



# The Northumberland Selection

Prime locations from  
breathtaking countryside to  
popular villages and towns

Over  
**3,500**  
holiday cottages  
across the UK &  
Ireland

Over  
**200**  
holiday cottages across  
Northumberland

Cottages  
from  
**£202**  
per week in  
Northumberland



## Introducing the best ever choice from Sykes Cottages

Choose from  
**over 200  
cottages**  
across Northumberland

Cottages from  
**just £202**  
per week

 **tripadvisor®**  
awarded Sykes Cottages  
  
for quality & service

We're here to help  
**7 days a week**  
by phone and online

Visit our  
website  
**for our  
full range**  
of holiday cottages  
across the UK &  
Ireland at

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

**Welcome to our exclusive Northumberland brochure showcasing our 2013 collection of handpicked cottages, featuring exciting additions and all-time favourites.**

Expect amazing experiences in amazing locations like stomping along Hadrian's Wall Path, outdoor adventures in the Kielder Water and Forest Park, countryside hacks in the stunning Scottish Borders and relaxing on award-winning beaches crowned with iconic coastal castles. Add country pubs, farmers' markets, craft shops, art galleries, even stargazing – all the ingredients for a fantastic cottage holiday. And when you book with Sykes, you will always enjoy the very best quality, choice, service and value for money.

Take your pick from the following pages of all sorts of cottages for romantic escapes, getaways with friends, celebratory gatherings and family holidays with four-legged friends. Otherwise call our friendly bookings team with your wish list or view our full collection online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk), with new additions highlighted daily.

Just remember to book early to secure your perfect place to stay!

Best Regards

*Clive Sykes*



For enquiries  [info@SykesCottages.co.uk](mailto:info@SykesCottages.co.uk)



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“This was our second holiday booked with Sykes and we wouldn't book with anyone else - the service is excellent.”

Miss Purcell, Kent

# Booking is easy

Booking your holiday couldn't be simpler. Online or over the phone, the choice is always yours!

“We liked Sykes’ hassle free booking system and all round excellent customer service.”

Ms Purvis, Northumberland

## Book early for the best choice

### Check availability

Take a look through your brochure, then visit [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk) or call us with your wish list – you can instantly check availability online or over the phone.

### Book

When you've found your property just go ahead and book. Our secure online booking at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk) is easy and straightforward, or just give us a call.



Book online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)



or call us on **01244 352286**

Our dedicated cottage advisors are here to help 7 days a week, from 9am to 9.30pm.

 **tripadvisor**<sup>®</sup>  
awarded Sykes Cottages  
  
for quality & service

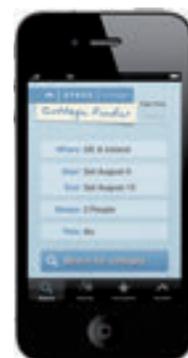
We have over 7,000 independent reviews on TripAdvisor. We're very proud of the fact that due to our commitment to each cottage and the hard work of our property owners, over 96% of these reviews are either four or five stars, so you can always expect a great quality cottage.

For an even better idea of what the property and the surrounding area are like, look out for the cottage ratings in the brochure and read reviews from customers who have stayed there at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk).

## The best cottages in your pocket

Our FREE 'Cottage Finder' app for iPhone and Android makes it easy to browse and book a holiday cottage while on the move, wherever you are.

This first-of-a-kind app uses GPS technology to show nearby cottages that are available and ready to book. So if you're enjoying a day out somewhere, it's simple to make it a longer stay.



Download our free app at [www.SykesCottages.co.uk/app](http://www.SykesCottages.co.uk/app)



Why not keep up to date with all our latest news and special offers by becoming a fan on Facebook or following our tweets on Twitter?

For enquiries  [info@SykesCottages.co.uk](mailto:info@SykesCottages.co.uk)

# Plan your perfect holiday online

Our website is the quick, safe and secure way to book your perfect property. You can see our full range of holiday cottages, with exciting new additions made daily.

## Where do you want to go?

Choose the country and region you want to visit from the menu.

## When do you want to stay?

Select the start date and duration for your holiday to check availability.

## How many are in your party?

Enter the number of guests over 2 years old.

## Any special requirements?

For further options such as cottages that are suitable for pets, or have a pool or garden for example.

## Tailor your search

Narrow your selection by location, property features and even nearby activities.



## FAQs

We'll help to answer any questions or concerns you may have regarding your holiday cottage.

## Check our latest offers

Save on selected cottage holidays.

## Recommended by TripAdvisor

Read customer reviews to find out why we were awarded 4.5 stars.

## See what our customers say

Take a look at the great feedback we get about our service.

## Find out more

When you've chosen where you want to stay, simply type in the property reference to view a wider range of images to really get a feel for the property and all the added extras and live availability.



## Check availability

Use the calendar to see if your property is free and get a price for your stay.

## Take a look around

Click on the shots to see more of the property before you book.

## TripAdvisor reviews

Read our cottage reviews published on TripAdvisor to find out how much our customers enjoyed their stay.

## Location information

Find out more details about the local area and nearby attractions.

## Reference number

This is the number you need to quote if booking by phone.

## Cottage location

Our maps makes it easy to pinpoint the cottage and see what areas of interest are nearby.

## Cottage details

This table lets you see the property specification at a glance.

## Visitor reviews

See what customers enjoyed about the property.

# Pick your ideal cottage

Every cottage is as individual as you are – that’s what makes a Sykes holiday so special. Just tell us your wish list and we’ll help you pick your perfect cottage!

“Thank you Sykes Cottages for making booking easy. Hope to return again in the future.”

Mrs Heptinstall, Cheshire

## Beach & Coastal Cottages

There's nothing quite like a holiday by the coast for enjoying fun-filled days on the beach, long walks along cliff-top paths and rock-pooling with your net and jam jar. From traditional cottages to modern apartments, we have properties that are simply perfect for an invigorating coastal break, with many just a pebble's throw from the sea.

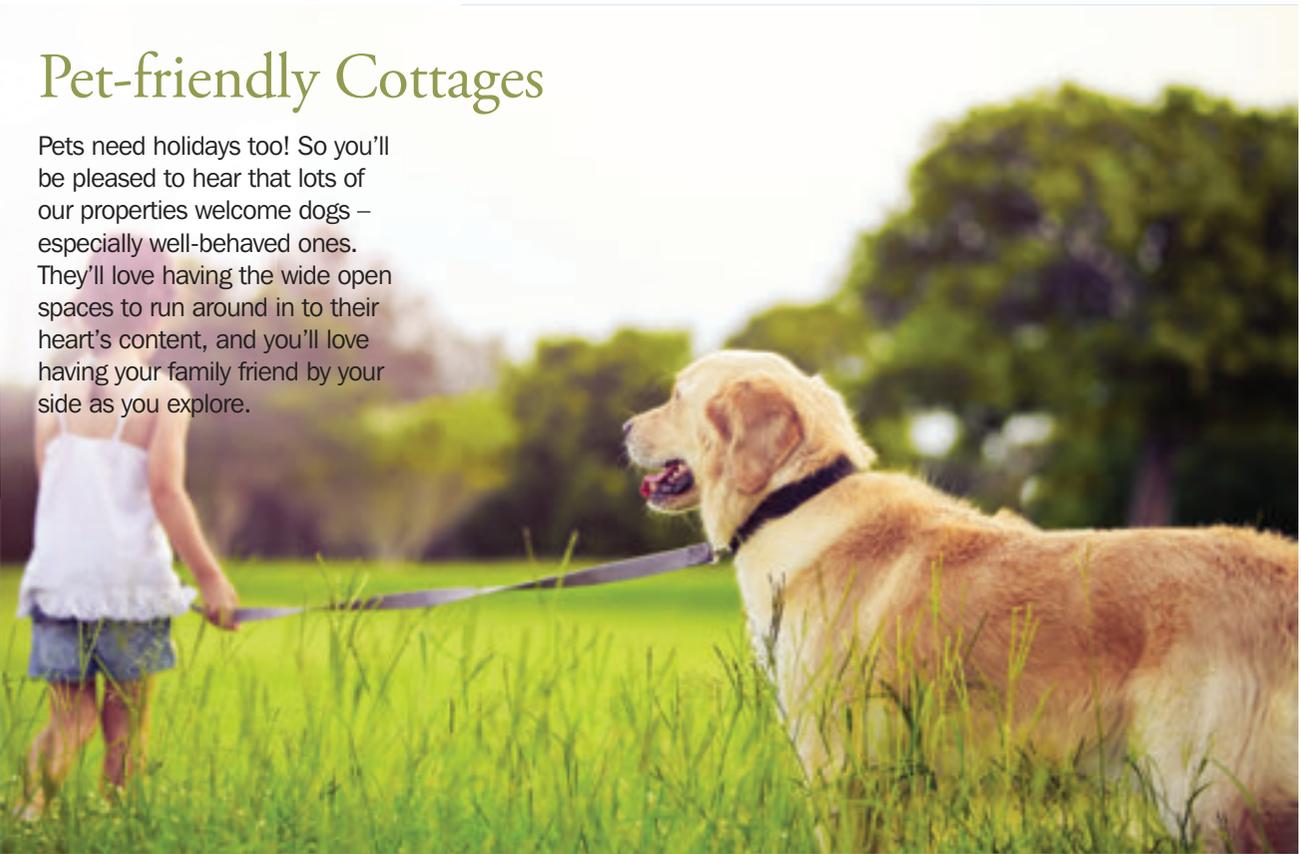


Choose your ideal cottage at [www.SykesCottages.co.uk/beach](http://www.SykesCottages.co.uk/beach)

Choose your ideal cottage at [www.SykesCottages.co.uk/coastal](http://www.SykesCottages.co.uk/coastal)

## Pet-friendly Cottages

Pets need holidays too! So you'll be pleased to hear that lots of our properties welcome dogs – especially well-behaved ones. They'll love having the wide open spaces to run around in to their heart's content, and you'll love having your family friend by your side as you explore.



