



GREYSTEAD RECTORY AND COTTAGE, TARSET, HEXHAM,
NORTHUMBERLAND, NE48 1LE



GREYSTEAD RECTORY AND COTTAGE, TARSET

A fine Grade II listed former Rectory with separate detached cottage and riverside grounds, set in the Northumberland National Park.

- Grade II listed Georgian Rectory
- Beautiful sympathetic interiors
- Sweeping countryside views
- Multi-Generational living opportunities
- Excellent income and commercial opportunities
- Detached Georgian coach house conversion
- Northumberland National Park
- North Tyne river frontage with fishing rights

ASKING PRICE £1,500,000

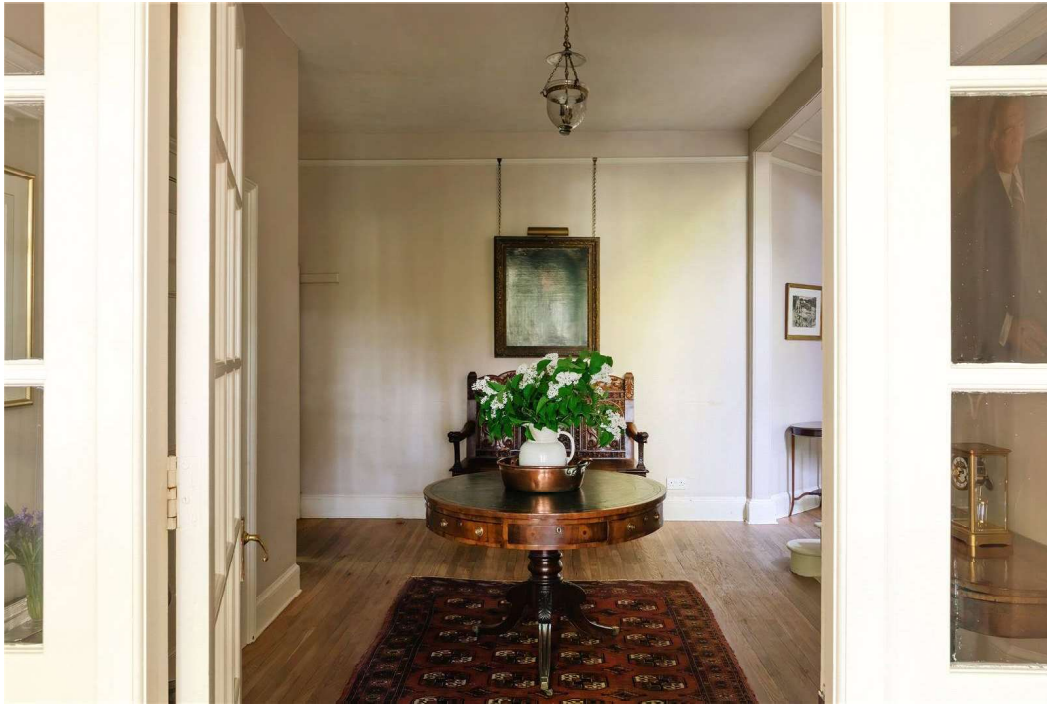
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youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

Greystead Rectory and the charming Greystead Cottage, set within the rectory's grounds, together present a rare opportunity to acquire two historically significant homes in a tranquil corner of the North Tyne Valley. The Cottage benefits from residential planning consent but is currently run as a successful holiday let enjoying consistently high occupancy—offering appealing income potential for lifestyle buyers, whilst also offering scope for multi-generational living and/or a conventional letting.

LOCATION

Greystead Rectory and Cottage are situated in the Upper North Tyne valley of Northumberland, close to the River North Tyne and the stunning Kielder Water, within the Northumberland National Park. There is a thriving local community, both locally in Tasset and in the nearby village of Bellingham. Bellingham offers a range of local amenities, including a variety of shops, post office, cafés, heritage centre, golf course and several pubs, together with a family-run hotel and garages. Additionally, residents benefit from a health centre and a chemist, ensuring convenient access to healthcare services. More comprehensive services such as larger supermarkets, a hospital and a wider range of shops and excellent restaurants are available in Hexham, where there is also a train station with easy access to Newcastle upon Tyne.



For those with a love of the outdoors there is both on-site and local fishing on the North Tyne, an excellent 18-hole golf course and beautiful surrounding countryside for walks and cycling.

