

# Finest

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Whitebeam Cottage | Dotland Farm | Hexham | Northumberland



# “A beautifully updated barn conversion with self-contained annexe and far-reaching rural views”

## The Property

Set within open countryside in the highly regarded landscape of Hexhamshire, Whitebeam Cottage is a thoughtfully updated stone-built barn conversion occupying a peaceful rural position with far-reaching views across the surrounding fields and Northumberland countryside. The house combines the warmth and individuality expected of a converted agricultural building with a practical and versatile layout, further enhanced by a self-contained annexe that offers valuable flexibility for extended family, guests or supplementary income.

Approached through a five-bar gate, the sense of privacy and calm is immediate. A generous gravelled driveway provides ample parking, while the house itself sits comfortably within established gardens and sheltered courtyard spaces that make full use of the southerly aspect and open outlook. Internally, the accommodation has evolved carefully over time, retaining the architectural integrity of the original conversion while introducing brighter and more contemporary finishes that sit naturally alongside the exposed stonework and traditional detailing.

The main entrance opens into a welcoming central reception space where parquet flooring, soft natural light and exposed stone immediately establish the character of the interiors. The original arched openings remain untouched and are now framed glazed doors and windows that draw light through the house

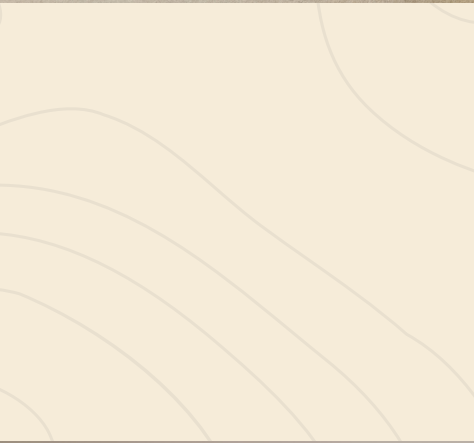


while preserving the strong agricultural character of the building. Above, a recently added skylight further enhances the sense of openness and natural light, creating a particularly attractive connection between the reception spaces and conservatory beyond.

The dining room forms the central hub of the accommodation and is especially well suited to entertaining, with generous proportions and an easy flow into the adjoining conservatory. Here, glazing wraps around the room and opens directly onto the courtyard terrace, creating a bright garden-facing space that works equally well as an additional sitting area or informal dining room throughout the year.

Beyond, the sitting room has a quieter and more grounded atmosphere, centred around a substantial stone fireplace with timber mantle and stove. A large arched picture window frames the surrounding countryside and allows the changing landscape to become a focal point within the room itself. The scale of the glazing gives the room an impressive sense of openness while maintaining warmth and comfort.

The kitchen is arranged as a generous breakfasting space, fitted with painted cabinetry, timber work surfaces and a Belfast sink beneath a pleasant garden-facing window. An inglenook recess provides space for a range cooker, reinforcing the farmhouse character of the room, while patterned flooring and open shelving introduce a softer contemporary feel.



There is ample room for everyday dining, and the adjoining utility room provides additional storage, laundry facilities and practical external access.

The bedroom accommodation is arranged along a separate wing of the house, creating a clear distinction between the living and sleeping spaces. The principal bedroom enjoys a peaceful outlook over the courtyard garden and is finished in a calm and understated style, with large windows allowing excellent natural light. An en-suite shower room serves the principal suite, while the family bathroom has been attractively updated with patterned tiled flooring, dark panelled detailing and a rainfall shower over the bath. Rooflights and skylights throughout this part of the house contribute to the bright and airy atmosphere.

### Annexe

A particularly valuable aspect of Whitebeam Cottage is the attached self-contained annexe, arranged to provide independent accommodation while remaining closely connected to the main house. The ground floor is configured as an open-plan sitting room, dining area and kitchen, with French doors opening onto a private patio positioned to enjoy the surrounding views. A bathroom serves this level, while the first floor bedroom enjoys an elevated outlook across the countryside through twin rooflights. The arrangement offers considerable flexibility, equally suited to multi-generational living, guest accommodation or holiday letting potential.

Google Maps

what3words



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## 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 and Water. Oil Fired Central Heating.  
Shared Private Drainage

Postcode    Council Tax    EPC    Tenure

NE46 2JY

Band F

Rating D

Freehold

# Floor Plans



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Viewings Strictly by Appointment



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