Choose your ideal cottage at [www.SykesCottages.co.uk/pet-friendly](http://www.SykesCottages.co.uk/pet-friendly)

## Family Holidays

We want you to take home some brilliant memories from your family holiday with us. That's why we offer you a huge choice of perfectly equipped properties with everything from high chairs for the little ones to games rooms for the teens, so the whole family enjoys every moment!



Choose your ideal cottage at [www.SykesCottages.co.uk/family](http://www.SykesCottages.co.uk/family)

## Luxury Cottages

Why not indulge yourself with a little luxury? We've a great selection of cottages in breathtaking locations that are more than just a little bit special. With lavish interiors, beautiful gardens and indulgent features like Jacuzzi baths and games rooms, you may want to stay forever.



Choose your ideal cottage at [www.SykesCottages.co.uk/luxury](http://www.SykesCottages.co.uk/luxury)

## Large Groups

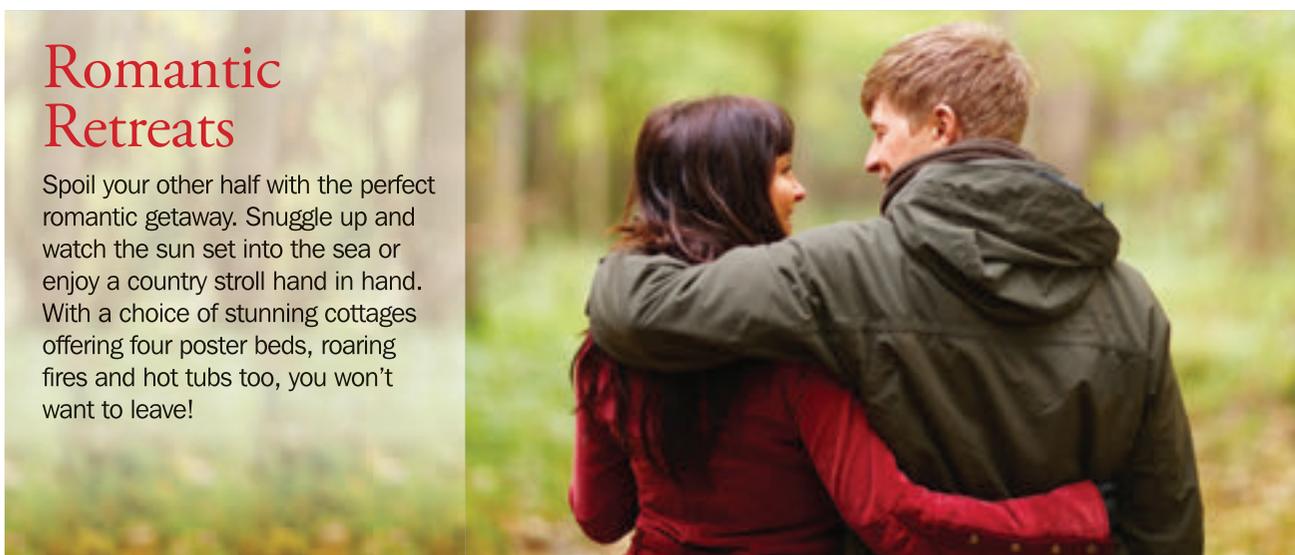
If you're arranging a break for a large group of family or friends you want to make sure you accommodate everyone's needs. We've got a great selection of properties and cottage complexes which sleep up to 27 or more and offer a huge range of activities on-site and nearby.



Choose your ideal cottage at [www.SykesCottages.co.uk/large-groups](http://www.SykesCottages.co.uk/large-groups)

## Romantic Retreats

Spoil your other half with the perfect romantic getaway. Snuggle up and watch the sun set into the sea or enjoy a country stroll hand in hand. With a choice of stunning cottages offering four poster beds, roaring fires and hot tubs too, you won't want to leave!



Choose your ideal cottage at [www.SykesCottages.co.uk/romantic](http://www.SykesCottages.co.uk/romantic)

## Traditional Cottages

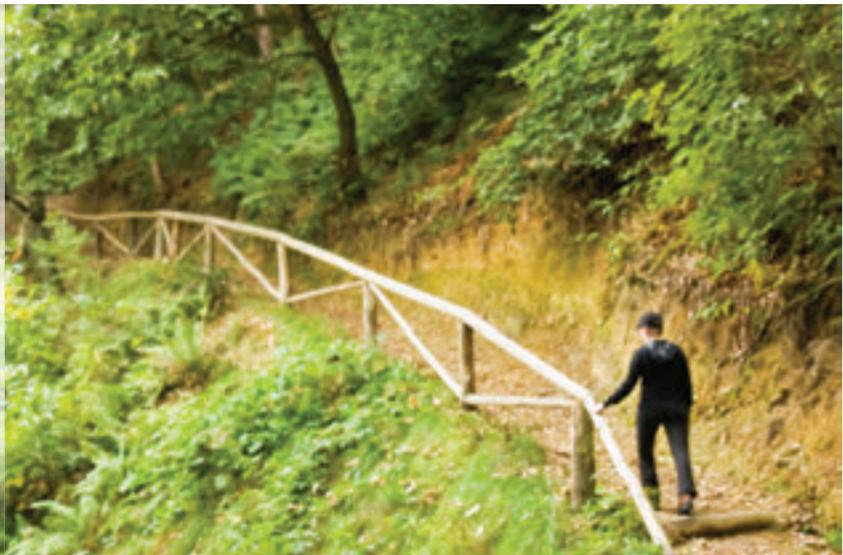
Think cosy cottages oozing charm and comfort – expect open fires, a range in the kitchen, classic furniture and sometimes roses around the door. Add stone-flagged floors, oak-beamed ceilings, perhaps a thatch roof – they're full of character and truly welcoming!



Choose your ideal cottage at [www.SykesCottages.co.uk/traditional](http://www.SykesCottages.co.uk/traditional)

## Country Cottages

Escape to the country and discover the 'great outdoors'! Pull on sturdy boots for invigorating hikes across heather-clad moors. Pack helmets and lycra for family bike rides and cycling tours. Hack along ancient bridleways, fish for salmon and trout. Lots of fantastic ways to enjoy the country!

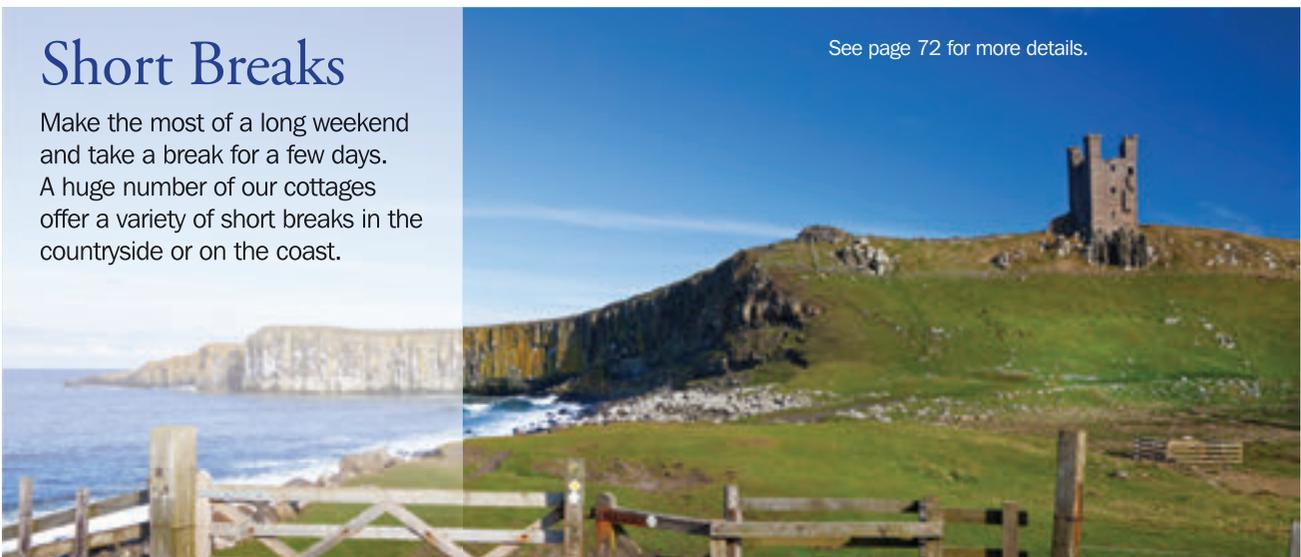


Choose your ideal cottage at [www.SykesCottages.co.uk/country](http://www.SykesCottages.co.uk/country)

## Short Breaks

Make the most of a long weekend and take a break for a few days. A huge number of our cottages offer a variety of short breaks in the countryside or on the coast.

