



28 Castle Drive, Kielder, NE48 1EQ

Offers Over £188,000

C&D Rural

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- Delightful, three bedroom semi-detached family home
- Open plan living/dining space with double French doors to patio
- Modern kitchen with granite worktops and integrated appliances
- Multi-fuel stove in living room with back boiler
- Modern fixtures and fittings throughout
- Extensive rear garden with lawn and meadow
- Potential to lease additional land from the forestry commission
- Situated in the peaceful village of Kielder
- Parking available on-street

Idyllic three bedroom, semi-detached cottage in the tranquil village of Kielder with modern fixtures and fitting and extensive, private garden and forest to the rear of the house.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

C&D Rural



An exciting opportunity to acquire a beautiful, three bedroom semi-detached home in the idyllic village of Kielder, Northumberland. The property has been a loving home for the past few years and with some recent improvements since purchasing, the owner is ready to pass this wonderful home onto the next lucky person. Once upon a time, 28 Castle Drive was a successful holiday let, with an approximate annual income of £15,000, therefore the cottage may appeal to similar minded investors.

The Accommodation

Step into this delightful home through a charming front door that leads into a small porch adorned with a pitched, slate roof. The bright and contemporary living room boasts wooden effect laminate flooring and a magnificent multi-fuel stove nestled in a brick hearth, creating a cozy ambiance. The multi-fuel stove benefits from a back boiler which heats the radiators on the first floor. The dining area graciously accommodates a generously sized table, while Double French doors providing access to the rear patio and extensive, private rear garden. The kitchen is fitted with a range of modern wall and base units with newly installed granite worktops and integrated appliances to include an integrated electric oven, hob, and fridge/freezer, catering to your every need.

On the first floor you will discover two generously proportioned double bedrooms and a single bedroom, offering ample space for relaxation and rest. The modern family shower room is complete with a WC, a pristine white hand basin, and a shower cubicle featuring an electric shower.

Outside, a small lawn graces the front of the property, accompanied by a gate on the side, allowing access to the rear garden. Here, nature unfolds in all its glory, as the beautifully landscaped space reveals an abundance of wild flowers and meadows, offering a serene retreat. Furthermore, the current owners have an agreement with the Forestry Commission, allowing them to rent an additional section of private forestry, which could be a continued opportunity for the fortunate new owners to enjoy. There is on-street parking available at the front of the property.



Location Summary

28 Castle Drive is located in Kielder Village. Kielder is a small, rural village in north-west Northumberland, set within the wider Kielder Water & Forest Park close to the Scottish Border. Known for its outdoor lifestyle, dark skies and forest setting, it offers a peaceful and highly scenic environment with access to walking, cycling, watersports and tourism facilities.

Kielder Village provides essential amenities, including a petrol station, post office, primary school, tearoom, and a village inn. Bellingham provides shops, cafés, a heritage centre, a health centre, and an 18-hole golf course. For broader services, Hexham has larger supermarkets, independent retailers, a leisure centre, cinema, theatre, and hospital. Newcastle is easily accessible, offering extensive cultural and recreational facilities.

Local schooling includes an excellent first school in Kielder and Greenhaugh, with Bellingham offering nursery, junior, and secondary schools. Additional options are also available in Hexham and Haydon Bridge, with private schools in Newcastle. The A68 and A69 provide great access to Newcastle and Carlisle, with a train station in Hexham offering cross-country services. Newcastle International Airport is also within easy reach.

What 3 Words

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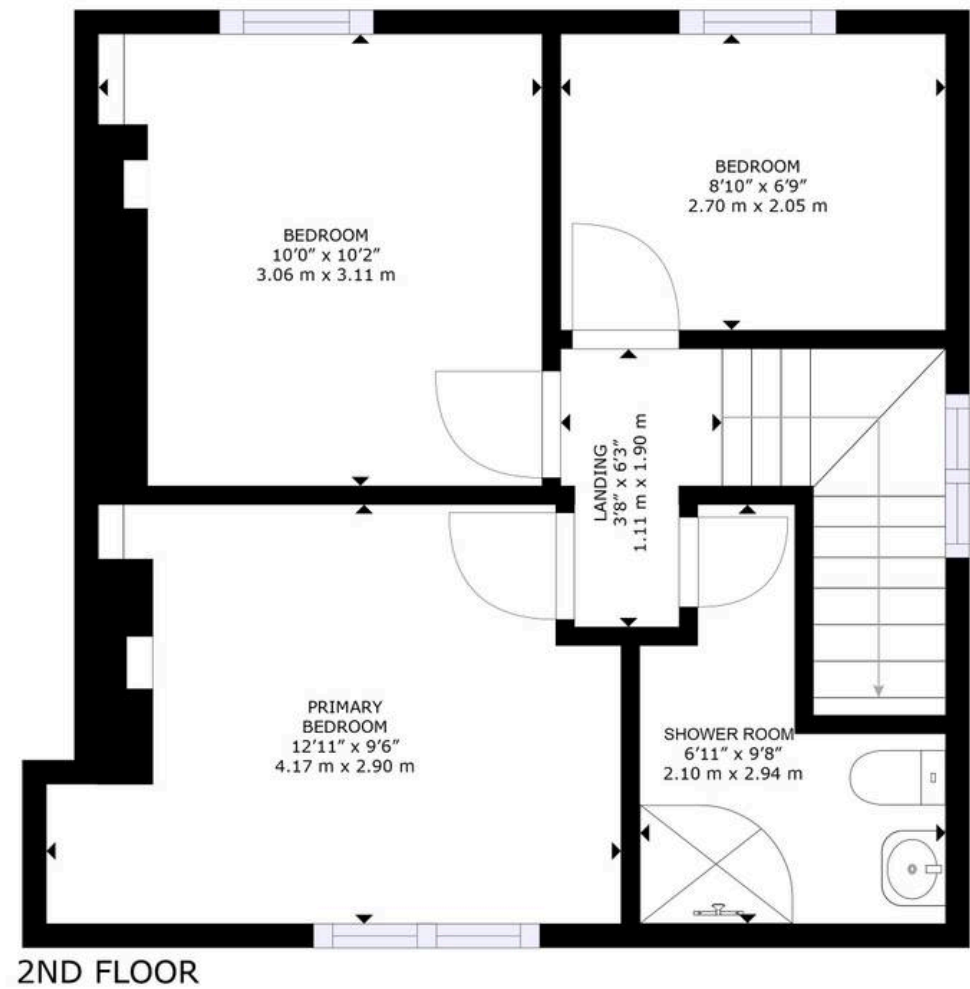












GROSS INTERNAL AREA
1ST FLOOR: 421 sq. ft , 39 m² , 2ND FLOOR: 392 sq. ft , 36 m²
TOTAL: 813 sq. ft , 75 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Disclosure: The photo of the third bedroom is a previous photo from 2023.

Lease: The current owner leases an additional section of land from the Forestry Commission for the sum of £140 per annum. This is optional.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



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