



Eildon Cottage

Mindrum Mill, Mindrum, Northumberland

youngsRPS 

Eildon Cottage
Mindrum Mill
Mindrum
Northumberland
TD12 4QL

**Guide Price: Offers over
£695,000**

- Equestrian and lifestyle property set within the beautiful Northumberland countryside
- Large four bedroom end of terrace property
- Modern Steel portal frame shed, stables, garage and livestock handling facilities
- 22.05 hectares (54.48 acres) of arable and grassland
- Stunning views of the Cheviots
- For sale by private treaty as a whole

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LOCATION

The property is situated at Mindrum Mill, close to the village of Mindrum, at the foothills of the Cheviots. The property is within easy reach of the market town of Wooler, approximately 9 miles south east, with the large town of Berwick-upon-Tweed approximately 15 miles north east with a number of supermarkets, restaurants and a mainline train station. Across the border into Scotland is the historic market town of Kelso, located approximately 7 miles west.

DESCRIPTION

Eildon Cottage is a unique opportunity to purchase an equestrian or lifestyle property within the rural Northumberland countryside, with views directly to the Cheviot Hills. The house is a spacious four bedroom end of terrace cottage.

The property briefly comprises of a boot room, utility, kitchen diner with a central island and access directly out onto the patio, large living room with further access to the patio, further formal sitting room or additional bedroom if required. Stunning views of the Cheviots.

The hallway leads to the master bedroom with dressing room, second bedroom, bathroom, shower room and a third bedroom, with stairs to the loft area which could provide a useful study or studio.

EXTERNALLY

The property is accessed over a third party owned road, which then forms its own tarmac driveway leading to the rear of the property. There is generous parking area with a lawned rear garden.

To the front of the property there is a paved patio, with steps leading to roof terrace providing seating area to make the most of the stunning rural views. There is also an additional lawned garden and paddock to the front.

BUILDINGS AND FACILITIES

The property benefits from extensive buildings and facilities for a property of this size. Previously run as a small holding extensive thought and design has gone into the size layout and positioning of buildings and fencing. To the rear of the house there is a large double garage, workshop and dog kennels with outdoor run (building 1). Adjacent is a timber stable block with two loose boxes and a feed/ tack room (building 2). Across the concrete and hardcore yard there is a large modern steel portal frame agricultural shed on a hardcore base, with an internal bothy with sink (building 3). Within field area there are covered lambing pens (building 4).

THE LAND

The agricultural land extends to a ring fenced block of arable and grassland, approximately 22.05 hectares (54.48 acres) in total. The ground is all grade 3 with the soils being classified as Soilscape 13 to the north and Soilscape 6 to the south, both being freely draining acid loamy soils. The split is approximately 5.01 hectares (12.38 acres) of grassland, 16.39 hectares (40.50 acres) of arable and 0.51 hectares (1.26 acres) of woodland. Field areas have been divided to facilitate stock handling by a single person.

Sheep handling pens are located in field 4 to the south of the property, adjacent to the public highway.

THE SMYTHIE

A former stone smythie is located adjacent to the public highway to the east of the house. Extending to approximately 30.52 m² this building could lend itself to a number of diversification opportunities, subject to the correct planning consents.

DESIGNATIONS

There are no statutory designations over the property.

SERVICES

The water is supplied by a bore hole which is under third party ownership, the property has the right to the water supply subject to an annual payment. Further details upon request.

There is mains electricity to the property and steading.

BASIC PAYMENT AND ENVIRONMENTAL SCHEMES

The land is for sale without Basic Payment Scheme (BPS) Entitlements.

The land is not subject to Environmental Stewardship, Countryside Stewardship, or similar scheme.

PUBLIC RIGHTS OF WAY

There are no Public Rights of Way over the property.

MINERAL AND SPORTING RIGHTS

The mineral rights and sporting rights are included within the sale so far as they are owned.

LOCAL AUTHORITY

Northumberland County Council

VIEWINGS

Viewing is strictly by appointment with the selling agent and should not be unaccompanied.

Please contact Helen Proud, youngsrps:

07525 593 305, Email: helen.proud@youngsrps.com

METHOD OF SALE

The property is to be offered for sale as a whole by private treaty. The Seller reserves the right to amalgamate, withdraw, or excluded any of the property shown at any time or generally amend the particulars or order of sale.