See page 72 for more details.



Choose your ideal cottage at [www.SykesCottages.co.uk/short-breaks](http://www.SykesCottages.co.uk/short-breaks)

# Be inspired to try somewhere new

We've added some suggestions for cottages in other parts of the country. Of course, if these aren't exactly what you're looking for, or you need more inspiration, then we're always happy to help.

Visit our website  
**for our full range**  
of holiday cottages across the UK & Ireland at

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

## How about...

### North Yorkshire Moors & Coast



#### Honey Bee Cottage Staintondale near Scarborough

REF: 1195



Sleeps 3/4 - 3 bdrms (1D 2S)

Delightful semi-detached cottage on owner's farm, in Staintondale. Stunning countryside, cosy accommodation with woodburning stove. Whitby 13 miles; Scarborough 8 miles.



5 mins 1.7 miles WSB OSB LMB XSB

WSB:208 A:246 B:288 C:344 D:344 E:385  
F:406 G:466 H:526 I:563 X:526 NY:526



"A lovely property in an excellent area. We certainly had a relaxing holiday and would love to go again."

Mr Cooper, Greater Manchester

Cottages start from £199 per week at [www.SykesCottages.co.uk/York-Moors](http://www.SykesCottages.co.uk/York-Moors)

## How about...

### North Wales & Snowdonia



#### Nant Cottage Llanrwst near Betws-y-Coed

REF: 645



Sleeps 6 - 3 bdrms (2D 1T)

Superb 300-year old stone-built cottage, idyllic woodland setting, 1 mile from Llanrwst. Beams, Inglenooks and superb garden with waterfalls nearby. Betws-y-Coed 3 miles.



1 mile 1 mile WSB LMB

WSB:255 A:338 B:381 C:406 D:447 E:495  
F:542 G:623 H:704 I:754 X:704 NY:704



"Quite simply a beautiful cottage in a beautiful part of the country."

Dr Drummond,  
Greater Manchester

Cottages start from £157 per week at [www.SykesCottages.co.uk/North-Wales](http://www.SykesCottages.co.uk/North-Wales)

How about...

Cumbria & The Lake District



The Byre  
Newlands near Braithwaite

REF: 3529 ✓✓✓✓✓  
Sleeps 2 - 1 bdrms (1D) 🌿🚫🚰

One of our luxury, romantic, Lake District cottages, this cosy detached cottage is in the Newlands Valley. Well-presented accommodation with woodburner. Keswick 3 miles.



🛒 20 mins 🚗 1 mile

WSB:N/A A:403 B:544 C:544 D:544 E:544  
F:613 G:613 H:697 I:697 X:718 NY:718



“A fabulous barn conversion in a gorgeous part of the world.”

Mrs Porter, West Yorkshire

Cottages start from £218 per week at [www.SykesCottages.co.uk/Lake-District](http://www.SykesCottages.co.uk/Lake-District)

How about...

The Yorkshire Dales



Covercote  
Horsehouse near Leyburn

REF: 8433 ✓✓✓✓✓  
Sleeps 8/10 - 4 bdrms (2D 2T) 🌿🐕🚰

Superbly renovated historic coach house in Yorkshire Dales village of Horsehouse. Four spacious bedrooms. Hand-crafted kitchen. Two sitting rooms with multi-fuel stoves. Leyburn 8 miles.

🛒 7 miles 🚗 1 min WSB

WSB:545 A:628 B:669 C:711 D:722 E:855  
F:978 G:1137 H:1230 I:1290 X:1351 NY:1351



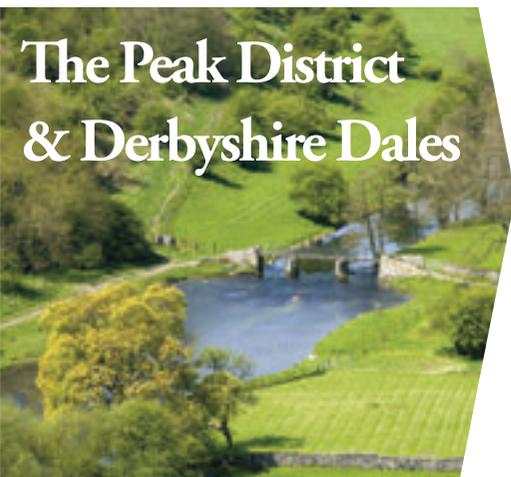
“One of the best cottages we have ever stayed in. We were made to feel very welcome.”

Mrs Candy, East Dunbartonshire

Cottages start from £170 per week at [www.SykesCottages.co.uk/Yorkshire-Dales](http://www.SykesCottages.co.uk/Yorkshire-Dales)

How about...

The Peak District & Derbyshire Dales



The Roost  
Parwich near Ashbourne

REF: 2638 ✓✓✓✓✓  
Sleeps 7/8 - 3 bdrms (1D 2F) 🌿🚫🚰

Unusual detached property close to village pub in quiet Parwich. High standard of accommodation, woodburner, roll top bath, games room, courtyard. Ashbourne 7 miles.



🛒 2 mins 🚗 2 mins WSB OSB LMB

WSB:282 A:352 B:404 C:439 D:472 E:530  
F:585 G:684 H:782 I:838 X:893 NY:893



“The cottage ticked all the boxes and the location was fantastic. We loved it!”

Mrs Durk, Wiltshire

Cottages start from £199 per week at [www.SykesCottages.co.uk/Peak-District](http://www.SykesCottages.co.uk/Peak-District)

## How about...

### Cornwall



#### Briar Indian Queens near St. Dennis and St. Austell

REF: 1792 ✓✓✓✓  
Sleeps 4 - 2 bdms (1D 1T) 🍷🐕🚫

Beautifully renovated barn conversion on rural outskirts of Indian Queens. Open plan living, two bedrooms (one en-suite) and warming woodburner in sitting area. Newquay 7 miles.

1.5 miles 1.5 miles OSB LMB

WSB:N/A	A:292	B:339	C:403	D:471	E:534
F:603	G:660	H:737	I:783	X:737	NY:737



“The cottage was very comfortable with everything you could wish for.”

Mrs New, Gloucestershire

Cottages start from £208 per week at [www.SykesCottages.co.uk/Cornwall](http://www.SykesCottages.co.uk/Cornwall)

## How about...

### Shropshire



#### The Granary Stapleton near Church Stretton

REF: 1146 ✓✓✓✓  
Sleeps 5 - 3 bdms (1D 1T 1S) 🍷🐕🚫

A superb barn conversion in rural village of Stapleton. Exposed beams, woodburner, tranquil location. Church Stretton 7 miles.

5 mins 15 mins

WSB:N/A	A:345	B:385	C:401	D:428	E:450
F:474	G:498	H:514	I:541	X:514	NY:514



“We had an excellent week away. A perfect property in a beautiful setting.”

Mrs Martin, Nottinghamshire

Cottages start from £209 per week at [www.SykesCottages.co.uk/Shropshire](http://www.SykesCottages.co.uk/Shropshire)

## How about...

### Scottish Borders



#### Linton Mill Farmhouse Linton near Kelso

REF: 5675 ✓✓✓  
Sleeps 8 - 4 bdms (2D 2T) 🍷🐕🚫

Delightful semi-detached Kelso cottage, in a rural location near Linton. Open fire, close to good walks. Easy access to Kelso Racecourse and borders countryside. Kelso 6 miles.

1 mile 1 mile

WSB:N/A	A:371	B:433	C:479	D:525	E:585
F:646	G:729	H:813	I:871	X:813	NY:813



“Lovely cottage in amazing surroundings. Very peaceful and good for both large groups and couples.”

TripAdvisor, July 2012

Cottages start from £207 per week at [www.SykesCottages.co.uk/Scottish-Borders](http://www.SykesCottages.co.uk/Scottish-Borders)

How about...

Herefordshire & The Wye Valley



Point Cottage  
Preston-on-Wye near Hereford

REF: 10048 ✓✓✓✓

Sleeps 4/6 - 2 bdms (1D 1T 1BS) 🍷 🐾 🚫

Detached 18th century stone-built Hereford cottage 5 minutes' walk from village pub. Wealth of character beams and timbers. Romantic atmosphere. Beautiful countryside. Hereford 9.5 miles.

tripadvisor ⓄⓄⓄⓄⓄ

SHOP 4 miles 🚗 5 mins WSB OSB LMB

WSB:261 A:302 B:332 C:363 D:384 E:414  
F:445 G:466 H:486 I:522 X:486 NY:486



“A cosy cottage in a peaceful and beautiful location with great walks from the door.”

Mrs Lear, Dorset

Cottages start from £214 per week at [www.SykesCottages.co.uk/Herefordshire](http://www.SykesCottages.co.uk/Herefordshire)

How about...

Anglesey



Bwthyn Gwyn  
Penmynydd near Red Wharf Bay

REF: 3876 ✓✓✓✓

Sleeps 4 - 2 bdms (1D 1T) 🍷 🐾 🚫

Delightful detached, single-storey barn conversion in Penmynydd with wood-burner and country and mountain views - a superb Anglesey cottage.

tripadvisor ⓄⓄⓄⓄⓄ

SHOP 3 miles 🚗 2.6 miles WSB OSB LMB

WSB:210 A:281 B:302 C:322 D:343 E:391  
F:454 G:507 H:561 I:613 X:476 NY:476



“A very nice, comfortable cottage with great views of Snowdonia.”