Nearby Kielder offers a wide range of water sports and other outdoor pursuits. The renowned Kielder Observatory is positioned to make the most of the remarkable dark night skies. For education, the nearby village of Greenhaugh is home to a well-regarded primary school. Bellingham offers a nursery school as well as first and middle schools. Additionally, Mowden Hall Preparatory School, located just outside Corbridge, provides private education from nursery through to age 13. There are also several excellent private day schools in Newcastle, offering further educational opportunities.

Newcastle city centre is under an hour away and provides comprehensive cultural, educational, recreational and shopping facilities. For the commuter the A68, A69 and Newcastle International Airport are easily accessible from Greystead, and Newcastle

GREYSTEAD RECTORY

Built circa 1818 by architect H. H. Seward, Greystead Rectory is a handsome Grade II Listed detached house of classic Georgian proportions. The Rectory reflects the symmetry and simplicity typical of Seward's work, originally serving the neighbouring church and now a home of notable stature and character.

Internally, The Rectory layout follows the generous symmetry of the Georgian plan, retaining a wealth of original features: six-panelled doors, fine cornicing, sash windows, deep skirtings and a sequence of fireplaces with carved surrounds. The principal rooms carry a composed formality, tempered by a sympathetic decorative scheme in heritage tones that is tasteful and restrained.

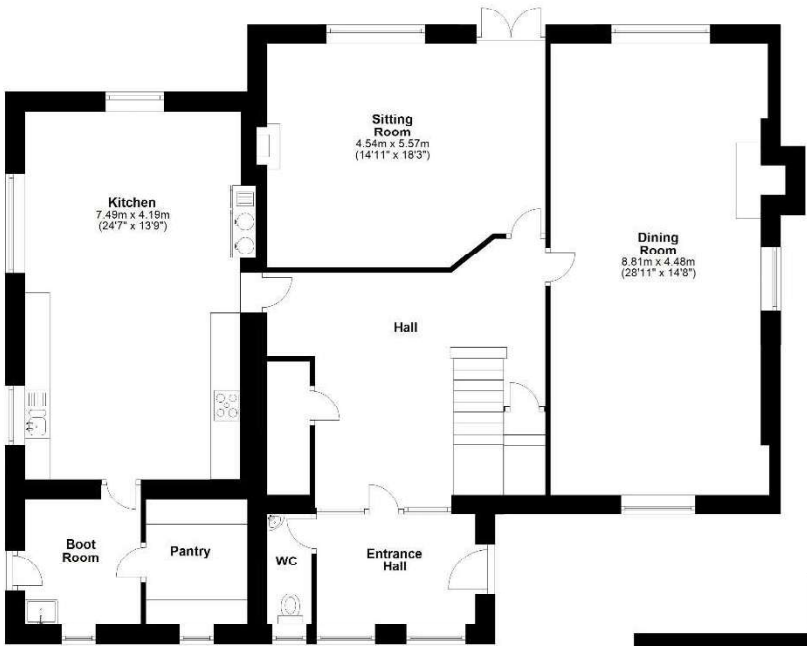
A wide central hall opens to two principal reception rooms—each with large sash windows, deep architraves, and fireplaces with carved surrounds. The sitting room is arranged around an attractive fireplace with a marble inset and wood-burning stove, with fitted bookshelves lining one wall. French doors give way to the outdoor seating area where wonderful views of the surrounding greenery and hills beyond can be enjoyed. Adjacent, the formal dining room is an elegant, dual-aspect space with shuttered windows and ample room for both entertaining and quieter reading or study.

To the rear, the kitchen offers a relaxed, informal space that contrasts gently with the formality of the principal rooms. An electric AGA sits beneath a stone lintel, accompanied by a Neptune-designed kitchen with dark granite worktops. An integrated induction hob, integrated electric oven and microwave provide utility for everyday cooking. The space is large enough to accommodate both dining and soft seating, with tall sash windows drawing in natural light. A boot room and walk-in pantry adjoin, with a secondary entrance providing discreet access for outdoor wear and everyday use.

