



Tasset | Hexham | Northumberland

Greystead Rectory, Cottage & Old Church

The Property

Greystead Rectory, Old Church and Cottage together offer a unique opportunity to acquire three architecturally and historically significant properties in a peaceful corner of the North Tyne Valley. The Old Church and Cottage, both with residential planning consent, are currently operated as successful holiday lets with consistently high occupancy, presenting attractive income potential for lifestyle buyers —while the Rectory offers a beautifully maintained private home at the heart of the estate.

Positioned in a private setting just moments from the River North Tyne and four miles from Kielder Water, the hamlet of Greystead lies within the renowned Dark Sky Park, offering a sense of seclusion while remaining conveniently close to the amenities of Bellingham and surrounding villages.

Accommodation in Brief

Greystead Rectory

Ground Floor

Entrance Hall | Hall | Sitting Room | Dining Room | Kitchen
Pantry | Boot Room/Utility | WC

First Floor

Principal Bedroom with Dressing Room and En Suite Bathroom
Three Further Double Bedrooms | Family Bathroom

Second Floor

Two Double Bedrooms | Bathroom

Cellar

Two Storage Cellars

Greystead Cottage

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

Greystead Old Church

Ground Floor

Entrance Vestibule | Three Bedrooms with En-Suite
One Additional Bedroom | Sitting Room

First Floor

Large Open Plan Kitchen/Living/Dining Area

Tower

Spanning Over 3 Floors

The 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. The house occupies a private position in 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 Rectory, Greystead Cottage and the neighbouring converted Greystead Old Church sit in 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.

Internally, The Rectory layout of 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 have 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 large open-plan kitchen/breakfast room 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 accommodates 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 a unique character—some with original fireplaces, others with full-height bookshelves and cornicing—and are served by a family bathroom finished in a similar traditional style, complementing the period fittings throughout. The room feels bright and inviting, enhanced by a large sash window that floods the space with natural light and perfectly frames the beautiful garden views.



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. The property benefits from a nearby river frontage along the North Tyne, bordered by woodland, and includes single-bank fishing rights.



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.

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.





Greystead Old Church

Greystead Old Church is a delightful Grade II Listed Georgian church, steeped in history and sympathetically restored and converted in 2013 into a truly incomparable home/deluxe holiday let, using a leading Northumberland architect and builders with specialist heritage experience, with the support of a major grant from Northumberland Uplands Leader. In 2022, this was followed by a full restoration of the tower.

Originally designed by Henry Hake Seward, a student of the renowned Sir John Soane, this former church stands as a remarkable example of neo-Gothic architecture. The property is a landmark in the Northumberland National Park, designated as an Area of Outstanding Natural Beauty and hosting Europe's largest expanse of Dark Skies.

The high standard of the conversion and an exceptional attention to detail are evident throughout. Many of the church's prominent original features have been beautifully preserved, including exposed Georgian stonework and panelling, lancet windows, stone archways, and the magnificent Victorian stained-glass window in the sitting room in the style of Burne-Jones.

The accommodation is arranged over two levels. On the ground floor, are four beautifully appointed bedrooms, including the former church Vestry, which retains its Victorian panelling and original fireplace. The layout comprises three king-size doubles, each with a modern en-suite bathroom, and a twin bedroom. The main bathroom offers a Jack and Jill arrangement, acting as an en-suite for one of the king-size bedrooms while also providing bathroom space for the twin room.

A central corridor, overlooked by the open-plan mezzanine, leads past the bedrooms to a large open-plan sitting room under the Victorian stained-glass window, which allows coloured light to cascade into the room. A substantial log burner provides warmth and comfort, creating an inviting and atmospheric living space.







Overlooking the sitting room is the open-plan mezzanine level, a standout feature of the conversion. Thoughtfully designed with oak flooring, this level includes a tastefully appointed Neptune kitchen with granite countertops and a substantial central island. The mezzanine offers ample space for multiple seating areas, each taking advantage of the views through the Georgian lancet windows overlooking the churchyard and surrounding countryside.