Mrs Freeman, Gloucestershire

Cottages start from £209 per week at [www.SykesCottages.co.uk/Anglesey](http://www.SykesCottages.co.uk/Anglesey)

How about...

Norfolk



5a Hideways  
Hunstanton

REF: 5657 ✓✓✓✓

Sleeps 4 - 2 bdms (2D) 🐾 🚫

A lovely single-storey barn conversion suitable for wheelchair users, within minutes' walk of the beach and seaside funfair at Hunstanton.

tripadvisor ⓄⓄⓄⓄⓄ

SHOP 5 mins 🚗 5 mins WSB OSB LMB XSB

WSB:245 A:276 B:337 C:384 D:384 E:460  
F:498 G:525 H:553 I:592 X:498 NY:498



“The standard of the property was incredible and the owner's attention to detail was fantastic.”

Mr Walters, Northamptonshire

Cottages start from £158 per week at [www.SykesCottages.co.uk/Norfolk](http://www.SykesCottages.co.uk/Norfolk)

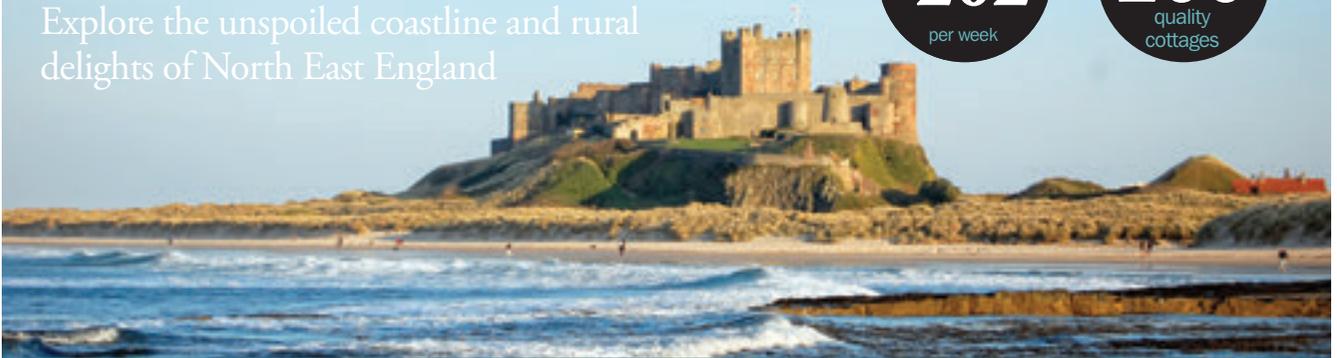
Bamburgh Castle – Northumberland

# Northumberland

Explore the unspoiled coastline and rural delights of North East England

Cottages start from  
**£202**  
per week

Choose from over  
**200**  
quality cottages



See our latest properties and local attractions at [SykesCottages.co.uk/Northumberland](https://www.SykesCottages.co.uk/Northumberland)

**“Beautiful sandy beaches, imposing castles, dramatic scenery and two Areas of Outstanding Natural Beauty make Northumberland the perfect cottage holiday destination.**

Discover Craster with its kipper smoker and lovely harbour, take a boat trip from Seahouses to the Farne Islands, explore the historic towns of Alnwick or Berwick or the vibrant city of Newcastle. Or get away from it all in the rugged beauty of the Northumberland National Park, nestling between the rolling Cheviot Hills and Hadrian’s Wall Country.”



Elaine Holt  
**Northumberland Local Manager**



### Majestic Heritage

Take a trip to Alnwick Castle, home to the Duke of Northumberland and famous for its Harry Potter connections, or walk the battlements of Dunstanburgh and Bamburgh Castles, Lindisfarne Priory and Hadrian’s Wall.



### Exciting Adventures

Northumberland National Park and the Cheviot Hills offer excellent walking and cycling trails, there are many fine golf courses and you can try water sports and fishing on the stunning lakes and beaches.



### Beautiful Wildlife

Visit Kielder Water, the largest man-made lake in Northern Europe and England’s largest area of managed forest, or explore Lindisfarne Island with its abundant sea birds, rare flowers and wildlife.

**“We have never yet had a bad experience from booking with Sykes – long may it continue. Once again Sykes Cottages exceeded our expectations. Thank you.”**

Mr Mangnall, Manchester

Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking

# Northumberland Coast



Walk or peddle the spectacular coastal trail lined with magnificent castles like Dunstanburgh and Bamburgh. Romp the dog on dazzling scoops of pristine sands. Sup monks' mead on the magical Holy Island of Lindisfarne. Spot plump grey seals and rare birds in the Farne Islands. Admire show-stopping gardens at Howick Hall. And check out Hogwarts.

Cottages start from  
**£219**  
per week

For more information about this area go to

[www.SykesCottages.co.uk/  
Northumberland](http://www.SykesCottages.co.uk/Northumberland)



Apple Tree Cottage  
Fenwick near Holy Island

REF: 930  
Sleeps 3  
Friday Arrival

Set in the middle of a row of four traditional stone-built houses in the rural village of Fenwick, Apple Tree Cottage is a delightful, warm and welcoming property. Dating back to the 1800s, this Fenwick cottage has been refurbished to a high standard and is light and spacious throughout. The multi-fuel stove set in the old Inglenook fireplace adds to the charm at this Fenwick cottage and ensures it is a cosy retreat in all seasons and all weathers. To the front of this Fenwick cottage is a lovely south facing garden with patio and gravel areas, surrounded by mature shrubs, where guests can relax and soak up the sun and scenery.



**Accommodation** Two bedrooms: 1 x double, 1 x single. Bathroom with bath with shower over, washbasin and WC. Fitted kitchen with door out to porch and back door. Sitting room with dining area and Inglenook fireplace with multi-fuel stove.

**Amenities** Calor gas central heating with additional heating from multi-fuel stove in sitting room. Electric cooker, microwave, fridge, washer/dryer, combi colour TV/DVD, stereo/CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car with additional roadside parking. Pretty front garden with garden furniture. Sorry, no smoking and no pets. Shop, pub and garage 1 mile.

"We enjoyed the location - beautiful countryside, near the coast with long, wide, quiet sandy beaches, perfect for walking around and relaxing."

Ms Brindle, West Yorkshire



WSB: N/A	A: 348	B: 348	C: 348
D: 355	E: 377	F: 402	G: 436
H: 470	I: 502	X: 470	NY: 470



St Cuthbert's Cottage  
Beal near Holy Island

REF: 16083  
Sleeps 5  
Saturday Arrival



This semi-detached cottage, next to the owners' home is situated in the hamlet of Beal, at a railway level crossing on the Holy Island access road. This cottage has pretty views of open fields and a bird's eye view of the London to Edinburgh railway line, making it a perfect holiday home for railway enthusiasts. To the front of this cottage there is a walled, gravelled patio area and to the rear a delightful summerhouse with table and chairs and a decked area with views over the open countryside. The tiny scattered hamlet of Beal boasts fantastic attractions with the popular tourist destination of The Barn at Beal offering birdwatching, a great bar and restaurant and a shop selling locally grown produce. Fabulous walks and cycle routes are available from the door, as the cottage is situated on the Northumbrian Coast Path, which runs through the hamlet and continues south along the delightful Heritage Coastline, or why not take a stroll along one of the endless golden beaches where seals and sea birds flourish? The causeway taking you to Holy Island is just a five minute drive away, as is the A1 which will quickly whisk you away to the many delights of Northumberland including the castles at Bamburgh, Warkworth, Alnwick and Dunstanburgh. This lovely cottage is in an excellent position for discovering the delights of Northumberland at any time of year!



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room.

**Amenities** Oil central heating. Electric oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Front patio area. Rear gravelled area with summerhouse and access to decked area. Sorry, no pets and no smoking. Shop, pub and beach 1 mile.



WSB: 205	A: 243	B: 274	C: 308
D: 342	E: 381	F: 419	G: 474
H: 494	I: 514	X: 419	NY: 419



Stable Cottage  
Belford near Bamburgh

REF: 1996  
Sleeps 4  
Friday Arrival

A charming mid-terrace, single-storey cottage, formerly a mid 19th century stable block, situated within easy walking distance of the centre of the village of Belford. Full of character and comfort, Stable Cottage boasts a fabulous open plan living area with original open roof trusses and cast iron woodburning stove, along with two cosy bedrooms overlooking a sheltered rear courtyard and lawned garden below. Further down from the lawned area is a small paddock, which is home to the owners' small flock of Hebridean sheep. The village of Belford offers a variety of shops, pubs and restaurants, while the cottage is also ideally situated for exploring the delightful coastal village of Bamburgh, Northumberland's beautiful Heritage Coast and the Scottish Borders. A fantastic base for a truly relaxing holiday.



**Accommodation** All ground floor. Two bedrooms: 1 x double with four poster bed, 1 x twin. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area, woodburning stove and open roof trusses.

