

Greystead Cottage

Tarsier | Northumberland



Finest  
PROPERTIES

[finest.co.uk](http://finest.co.uk)





## Accommodation in Brief

### **Ground Floor**

Entrance Hall | Sitting Room | Dining Room  
Kitchen/Breakfast Room with Island  
Utility/Drying Room | Shower Room | Store

### **First Floor**

Principal Bedroom | Second Double Bedroom  
Twin Bedroom | Family Bathroom





## The Property

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 reimagined as a characterful country home, with a measured architectural approach that respects its origins while offering comfort and practicality in equal measure.

The house occupies a private position at the edge of the hamlet of Greystead, just a stone's throw from the banks of the North Tyne and only four miles from Kielder Water. Its setting—within a Dark Sky Park and surrounded by open countryside—feels entirely removed yet remains within easy reach of amenities in Bellingham and beyond.

Greystead Cottage, Greystead Rectory and the neighbouring converted Greystead Old Church sit within close proximity, offering a rare opportunity to acquire one or more historically significant properties within this peaceful corner of the North Tyne valley. Whilst residential occupancy is permitted, both the Cottage and the Church currently operate as successful holiday lets with consistently high occupancy rates and present a compelling prospect for lifestyle buyers seeking income-generating potential.

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 splashback. An electric range cooker with induction hobs is featured, while the layout provides plenty of room for informal dining. Timber floors, open shelving, and soft-toned walls create a relaxed and inviting atmosphere, 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 suite 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.

The cottage has been run as a high occupancy holiday let since 2004, and holds a 4 Star Gold Award from Visit England.









## 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.





## Local Information

Greystead Cottage lies in the Upper North Tyne valley of Northumberland, close to the River North Tyne and the stunning Kielder Water, all within the Northumberland National Park. There is a thriving local community, both locally in Tarset and in the nearby village of Bellingham. Bellingham offers a range of local amenities, including a variety of shops, post office, cafes, heritage centre, golf course, 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.

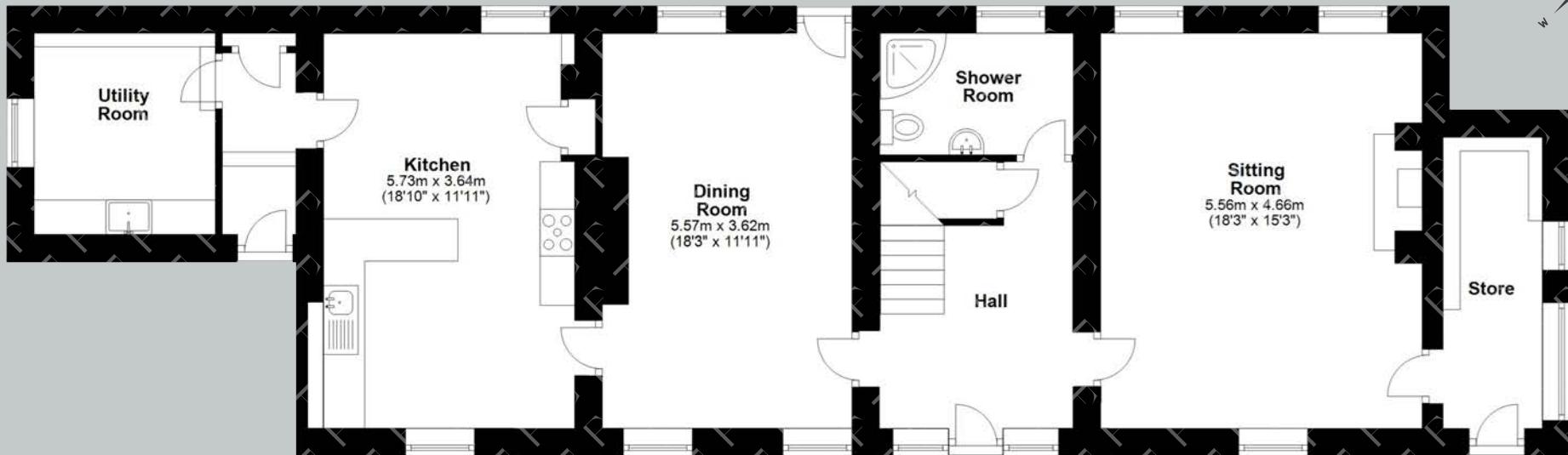
For those with a love of the outdoors there is both on-site and local fishing on the North Tyne, an excellent 18-hole golf course and beautiful surrounding countryside for walks and cycling. Nearby Kielder offers a wide range of water sports and other outdoor pursuits. The renowned Kielder Observatory 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 provides main line rail services direct to London Kings-Cross and Edinburgh.

# Floor Plans



Ground Floor



First Floor



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

Google Maps      what3words



//directly.mainframe.stream

## Wayleaves, Easements & 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.

## Services

Mains electricity. Water is supplied by a private borehole and drainage is managed via a mini sewage treatment plant (both located off-site and shared with 3 neighbouring properties). A biomass boiler provides central heating (wood-chip system). Fast fibre broadband by B4RN (Broadband for rural communities) forthcoming (expected completion date 2026).

Postcode

Council Tax

EPC

Tenure

NE48 1LE

Band E

Rating E

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)





# Finest PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | [contact@finest.co.uk](mailto:contact@finest.co.uk)

[finest.co.uk](http://finest.co.uk)

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.