A broad staircase, naturally lit by a deep-set window on the half-landing, rises to a spacious first floor where four double bedrooms are arranged off the main landing. Each room enjoys a different outlook, including views over the surrounding gardens and valley beyond. The principal bedroom includes a walk-through dressing room adjacent to a beautifully appointed en-suite bathroom. Here, a freestanding roll-top bath sits beneath a skylight, with half-height painted panelling, heritage wallpaper and a classic pedestal basin completing the scheme. The remaining bedrooms each have unique



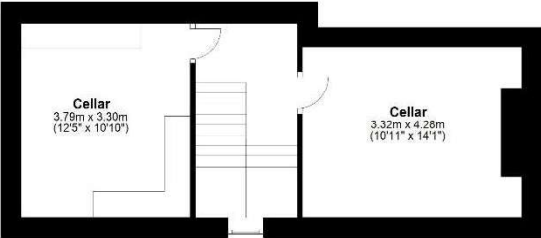
Rectory floorplan



Total area: approx. 359.3 sq. metres (3867.0 sq. feet)



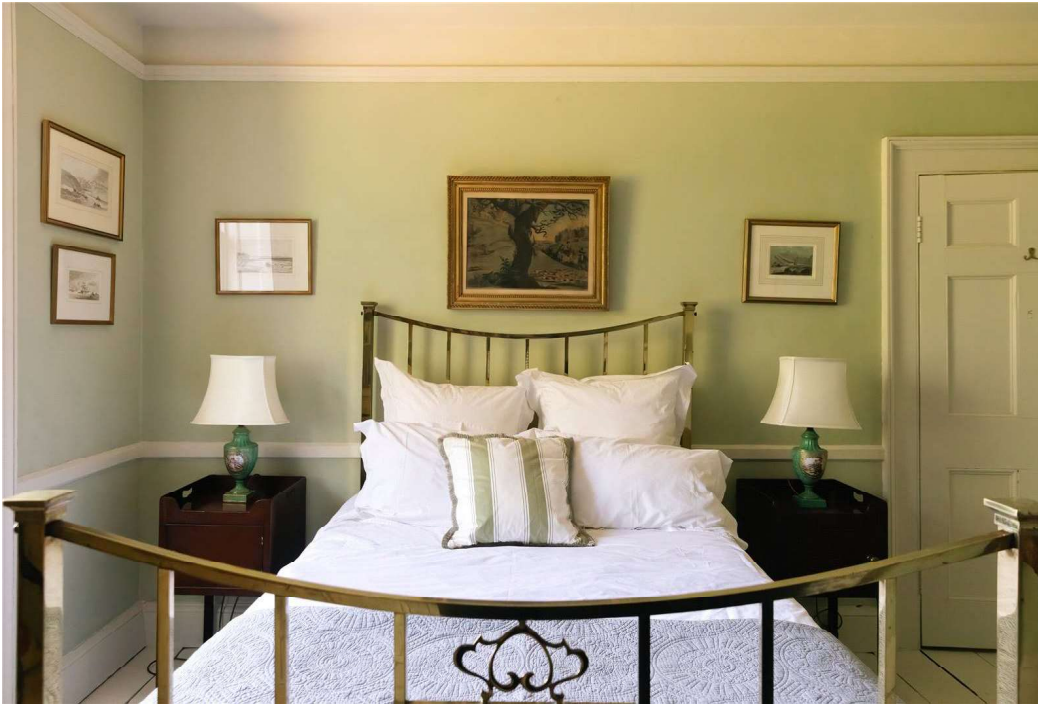
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character—some with original fireplaces, others with full-height bookshelves and corning—and are served by a family bathroom finished in a similar style, with a sash window that frames views of the garden.

The second floor offers two further bedrooms, each with a distinctive character and cosy, pitched-ceiling charm. One is currently arranged with twin beds and generous open shelving, while the other is fitted with an extensive wall of bookshelves and cabinetry, making it a comfortable and quietly studious retreat. These rooms are served by a third bathroom, finished in the same careful palette as the rest of the house, with tongue-and-groove panelling, traditional fittings, and natural lighting from a skylight.

Two spacious cellars feature on the lower ground floor, offering excellent storage or potential for further use.

EXTERNALLY

The house stands within beautifully maintained grounds, bordered by mature trees and stone walls that offer both privacy and a sense of enclosure. Lawned gardens wrap around the property, interspersed with established planting and areas of dappled shade, while a gravel terrace provides an ideal spot for outdoor dining. To the front of the property, a spacious driveway allows ample parking. The setting is peaceful and green, with glimpses through the trees framing the surrounding landscape beyond.