**Amenities** Heating from electric convection and night storage heaters throughout with additional heating from woodburning stove in sitting room. Electric oven and hobs, microwave, fridge, washer/dryer, dishwasher, colour TV with Freeview, DVD player, CD player/cassette/radio etc, library of books/DVDs etc. Fuel, power and initial supply of logs inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Off road parking for 2 cars. Rear courtyard and lawned garden with garden furniture and BBQ. Small paddock, home to owners' Hebridean sheep. Sorry, no pets and no smoking. Shops, pubs and restaurant 10 mins walk.



"I enjoyed the personal touches to the cottage."

Mrs Maeschalck, Belgium

WSB: 203	A: 295	B: 356	C: 385
D: 412	E: 448	F: 483	G: 550
H: 615	I: 659	X: 615	NY: 615





**Budle View  
Belford near  
Bamburgh**

REF: 2807  
Sleeps 6  
Saturday Arrival



A charming, detached, single-storey cottage situated within walking distance of the centre of Belford village. With a modern feel and cosy design, this lovely holiday home has three bedrooms, comfortable living accommodation and outside, there are views through the trees towards Budle Bay, due to the elevated position at the end of the village. Sit out and enjoy the gardens, or stroll through the village to explore the variety of shops, pubs and restaurants on offer. This is an ideal location for exploring the delightful coastal village of Bamburgh, Northumberland's beautiful Heritage Coast and the Scottish Borders. A fantastic base for a truly relaxing holiday.



**Accommodation** All ground floor. Three bedrooms: 2 x double, 1 x adult bunks. Bathroom with bath, separate shower cubicle, basin and WC. Fitted kitchen with dining area. Sitting room with gas fire. Garage set up as utility/games room with magnetic darts and table football.



**Amenities** Oil fired heating in some rooms, electric night storage heater and gas fire in sitting room. Electric oven and hob, microwave, fridge, 2nd fridge/freezer and washer/dryer in utility/games room, dishwasher, colour TV with Freeview, DVD player, CD/radio etc. Library of books/DVDs etc. Fuel & power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Off road parking for 2 cars. Garden with furniture and BBQ. Sorry, no smoking. Two well behaved pets welcome at £10 per pet. Shops, pubs and restaurant 10 mins walk. Note: This property is accessed via 5 steps to the front.

**"I would recommend  
Budle View to anybody."**

Mr Coleman, Warwickshire



WSB OSB LMB			
WSB: 222	A: 300	B: 346	C: 380
D: 414	E: 459	F: 504	G: 578
H: 652	I: 698	X: 652	NY: 652

**SWINHOE FARM COTTAGES  
Belford near Bamburgh**

Belford 2.5 miles. These two terraced cottages are situated on the owners' working farm and riding centre on the outskirts of the pretty village of Belford, just five miles from Bamburgh and the stunning Northumbrian coast. These two cottages have been furnished to a good standard, with comfortable sitting areas, well-equipped kitchens and light and airy bedrooms. Both of these cottages have well-equipped fitted kitchens and cosy sitting rooms with warming fires, perfect for relaxing in front of after a day spent exploring the local area. With sheep, cattle and horses on the farm, these cottages make a perfect base for walking, cycling or bird watching. Why not try your hand at riding lessons at the owners' riding centre, or for the more experienced equestrian, have a hack around the farm's grounds and visit St. Cuthberts cave? These cottages are perfectly situated for exploring the glorious heritage coastline and historic castles of Northumberland. Alnwick Castle, famous for its connection to Hogwarts and Harry Potter is just 15 miles to the south, whilst the coastal villages of Bamburgh, Dunstanburgh and Craster are all just a short distance away. Spend a day on Holy Island or even drive up to Edinburgh which is just an hour away from these two holiday cottages.



**Cuthbert's Cottage  
Belford near  
Bamburgh**

REF: 10382  
Sleeps 4  
Saturday Arrival



An attractive end terrace farm cottage just two and a half miles from the pretty village of Belford and only three miles from the sweeping heritage coastline of Northumberland. Well equipped and thoughtfully presented, this Cottage has all of its accommodation on the ground floor including two bedrooms and a delightful sitting room with a woodburner. Outside this cottage is use of a shared garden and barbeque area where you can sit and watch the sun go down as you reminisce about the experiences of the day. Enjoy one of the many gentle strolls in the area, take a leisurely pony trek through the countryside, or visit the local attractions and tempting restaurants. With endless castles and sandy beaches, this cottage is an ideal place to relax and unwind. Note: This property is next to ref 10383 and together they accommodate 10 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburner.

**Amenities** Electric storage heaters throughout with additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Shared garden with furniture and BBQ. Two well behaved pets welcome. Sorry, no smoking. Shop 1.5 miles, pub 3 miles.

WSB OSB LMB XSB			
WSB: 211	A: 252	B: 287	C: 316
D: 346	E: 379	F: 413	G: 468
H: 523	I: 560	X: 413	NY: 413



**Pine Cottage  
Belford near  
Bamburgh**

REF: 10383  
Sleeps 6  
Saturday Arrival



A delightful terraced farm cottage on a family run mixed farm in lovely rolling countryside just two and a half miles from Belford near the Northumberland coast, and five miles from the historic village of Bamburgh. This cottage is well-equipped and decorated with charm and style, making a comfortable, cosy base for families. There are three bedrooms and a spacious sitting room with an open fire. There is excellent walking from the door, fishing is readily available in nearby Chatton and riding may be arranged on the farm. A lovely cottage and a great base for touring this glorious part of the country. Note: This property is next to ref 10382 and together they accommodate 10 people.



**Accommodation** Three bedrooms: 1 x king-size double, 2 x twin. Bathroom with bath with shower over, basin and WC. Fitted kitchen with dining area. Sitting room with open fire.

**Amenities** Electric storage heaters throughout with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books and games. Fuel, power and starter pack for open fire inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Shared garden with furniture and BBQ. Two well behaved pets welcome. Sorry, no smoking. Shop 1.5 miles, pub 3 miles.

WSB OSB LMB XSB			
WSB: 232	A: 275	B: 311	C: 351
D: 390	E: 435	F: 478	G: 541
H: 606	I: 635	X: 478	NY: 478



**"Beautiful surroundings."**

Mrs Crossley, Cheshire



**Pheasant Cottage  
Bellshill near Belford**

REF: 2086  
Sleeps 4  
Saturday Arrival



Belford 2 miles. A sympathetically restored 19th century traditional stone-built, single-storey Northumberland cottage, situated in the rural hamlet of Bellshill, 2 miles from the pretty village of Belford and a short drive from the sweeping Northumberland coast. With panoramic views to the front towards Budle Bay, Bamburgh Castle, the Fame Islands and the Heritage Coast, this is a most fabulous base from which to explore the area. Successfully combining a traditional atmosphere with contemporary style, including a fully refurbished high end fitted kitchen, this delightful property features an open plan living area with welcoming woodburning stove and countryside views from the pretty front garden to Bamburgh Castle and the Fame Islands beyond. This is an ideal place to relax and unwind, while the location is perfect for exploring the popular towns of Alnwick and Berwick upon Tweed. A wonderful holiday base!



**Accommodation** All ground floor. Two bedrooms: 1 x king-size double with distant sea views, 1 x twin. Bathroom with bath (shower over), basin & WC. Modern, well-equipped fitted kitchen. Large, open plan living area with sitting area with woodburning stove, dining area & sliding glass doors leading to garden with spectacular views towards Bamburgh Castle & The Fame Islands.

**Amenities** Full LPG central heating throughout with heated floors in bathroom & kitchen, & additional heating from woodburning stove in the living area. NEFF integrated electric oven/microwave, gas hob, fridge/freezer, washer/dryer, dishwasher, colour TV with Freeview/recorder, DVD player, DAB radio/CD/iPod dock, library of books/games, spotting scope. Fuel, power & initial supply of logs inc. in rent. Bed linen, 2 adult bath robes, slippers & towels inc. in rent. Highchair on request at time of booking. Off road parking for up to 2 cars. Pretty, well-established front & rear gardens with patio area, garden furniture & BBQ. Sorry, no pets & no smoking. Shops & pubs 2 miles.



**"The cottage was  
wonderful."**

Mr Rockell, Tyne and Wear



WSB OSB LMB			
WSB: 261	A: 294	B: 354	C: 381
D: 410	E: 452	F: 493	G: 539
H: 596	I: 638	X: 610	NY: 610



**Brada View  
Bamburgh**

REF: 1111  
Sleeps 4  
Friday Arrival



A modern ground floor apartment in an excellent location near the centre of beautiful Bamburgh, just 5 minutes' walk from the sea and sandy beach. This apartment is spacious and is equipped to a very high standard, ideal for couples or families. The property offers warm and welcoming accommodation (all on one level), including a comfortable sitting room and a large master bedroom. Brada View has its own private courtyard with garden furniture and BBQ - the perfect place to relax after a day spent exploring. Bamburgh itself is an ideal base for a holiday in Northumberland, with its imposing castle, fabulous beach, picturesque village green and excellent pubs and restaurants. Meanwhile all the attractions of the Heritage Coast are within easy reach - miles of golden sandy beaches, pretty fishing villages and unspoilt coastal islands. The perfect location for a relaxing break in comfortable surroundings.



**Accommodation** All ground floor. Two bedrooms: 1 x double with colour TV, 1 x twin. Bathroom with bath (shower over), basin and WC. Well-equipped fitted kitchen with dining area. Sitting room with leather suite. Private courtyard garden.