One of the property's most distinctive features is the restored West Tower, accessed via a specially commissioned spiral staircase from the entrance porch. At the top, a secluded seating area offers a peaceful retreat, framed by arched windows with panoramic views of the surrounding landscape. Beneath the entrance vestibule lies a lower-ground-level cellar offering ample storage space.

Greystead Old Church offers the perfect opportunity for those seeking a home that is truly unique and offers an exceptional blend of luxury and historical charm. Additionally, it has previously operated as a successful holiday let, offering potential for personal use or income generation. The church has a 5 Star Gold Award from Visit England and has won several awards, including a recent Rose Award.

Externally

Ample off-road parking is conveniently available directly in front of the property. A 989-year lease is currently being negotiated with the Church of England (expected completion January 2026) to extend the current access area further into the churchyard to create a dedicated garden space directly adjacent to the Church, providing a perfect setting for alfresco dining and entertaining.





Local Information

Greystead Rectory, Cottage and Old Church are all situated 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 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, 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.

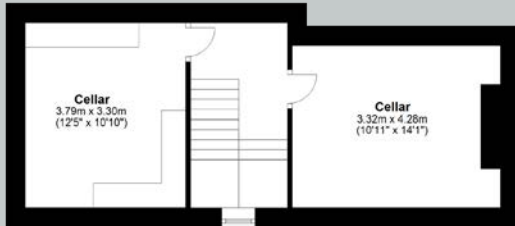
For those with a love of the outdoors there is both on-site and local fishing on the North Tyne, an excellent 18-hole golf course and beautiful surrounding countryside for walks and cycling.