TENURE

Freehold with vacant possession on completion

DIRECTIONS

From Wooler take the A697 north through Millfield village, just north of Millfield turn left signposted for "Mindrum". At West Flodden Farm bearleft turn following the B6352. At the Mindrum Mill Crossroad proceed straight on with the property situated on the right. From Kelso follow the B6352 out of the town and then take the road signposted for "Wooler B6396." Access is along the green track as shown on the attached steading plan.

Alternatively, use the What3words location:

[///appoints.brotherly.hovered](https://www.what3words.com/coordinates/:///appoints.brotherly.hovered)

Please note the postcode does not take you to the property.

EASMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

MONEY LAUNDERING REGULATIONS

The purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations.

ACREAGES

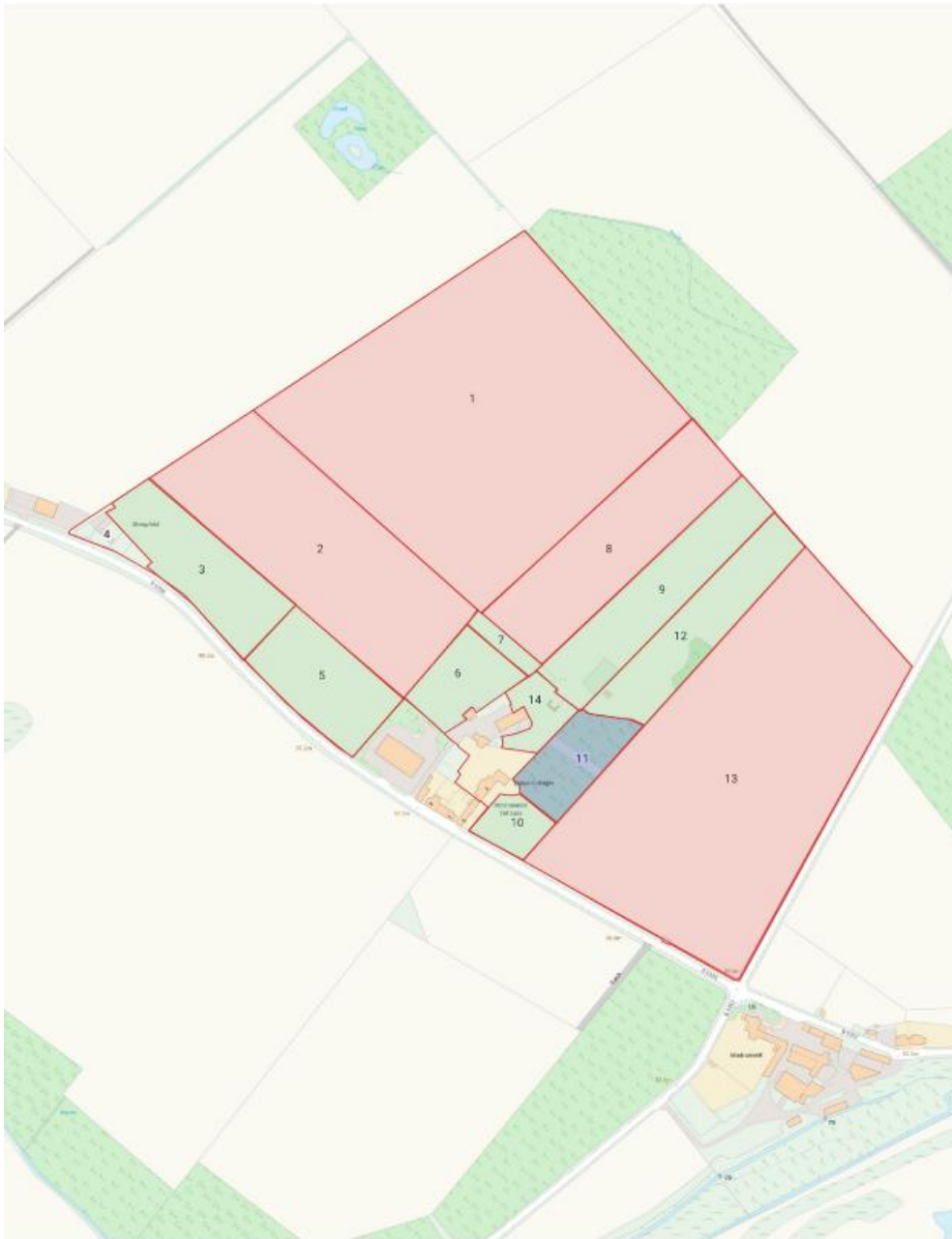
The gross acreages have been assessed in accordance with Ordnance Survey data and interested parties should satisfy themselves in this regard.