**Amenities** Electric heating from storage heaters throughout. Electric hob and oven, microwave, fridge, washing machine, dishwasher, colour TV (with Freeview box), DVD player, video, radio, stereo/CD player. Travel cot, highchair and booster seat. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Small enclosed courtyard with garden furniture and BBQ, plus use of shared communal lawns. Sorry, no smoking or pets. Shop and pub 2 mins walk.



**"A great cottage, we hope  
to return soon."**

Ms Lofthouse, West Yorkshire

WSB OSB LMB XSB			
WSB: 249	A: 340	B: 367	C: 403
D: 410	E: 474	F: 538	G: 598
H: 657	I: 703	X: 657	NY: 657



**Key to symbols** ★★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚭 No pets

🚫 No smoking



Bay View  
Ware Mill near Bamburgh

REF: 988  
Sleeps 6  
Saturday Arrival



Bamburgh 3 miles. A wonderful, extremely spacious three bedroom apartment at Ware Mill, just 3 miles from Bamburgh with its superb sandy beaches, coastal walks, cycleways, golf courses, restaurants and other amenities. Situated in a former Norman grain mill, this fabulous luxury apartment has fittings of the highest quality and has a contemporary feel. The well-equipped and large living area directly overlooks Budle Bay, a Site of Special Scientific Interest for its rare birdlife, and enjoys panoramic views towards Holy Island in the distance. Local attractions within easy reach include the beautiful village of Bamburgh, with its stunning castle, the picturesque fishing village of Seahouses, with its trips to the nearby Farne Islands, and the very popular Alnwick Castle and Gardens. Bay View is a superb base for exploring Northumberland!



**Accommodation** All first floor. Three bedrooms: 1 x king-size double with TV and en-suite bath, shower over, basin and WC, 1 x king-size double, 1 x twin. Bathroom with bath with shower over, basin and WC. Open plan living area with fully fitted kitchen, dining area, sitting area with leather furniture and views across Budle Bay towards the sea. Ground floor hall (with private entrance) with WC and stairs to accommodation. Rear access available directly at first floor level.

**Amenities** Night storage heaters and additional electric heaters throughout. Electric oven, separate electric hob, microwave, 2 x fridges, washer/dryer, dishwasher, flat screen TV with Freeview, DVD, Wii console, DAB radio/CD/iPod dock, spotting scope. WiFi. All fuel and power inc. in rent. Bed linen, towels and 2 bathrobes inc. in rent. Highchair. Off road parking for 2 cars. Storage area for garden furniture, bikes etc. Shared use of land around mill and garden furniture. Sorry, no pets and no smoking. Shop and pub 3 miles (Bamburgh).



"The accommodation was superb and the location was ideal."

Mr Edkins, Warwickshire



OSB LMB			
WSB: N/A	A: 360	B: 417	C: 438
D: 468	E: 538	F: 561	G: 685
H: 765	I: 789	X: 765	NY: 765



Budle Cove  
Ware Mill near Bamburgh

REF: 2101  
Sleeps 4/6  
Friday Arrival



Bamburgh 3 miles. A fabulous apartment forming part of a superb mill conversion, in the tiny hamlet of Ware Mill, just 3 miles from Bamburgh and near Lindisfarne National Nature Reserve. Refurbished to a high standard, this charming, second floor property features a cosy sitting room boasting wonderful views over Budle Bay towards Lindisfarne Castle, a well-equipped, modern kitchen and a delightful master bedroom with en-suite facilities. The picturesque village of Bamburgh, with its far-reaching, golden beaches, provides a variety of shops, pubs and restaurants, together with a choice of golf courses, whilst the impressive castle is not to be missed. Just 6 miles away, in an Area of Outstanding Natural Beauty, the pretty fishing village of Seahouses hosts an array of amenities, including boat trips to the remarkable seal colony on the famous Farne Islands. The pretty coastal town of Berwick, with its herring smoke house and Elizabethan walls, and the impressive castle and gardens at Alnwick are all within easy reach. A superb location for a varied and enjoyable holiday.



**Accommodation** All second floor (accessible by lift): Two bedrooms: 1 x double with en-suite bath, shower over, basin & WC, 1 x twin. Shower room with shower, basin, bidet & WC. Open plan living area with fully fitted kitchen and dining area. Sitting room with sofa and splendid views overlooking Budle Bay.

**Amenities** Electric storage heaters throughout with additional electric heaters available. Electric cooker, microwave, washer/dryer, dishwasher colour TV, DVD, CD player etc. Library of games. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for up to 3 cars. Use of communal garden with garden furniture. One well behaved pet welcome. Sorry, no smoking. Shops & pubs 3 miles.



WSB OSB LMB			
WSB: 244	A: 314	B: 348	C: 379
D: 411	E: 456	F: 501	G: 595
H: 690	I: 739	X: 690	NY: 690



Ivy Cottage  
Chathill

REF: 4158  
Sleeps 4  
Saturday Arrival



A delightful traditional cottage, a wing of the artist owner's home, in the centre of Chathill village. This lovely Chathill cottage has been tastefully refurbished to retain much of the original character and is sympathetically decorated and furnished to a high standard. The ground floor double bedroom has an en-suite, and upstairs is a bathroom with spa bath, perfect for relaxing after exploring the marvellous coast and countryside in this area. There is a working farm to the rear and the owner's artist's studio alongside this Chathill cottage, and painting classes can be offered by arrangement. Cosy, yet well-equipped and spacious, Ivy Cottage is a great option whether travelling by train or by car, being just a short walk from the East Coast mainline railway station, and just off the road through the village. Whether heading to the Heritage Coastline, the market town of Alnwick or discovering the breathtaking Cheviots, this Chathill cottage makes a wonderful base.



**Accommodation** Two bedrooms: 1 x twin, 1 x ground floor double with en-suite bath, shower over, basin & WC (grab rails, bath seat available). Bathroom with spa bath, shower cubicle, basin & WC. Well-equipped fitted kitchen with pantry. Utility area. Dining room with colour TV. Sitting room with electric stove. Front porch.

**Amenities** Electric night store heating with midday boost, electric stove in sitting room. Electric cooker, microwave, dishwasher, washing machine, fridge/freezer, 2 x TVs, 1 with Freeview, DVD, video, stereo/CD, WiFi. Books/games/videos/DVDs. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for two cars. Small yard for cycle storage. Sorry, no smoking. One well behaved pet welcome. Shops, pubs & beach 3 miles. Note: Painting classes available by arrangement. Note: Railway runs approx. 50 yards from cottage - trains run from 7am to approx. 6:30pm, but they cannot be heard from the cottage. Note: Ground floor may be suitable for accompanied disabled.

WSB OSB LMB XSB			
WSB: 188	A: 267	B: 309	C: 327
D: 345	E: 393	F: 440	G: 487
H: 534	I: 572	X: 534	NY: 534



Fisherman's Cottage  
Seahouses

REF: 207  
Sleeps 6  
Saturday Arrival



A traditional, stone-built terraced cottage situated in a quiet location in the old part of the fishing village of Seahouses, only a couple of minutes' walk from the harbour and close to the shops, pubs and other amenities. The property has been modernised to a high standard and provides comfortable, warm, well furnished and equipped accommodation. Altogether an ideal base for enjoying Northumberland's stunning beaches and coastline.



**Accommodation** Three bedrooms: 2 x double, 1 x twin. Bathroom with bath (shower over), washbasin and WC. Fully fitted modern kitchen. Spacious sitting room with 'living flame' electric fire and dining area.

**Amenities** Full oil central heating and additional heating from 'living flame' electric fire in sitting room. Electric cooker, fridge/freezer, automatic washer/dryer, dishwasher, colour TV, video, etc. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair on request. Public parking available approx 400 yards from property (owner will provide permit). One well behaved pet by arrangement. Shop and pub 2 mins walk.

"The house was very pleasant and very well located. We enjoyed staying there and had a lovely time."

Mr Shaw, Derbyshire

WSB OSB LMB			
WSB: 221	A: 361	B: 385	C: 414
D: 444	E: 479	F: 513	G: 595
H: 677	I: 725	X: 677	NY: 677



Crumstone Corner  
Seahouses

REF: 1907   
Sleeps 4   
Saturday Arrival

A delightful, modern town house, superbly located at the heart of the traditional, Northumbrian fishing port of Seahouses. Decorated and furnished to a high standard, Crumstone Corner is spacious and comfortable throughout, with a cosy sitting room, a well-equipped kitchen and a charming garden and patio, ideal for relaxing with an evening drink. The property is perfectly situated for exploring the attractions of Seahouses, including glistening sandy beaches, a colourful harbour, numerous shops and eateries and the infamous The Olde Ship Inn, with its fabulous real ale maritime museum-style bar and restaurant! Enjoy excellent fishing, riding, golf and walking from the doorstep or visit the impressive Bamburgh Castle and Cragstone House, both within easy reach. Historic Alnwick is 10 miles away or take a ferry across to Farne Island, home to the most famous seabird sanctuary in the British Isles. An ideal base from which to discover Northumberland and its beautiful Heritage Coast.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Well equipped kitchen with dining area. Sitting room with electric fire. Garage/ Games room.