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

Greystead Rectory



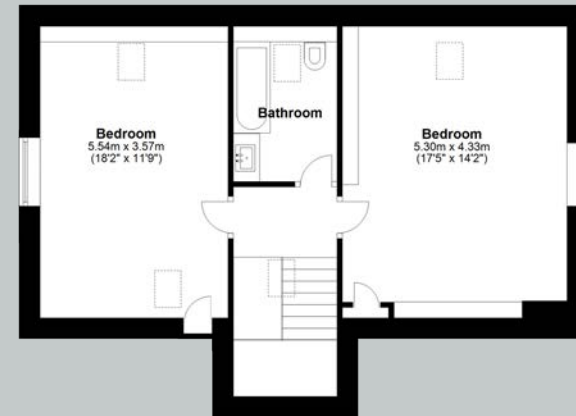
Lower Ground Floor



Ground Floor



First Floor

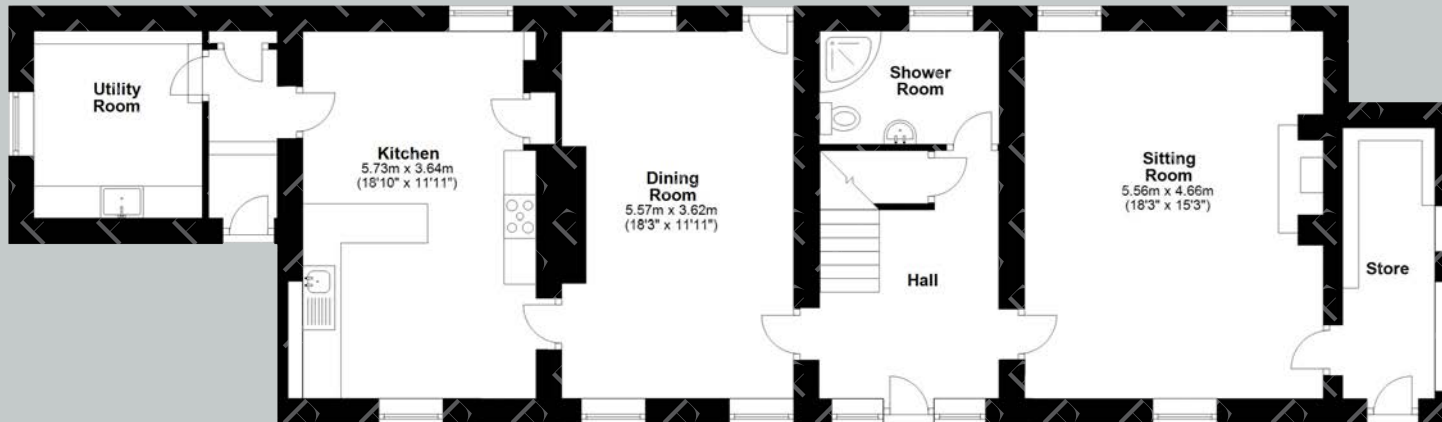


Second Floor

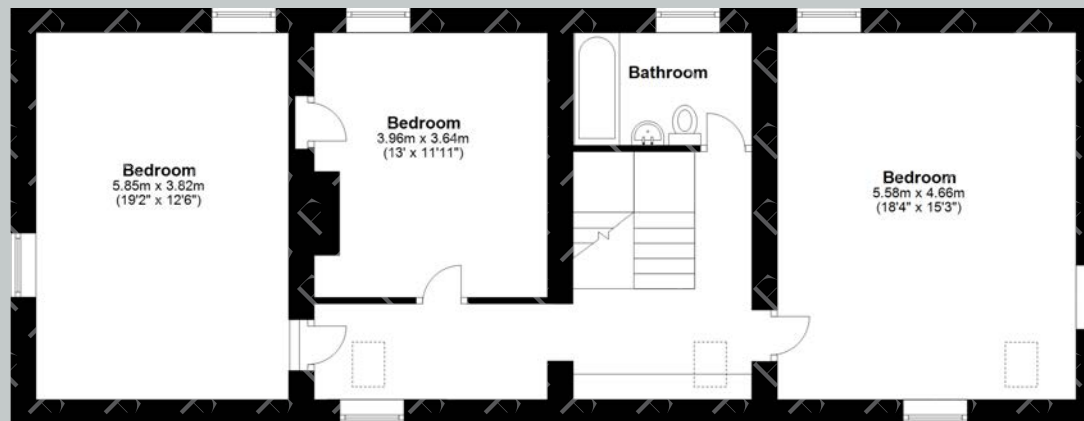
Total area: approx. 359.3 sq. metres (3867 sq. feet)

