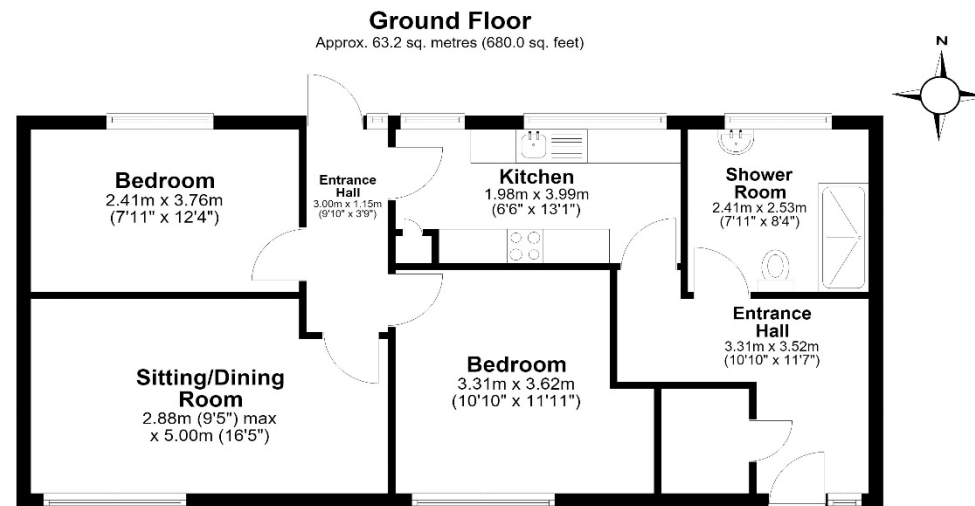




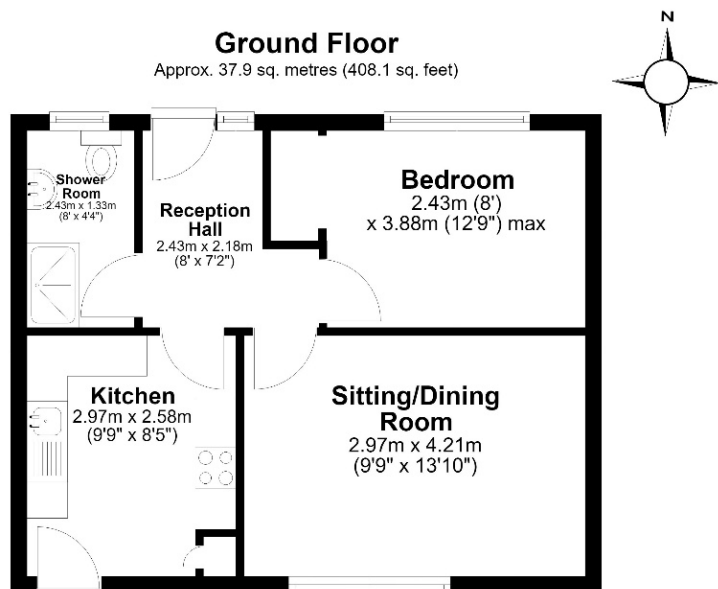




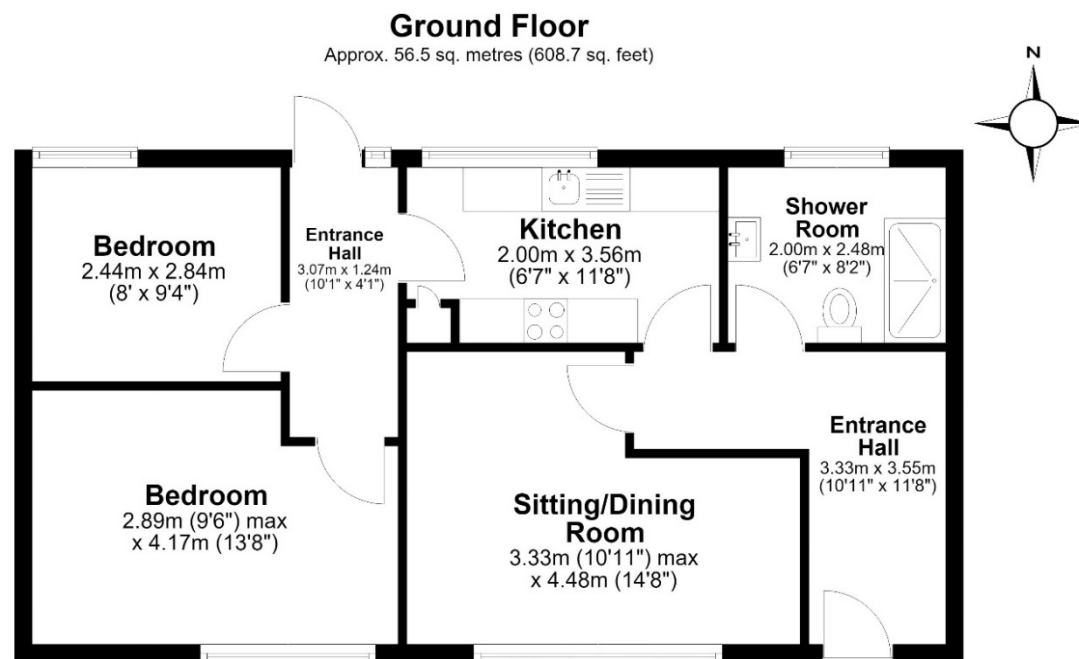
Total area: approx. 63.4 sq. metres (682.3 sq. feet)
Warden Holme, Haydon Bridge



Total area: approx. 63.2 sq. metres (680.0 sq. feet)
Plover Cottage, Warden Holme



Total area: approx. 37.9 sq. metres (408.1 sq. feet)
Goldfinch, Warden Holme



Total area: approx. 56.5 sq. metres (608.7 sq. feet)
Curlew, Warden Holme

www.youngsrps.com
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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment 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. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.