**Amenities** Heating by night storage heaters throughout with additional heating from electric fire in sitting room. Electric cooker, microwave, fridge, dishwasher, washing machine, tumble dryer, colour TV with Freeview, video, DVD player, radio/cassette/CD player etc, library of books. Garage/games room containing 1/4 size snooker/pool table, air hockey table and dartboard. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off-road parking for 1 car. Partially enclosed, mature front garden with garden furniture. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: Washing machine and tumble dryer located in adjoining garage but is not suitable for cars.



WSB OSB LMB			
WSB: 187	A: 261	B: 307	C: 319
D: 331	E: 371	F: 412	G: 475
H: 538	I: 576	X: 538	NY: 538



Sunnie Cottage  
Seahouses

REF: 9193   
Sleeps 5   
Saturday Arrival

A well-appointed terraced cottage, located in the heart of the busy fishing village of Seahouses, far enough from the centre to be peaceful, yet just a short walk away from the harbour and shops. Providing comfortable accommodation, this cottage is great for friends and families wishing to visit this popular destination. With two double bedrooms, a single room boasting sea views, a bathroom, ground floor shower room, a fitted kitchen and welcoming sitting room with dining area, the cottage provides everything you need for that perfect coastal break. To the rear there is a small patio with table and chairs, and beyond, an open cobbled courtyard where in days gone by the fisherman of Seahouses would gather to mend their nets. Only a two minute walk from the front door are public seats with wonderful views overlooking the harbour, Farne Islands, Bamburgh Castle and Lindisfarne. The cottage is located on the Heritage Coastline where golden beaches and castles can be explored, plus further a field are Berwick-upon-Tweed, Edinburgh, Newcastle and Hadrian's Wall. An ideal base for touring this beautiful county.



**Accommodation** Three bedrooms: 2 x double, 1 x single. Bathroom with bath, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area and electric fire.



**Amenities** Electric night storage heaters, with additional heating from electric fire in sitting room. Electric double oven and hob, microwave, fridge, freezer, dishwasher, TV with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car. Small rear patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shops, pubs and restaurants 5 mins walk. Harbour 2 mins walk.



WSB OSB LMB			
WSB: 248	A: 269	B: 304	C: 373
D: 415	E: 424	F: 467	G: 529
H: 592	I: 633	X: 467	NY: 467



Helmsdale  
Seahouses

REF: 1425   
Sleeps 5   
Saturday Arrival



A superb, detached single-storey cottage in the popular coastal fishing village of Seahouses. Helmsdale has been thoughtfully refurbished to blend traditional and modern styles, and offers spacious, quality accommodation, decorated and furnished to a very high standard, including a 30' living room with dining area. The property has lovely established gardens to the front and a fully enclosed garden to the rear; a real suntrap! A lively and popular location, the village offers a variety of shops, pubs and restaurants and its own picturesque harbour. Visitors can explore the delights of Northumbria's stunning coastline, with its sandy beaches and historic castles within easy travelling distance.



**Accommodation** All ground floor. Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath, separate shower cubicle, basin and WC. Well equipped fitted kitchen. Utility room. Laundry. Very spacious living room with dining area.



**Amenities** Oil central heating throughout. Electric double oven and hob, microwave, fridge/freezer, washing machine, tumble dryer and sink (in spacious laundry), dishwasher, colour TV with Freeview package, video, DVD player, CD mini system etc. Fuel and power inc. in rent. Bed linen and hand/tea towels inc. in rent (bring own bath towels). Cot and highchair available. Garage for one car plus additional off road parking for 2 cars on the driveway. Sunny enclosed rear garden with garden furniture and BBQ, established garden to the front. Sorry, no pets and no smoking. Shops, pubs and harbour 3 mins walk.

"Just like a home-from-home."

Miss Hawkrigde, North Yorkshire



WSB OSB LMB			
WSB: 297	A: 345	B: 376	C: 450
D: 524	E: 555	F: 613	G: 692
H: 749	I: 807	X: 749	NY: 749



Coast View Cottage  
Beadnell

REF: 5360   
Sleeps 6   
Saturday Arrival

A wonderful holiday base, this cosy and comfortable semi-detached Beadnell cottage is situated on a quiet estate in the centre of the village, less than half a mile away from the dunes and golden sand of the beach at Beadnell Bay. Well decorated and furnished throughout, this Beadnell cottage has an enclosed garden area, ideal for children to play safely, and views of The Point which is a favourite area for rock-pooling. Several fabulous links golf courses, and opportunities for watersports and sea fishing are all close by to this Beadnell cottage, as is the vibrant fishing village of Seahouses, while the historic market town of Alnwick, with its magnificent Norman Castle and Gardens, is also just a short drive away. This is the perfect Beadnell cottage base for a relaxing beach holiday, or for exploring further afield on Northumberland's magnificent Heritage Coast!



**Accommodation** Three bedrooms: 1 x king-size double with en-suite shower, basin and WC, 1 x large twin with TV/DVD and outstanding views (beds can be pushed together to make a double with super king-size bedding by arrangement with the owner), 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Well-equipped fitted kitchen with dining area leading to sitting area.



**Amenities** Full gas central heating. Electric oven, gas hob, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, colour TV with Freeview, 2nd TV, 2 x DVDs, radio/CD player, WiFi, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for two cars. Enclosed garden area with patio, furniture and BBQ. Shed for bike storage. Sorry, no pets and no smoking. Shops and pubs 1 mile. Beach 5 mins walk. Small children's play area 2 mins walk.



OSB LMB			
WSB: N/A	A: 328	B: 370	C: 394
D: 439	E: 489	F: 538	G: 612
H: 685	I: 733	X: 685	NY: 685



Rockpool  
Beadnell

REF: 8396   
Sleeps 2   
Saturday Arrival

A perfect holiday base, this cosy and comfortable semi-detached Beadnell cottage is situated on a quiet estate in the centre of the village, less than half a mile away from the dunes and golden sand of the beach at Beadnell Bay. Well decorated and furnished throughout, this single-storey Beadnell cottage has an enclosed patio area, perfect for a relaxing evening drink. Several fabulous links golf courses, and opportunities for watersports and sea fishing are all close by to this Beadnell cottage, as is the vibrant fishing village of Seahouses. The historic market town of Alnwick, with its magnificent Norman Castle and Gardens, is just a short distance away from this cottage in Beadnell, and makes for a lovely day out. This is the perfect Beadnell cottage base for a relaxing beach holiday, romantic break or for exploring further afield on Northumberland's magnificent Heritage Coast.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen. Sitting room with electric fire and dining area.



**Amenities** Oil filled radiators throughout, electric fire in sitting room. Electric oven and hob, fridge, microwave oven, washing machine, colour TV with Freeview, DVD, CD/radio. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Enclosed front patio with furniture and BBQ. One well behaved pet welcome. Sorry, no smoking. Shops and pubs 2 mins walk.

"We enjoyed the cosy accommodation and welcome pack on arrival. There was easy access to the beach."

Rev Penn, Somerset



WSB OSB LMB XSB			
WSB: 188	A: 239	B: 269	C: 297
D: 326	E: 350	F: 372	G: 404
H: 436	I: 466	X: 436	NY: 436

Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

 We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

 Open fire

 One pet welcome (check for extra pets)

 No pets

 No smoking



Sunset Cottage  
Beadnell

REF: 4519  
Sleeps 4  
Friday Arrival



A great family cottage, this cosy and comfortable semi-detached Beadnell cottage is less than half a mile away from the dunes and golden sand of the beach at Beadnell Bay. Well decorated and furnished throughout, this Beadnell cottage also has an enclosed garden area, ideal for young children to play safely. Several fabulous links golf courses and opportunities for watersports and sea fishing are all close by to this Beadnell cottage, as is the vibrant fishing village of Seahouses, while the historic market town of Alnwick, with its magnificent Norman Castle and Gardens is also just a short drive away. The perfect Beadnell cottage base for a relaxing beach holiday or for exploring further afield on Northumberland's magnificent Heritage Coast!



**Accommodation** Two bedrooms: 1 x double, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen. Sitting room with dining area.



**Amenities** Full LPG central heating. Electric oven and hob, microwave, fridge, washer/dryer, colour TV with Freeview, DVD player, radio, PS2 console with games, selection of books, board games, DVDs and CDs. Fuel and power inc. in rent. Bed linen inc. in rent. Cot, highchair and stairgate available on request. Off road parking for one car. Additional roadside parking. Enclosed garden area with patio, furniture and views of the coast. Two well behaved dogs welcome. Sorry, no smoking. Shops and pubs 5 mins walk. Beach 10 mins walk. Note: This property accepts a maximum of 3 adults.

"The house was warm and thoughtfully decorated."

Mr Turner, Derbyshire



WSB	OSB	LMB	XSB
245	A: 300	B: 342	C: 379
D: 413	E: 446	F: 477	G: 549
H: 604	I: 647	X: 604	NY: 604



Sandy Cove  
Beadnell

REF: 6010  
Sleeps 8  
Saturday Arrival



A delightful, semi-detached Beadnell cottage set on a quiet estate, only 500 yards from a sandy beach. This Beadnell holiday cottage offers comfortable accommodation including four welcoming bedrooms, one with an en-suite bathroom, and a light and airy sitting room with warming open fire, perfect to relax in after a busy day exploring the area. Alfresco dining can be enjoyed in the enclosed garden, while looking out at views of the Cheviot Hills. Just a ten minute walk from this Beadnell cottage are shops and pubs, plus many towns and quaint villages of the Heritage Coast are a short drive away. Enjoy a boat trip to the Farne Islands from Seahouses, visit the magnificent castle at Bamburgh, or explore the market town of Alnwick, with its castle and gardens. A terrific Beadnell holiday cottage, ideal for groups of friends or families who wish to explore this wonderful area.