STEADING PLAN

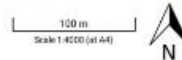




LAND PLAN



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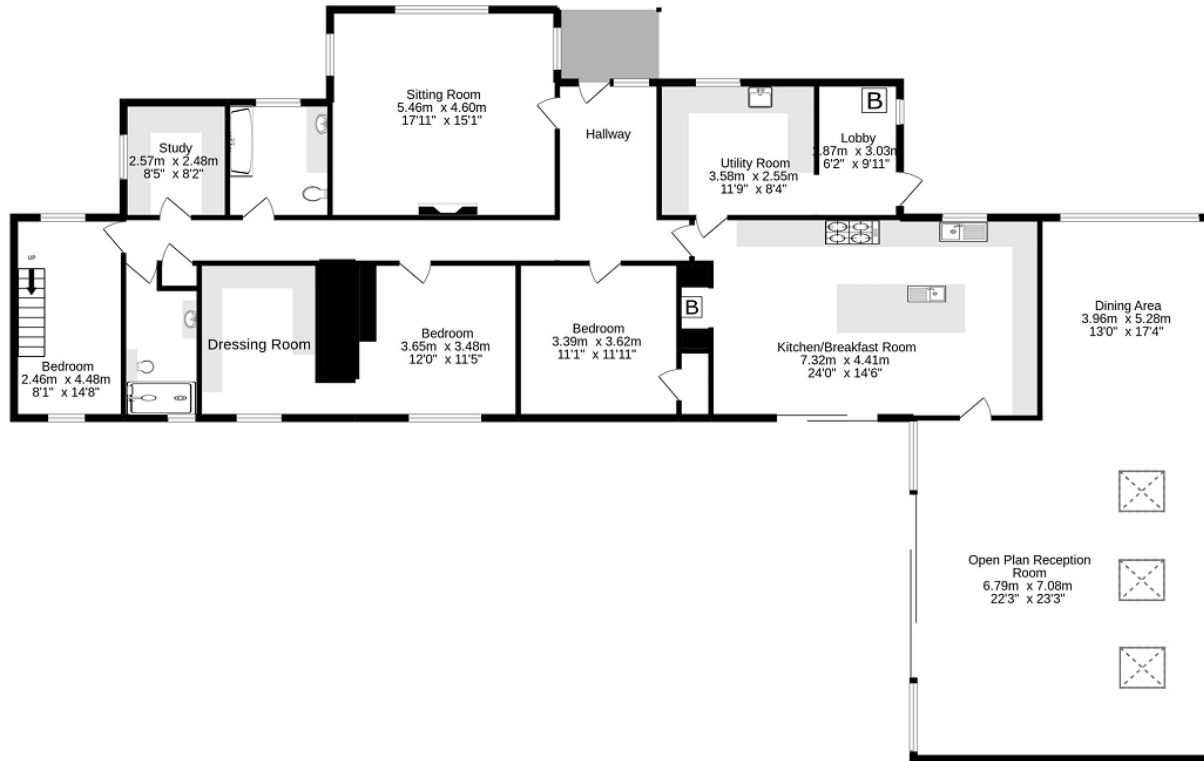
Field number	Hectares	Acreage	Description
1	6.23	15.39	Arable
2	2.78	6.87	Arable
3	0.98	2.42	Permanent Pasture
4	0.14	0.35	Sheep pens
5	0.84	2.08	Permanent Pasture
6	0.48	1.19	Permanent Pasture
7	0.11	0.27	Permanent Pasture
8	1.60	3.95	Arable
9	1.14	2.82	Permanent Pasture
10	0.24	0.59	Permanent Pasture
11	0.51	1.26	Woodland
12	0.98	2.42	Permanent Pasture
13	5.78	14.28	Arable
14	0.24	0.59	Permanent Pasture
TOTAL	22.05	54.48	

LOCATION PLAN

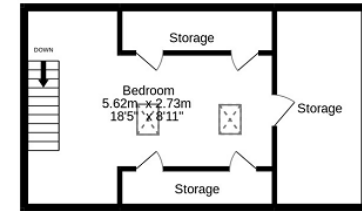


Plans not to scale for illustrative purposes only

Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE RATING (EPC): D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of Youngs RPS (NE) Ltd. has any authority to make or give any representation or warranty whatever in relation to this property. Prepared August 2022 and photographs taken August 2022.



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