GREYSTEAD COTTAGE

Dating to 1818 and set within the grounds of the Grade II Listed rectory, Greystead Cottage is a detached Georgian home of quiet distinction. Designed originally to serve as stables and accommodation for the Rectory's coachman, the property has been sympathetically reimaged as a characterful country home, with a measured architectural approach that respects its origins while offering comfort and practicality in equal measure.

Inside, the Cottage layout follows a generously proportioned Georgian plan, with a series of beautifully lit rooms arranged across two floors. The sitting room is notably spacious, framed by deep-set sash windows and a wood-burning stove set into a stone fireplace with decorative tiled surround. Across the hall, a separate dining room—once the original coachman's quarters—retains a quieter intimacy, with views to the walled garden and hills beyond.



At the rear, the kitchen/breakfast room is smart and practical, fitted with architect-designed units in a sympathetic heritage colour, granite worktops, and a tiled splash back. An electric AGA-style range with induction hobs is featured, while the layout provides plenty of room for informal dining. Timber floors, open shelving and soft-toned walls give the room a relaxed and usable feel, in keeping with the rest of the house. A utility/drying room adjoins, fitted with additional storage and laundry appliances, and offering a separate entrance ideal for wet coats or dogs.

Also on the ground floor is a shower room with a quadrant enclosure and traditional Burlington fittings, discreetly tucked beside the staircase.

Upstairs, three characterful bedrooms are arranged off a bright, sky-lit landing. The principal bedroom is especially generous in scale, with views across the garden and valley beyond. A second double bedroom—formerly the hayloft—features exposed beams and pitched ceilings. The third bedroom, a twin room, similarly draws warmth from painted timber floors, pitched ceilings and exposed ceiling beams. The family bathroom has been recently redesigned with a Burlington suite, including a heritage-style basin, overhead shower and bath set beneath a tiled wall.

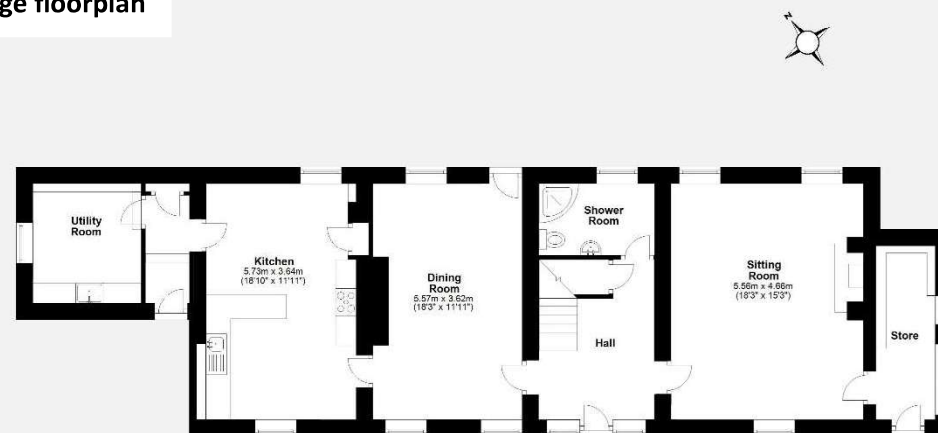
EXTERNALLY

Greystead Cottage is set within its own grounds, including a large, enclosed walled garden planted with fruit trees and mature shrubs. A perfect spot for outdoor dining. Beyond the garden wall, the surrounding farmland, with open, expansive views and public footpaths offers access to the valley's woodland and hills.

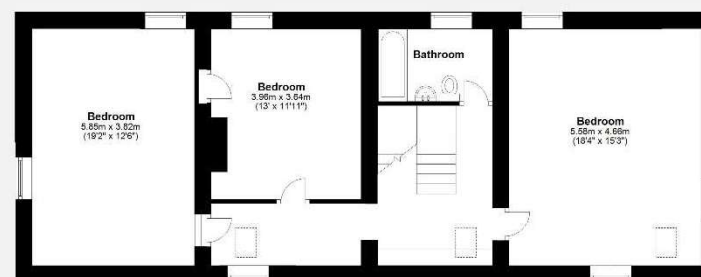
In addition, the property includes a stretch of the North Tyne, offering fishing opportunities, wild swimming and other amenity benefits. Furthermore the river bank (0.30 acres) includes woodland, which offers scope for a woodland garden and in general provides a serene sense of calm. A further stretch of the river/bank maybe available by further negotiation.

Such amenity and environmental benefits are rare to find, and more so when coupled with two residential properties of such character and varied potential.

