

# Shaftoes Guest House, Haydon Bridge, NE47 6BJ

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

28 Bondgate Without, Alnwick NE66 1PH | 01665 605605 | [alnwick@bradleyhall.co.uk](mailto:alnwick@bradleyhall.co.uk)



X5



X5



X4

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



ALNICK | DURHAM | GOSFORTH | MORPETH | NEWCASTLE

# Shaftoes B&B, Haydon Bridge



Bradley Hall are delighted to welcome to the market this period property within the highly desirable village of Haydon Bridge located on the banks of the River Tyne. Haydon Bridge is a bustling village within the Tyne Valley steeped in character and history, stunning countryside walks and great access to Hadrians Wall. For commuters, the town is within easy access to the A69 which provides access to Newcastle in the east and Carlisle in the west, whilst the train station also provides access along the Tyne Valley.

The property is located on Shaftoe Street on the South Bank of the River Tyne close to the footbridge providing access across the river. The attractive central position within the town provides a great location for guests to explore the surrounding area.

The property is currently used as a successful B&B but could alternatively be a highly attractive family home. Business accounts are available on request for those looking to take on the current business. The property is well appointed providing cosy and charming accommodation for both guests and owners. The period stone property is arranged across three floors with parking to the front with an EV charging point and small yard to the rear.

The property is accessed into an entrance hallway to the front with a large kitchen and dining room positioned to each side at the front of the property. The dining space leads into a small guest snug for those looking to relax and unwind in the evenings whilst there are two en-suite double guest bedrooms to the rear. A staircase to the rear of the property provides access to a further two double en-suite guest bedrooms on the first floor whilst a separate staircase to the front of the property provides access to the owners suite.

The owners suite has a living space, private study and double bedroom which also benefits from en-suite facilities. The staircase also provides access to a lower ground floor element of the property which provides extremely useful storage space and laundry rooms. A larger room could also be used as a games room, cinema room or additional sitting room depending on how an owner wished to utilise the space.

A unique opportunity to take on an attractive lifestyle business within a quaint rural setting in the glorious Tyne Valley.



## IMPORTANT NOTICE

Bradley Hall Ltd trading as Bradley Hall Chartered Surveyors for themselves and for the Vendors or lessors of this property whose agents they are given notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (2) all descriptions, dimensions, references to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct but 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 Bradley Hall Chartered Surveyors has any authority to make or give any presentation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall Chartered Surveyors, nor any contract on behalf of the Vendor.
- (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

REGULATED BY RICS









ALNWICK | DURHAM | GOSFORTH | MORPETH | NEWCASTLE