Floor Plans

Greystead Cottage



Ground Floor

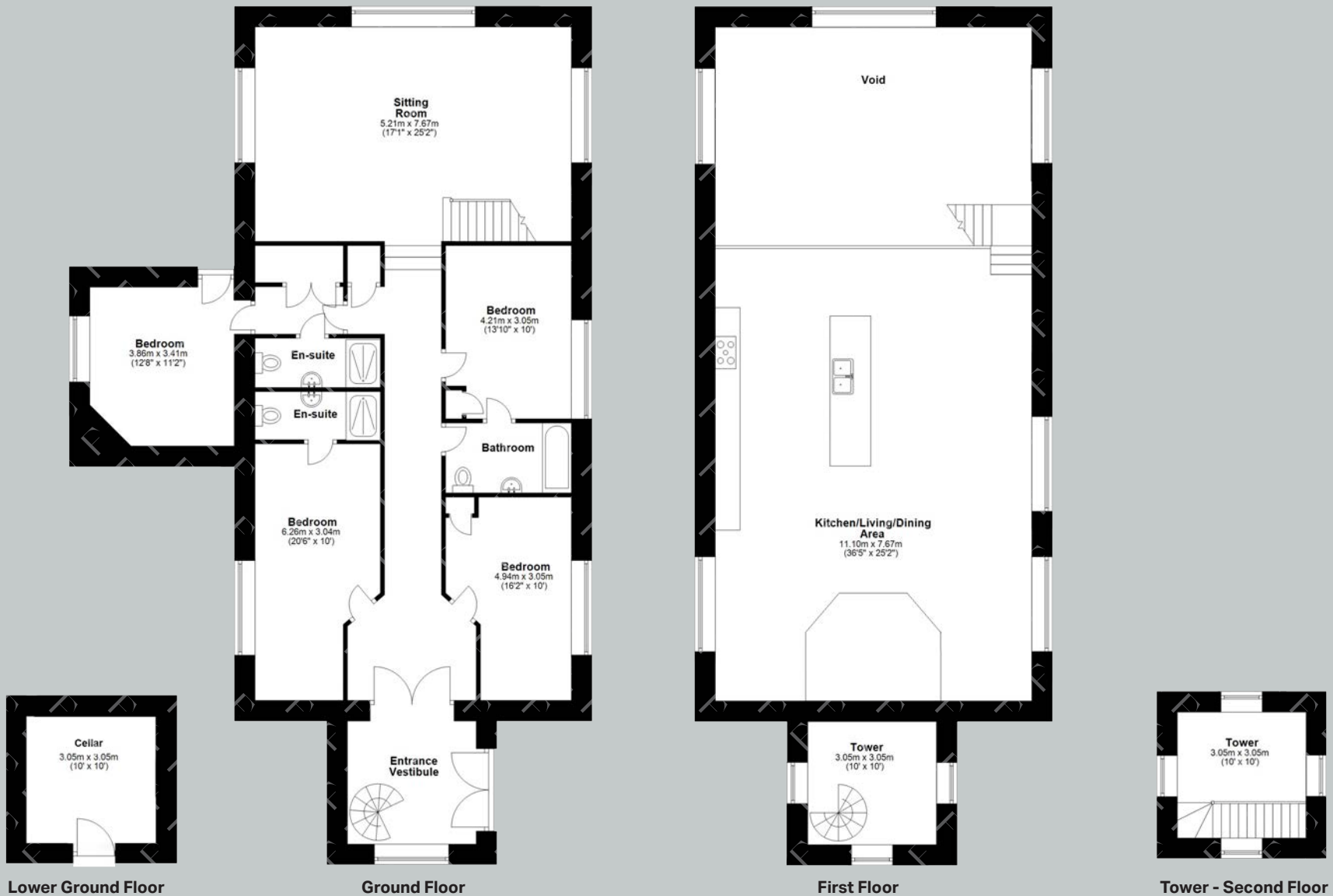
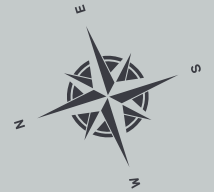


First Floor

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

Floor Plans

Greystead Old Church



Total area: approx. 258.4 sq. metres (2781.9 sq. feet)

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

All three properties are connected to mains electricity and share a biomass boiler that provides central heating (wood-chip system). Water is supplied by a private borehole and drainage is managed via a mini sewage treatment plant (shared amongst 4 properties). All utilities are managed and administered by the owners of the Rectory.

Fast fibre broadband by B4RN (Broadband for rural communities) forthcoming (expected completion date 2026).

Postcode

NE48 1LE

Tenure

Freehold

Council Tax

The Rectory - Band G - Rating Exempt

EPC

The Cottage - TBD (Currently Business Rates)

The Church - TBD (Currently Business Rates) - Rating Exempt

Agents Notes

The footprint of the Church itself is Freehold. There is currently a 999-year lease (with 989 years remaining) for the area of the churchyard adjacent to the building, which includes rights of access and parking.

The lease costs £60 per annum.

There is potential to generate approximately £16,000 per annum from the biomass boiler until 2033 for those interested in purchasing the property as a holiday let. This income is contingent on an agreement with the owners of Greystead Rectory and with H.M.G. Renewable Heat Incentive scheme.

Planning regulations set by the Northumberland National Park stipulate that the property must function as either a private residence or as a holiday let but cannot be used for both purposes simultaneously.

A 989-year lease is currently being negotiated with the Church of England to extend the current access area further into the churchyard to create a dedicated garden. (Expected completion January 2026).

Google Maps



what3words

///alone.observes.dives

Viewings Strictly by Appointment

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