Cottage floorplan



Total area: approx. 201.8 sq. metres (2172.0 sq. feet)



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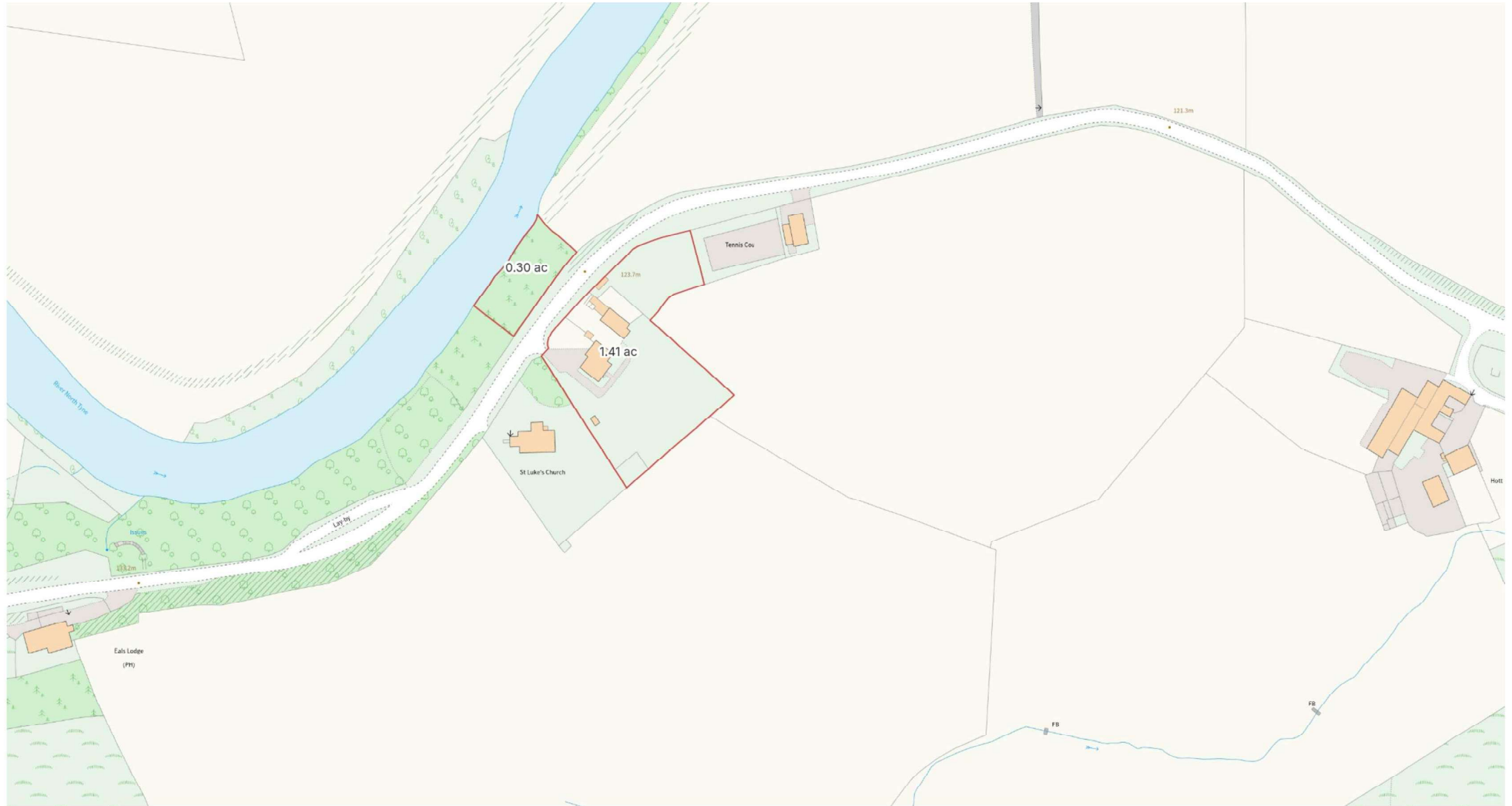
SERVICES

Mains electricity. Water is supplied by a private borehole and drainage is managed via a mini sewage treatment plant (both shared with 3 neighbouring properties). A biomass boiler provides central heating (wood-chip system). Fast fibre broadband by broadband by B4RN (broadband for rural communities) is forthcoming.









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