**Accommodation** Four bedrooms: 1 x king-size double with en-suite (bath with shower over, basin and WC), 3 x twin. Bathroom with bath, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen. Utility room. Sitting room with dining area and open fire.

**Amenities** Full gas central heating with additional heating from open fire in sitting room. Electric oven, gas hob, microwave, fridge, washing machine, dishwasher, 2nd fridge/freezer in garage, colour TV with Freeview, DVD, CD/radio. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair available on request. Off road parking for three cars. Enclosed rear garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shops and pubs 10 mins walk. Beach 3 mins walk. Note: This property accepts one infant.



View more images and check live availability online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

WSB	OSB	LMB	SPR	XSB
341	A: 394	B: 496	C: 542	
D: 645	E: 701	F: 727	G: 778	
H: 906	I: 983	X: 906	NY: 906	



Cheviot View  
Beadnell

REF: 17389  
Sleeps 4  
Saturday Arrival



A welcoming, semi-detached cottage, situated in a peaceful residential area, in the pretty harbour village of Beadnell, just minutes from the coast. This cottage is tucked away in a great location, just a short walk from local pubs, restaurants, a village shop and a sandy beach. Your cottage is well decorated and furnished throughout, with two bedrooms and an open plan living area. A door from the sitting area leads you into a delightful, sunny conservatory, a perfect spot for curling up with a good book. The lovely garden to the rear of this Beadnell cottage is enclosed and safe, making it a little haven for children to play in, whilst the adults enjoy a relaxing drink. Beadnell is an excellent choice as there is something for everyone; young children will enjoy sitting on the beach, paddling and making sandcastles, and for the teens, the opportunity to put on a wetsuit and indulge in the vast array of watersports available is irresistible. There are several fabulous links golf courses within easy reach, and riding, fishing, walking and cycling are available close by. A little further afield, visit the castles at Alnwick, Warkworth, Dunstanburgh and Bamburgh, or Holy Island, Crag-side, Hadrian's Wall, Berwick-upon-Tweed and Alnwick Gardens. A perfect base for a wonderful seaside getaway, at any time of the year.



**Accommodation** Two bedrooms: 1 x double, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Conservatory with French door to rear garden.

**Amenities** Electric wall mounted heaters with calor gas heater. Electric oven and hob, microwave, fridge, freezer, washer/dryer, TV with Freeview, DVD, CD/radio, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car, with additional roadside parking for 1 car. Lawned garden to rear with furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk. Beach 3 mins walk.

"A nice cottage in a quiet area, cosy and with a good garden for the dog."

Mrs Dixon, Durham

WSB	OSB	LMB	XSB
216	A: 259	B: 295	C: 309
D: 355	E: 390	F: 425	G: 481
H: 538	I: 575	X: 425	NY: 425



Lyndhurst Cottage  
Beadnell

REF: 1372  
Sleeps 4  
Saturday Arrival



A semi-detached, single-storey cottage, just a few minutes' walk from the centre of the pretty harbour village of Beadnell. Tastefully refurbished in recent years, the property has been decorated and furnished to a good standard. There is a sunny split level kitchen, leading to the south facing sun-room with dining area, and a cosy sitting room with electric fire. The sandy beach at Beadnell Bay is just a 5 minute walk, as are the shops and pubs of the village. With the beautiful Heritage Coast, Lindisfarne and the Farne Islands and Alnwick Castle & Gardens within easy reach, this is a marvellous base for a well-earned family holiday!



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin, each with en-suite shower cubicle, basin & WC. Split level kitchen with dining area and sun room. Utility room. Sitting room with electric fire. Note: This property has 4 steps up to the Kitchen area, 2 steps down into the double bedroom and two steps up to the bathroom.

**Amenities** Electric heating from night storage heaters and convector heating throughout with additional heating from electric fire in sitting room. Electric oven & hob, microwave, fridge/freezer, washer/dryer, dishwasher, flat screen colour TV with Freeview, DVD player, stereo/CD player etc. Fuel & power inc. in rent. Bed linen & hand towels inc. in rent. Off road parking for 2 cars. Enclosed lawned garden with patio, furniture & BBQ. Sorry, no pets and no smoking. Shops & pubs 2 mins walk.



"The cottage was well laid out with a good use of space."

Mrs Atkin, Leicestershire

WSB	OSB	LMB	SPR	XSB
N/A	A: 333	B: 336	C: 367	
D: 399	E: 448	F: 496	G: 571	
H: 645	I: 691	X: 645	NY: 645	



Bar Harbour  
Beadnell

REF: 2366  
Sleeps 8  
Saturday Arrival



A detached house only 500 yards from Beadnell's vast sandy beach and with views across to the sweeping bay from the first floor. Situated on a quiet estate in the centre of the village, Bar Harbour offers comfortable, well-equipped accommodation, including a spacious sitting room, en-suite to the master bedroom, and a large garden. The sandy beach is just a stone's throw away, while the rest of the area offers golf courses, sea fishing, watersports and more. The market town of Alnwick, with its famous castle and gardens is a short drive away, while Seahouses, Holy Island and the rest of the glorious Heritage Coast are on the doorstep, waiting to be discovered.



**Accommodation** Four bedrooms: 3 x double, one with en-suite shower, basin and WC, 1 x twin. Bathroom, with bath, basin and WC. Well-equipped fitted kitchen. Sitting room with dining area and doors to large enclosed garden.



**Amenities** Full oil fired central heating throughout. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV, DVD player, radio/stereo CD player etc. All power inc. in rent. Bed linen and towels inc. in rent. Cot, stair-gate and highchair on request. Off road parking for 2 cars. Large enclosed rear garden with garden furniture. Sorry, no smoking. Two well behaved dogs welcome. Shops and pubs 5 minutes' walk.

"A nice big house and dog proof garden."

Mr Davies, Greater Manchester



WSB	OSB	LMB	XSB
WSB: 255	A: 358	B: 482	C: 528
D: 573	E: 658	F: 808	G: 906
H: 950	I: 1013	X: 950	NY: 950

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

★★★★★  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚭  
No pets

🚭  
No smoking



White Rock Cottage  
Beadnell

REF: 17790  
Sleeps 2  
Friday Arrival



This lovely cottage is located directly in front of the sea in the popular coastal resort of Beadnell. Built on the site of a former lock-up garage, the accommodation is to a high standard and guests will be delighted with their stay. A ground floor romantic retreat, this cottage has a cosy double bedroom with an en-suite shower room. The sitting room is welcoming, with French windows offering views of the rocks and white-capped waves of the North Sea, Longstone Lighthouse and the Farne Islands. Sitting on the comfortable sofa is the perfect way to relax as you watch the boats on the waves and the seabirds exploring the water in this picturesque region. The fitted kitchen exudes quality and style and is perfect for preparing romantic meals. The endless, golden sands of Beadnell Bay are just a short walk away, as are the excellent pubs and restaurants of Beadnell village. The nearby fishing port of Seahouses has a golf course, pubs, restaurants and regular boat trips out to the Farne Islands to watch the seals and puffins. A charming and welcoming cottage, ideal for a relaxing Northumberland break at any time of year.



**Accommodation** All ground floor. One double bedroom with en-suite shower, basin and WC. Fitted kitchen. Sitting room with dining area, electric fire and French doors to rear patio.

**Amenities** Electric underfloor heating with additional heating from electric fire in sitting room. Electric oven with induction hob, microwave, fridge, washer/dryer, dishwasher, TV with

Freeview, DVD, CD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Rear patio with furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk, coastline just behind property. Note: No children are allowed at this property.



"The location and the quality of the property were lovely."

Miss Riley, Staffordshire

WSB	OSB	LMB	XSB
WSB: 239	A: 290	B: 362	C: 377
D: 399	E: 429	F: 456	G: 496
H: 536	I: 574	X: 574	NY: 574



Pebble Cottage  
Beadnell

REF: 11198  
Sleeps 4/6  
Saturday Arrival



This charming end-terrace cottage is situated on 'The Wamses', in the popular coastal village of Beadnell. This Beadnell cottage has been decorated and furnished to a good standard throughout to offer accommodation that is ideal for families. At this welcoming Beadnell cottage there is a light and airy sitting room with dining area and warming open fire, a well-equipped kitchen, three bedrooms and a bathroom. Your Beadnell cottage has an enclosed front garden, where you can dine alfresco and enjoy a cold drink on a summer's evening. Only a minute's walk from the front door of this Beadnell cottage is a sandy beach where you can try your hand at wind and kite surfing, sailing and water skiing. The Heritage Coastline with its fabulous castles is within easy reach, plus Alnwick Castle, Holy Island, Cragside, Hadrian's Wall and Berwick are all just a short drive away. This Beadnell cottage is the perfect base for exploring the area, or for a relaxing time on the beach.



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x children's bunks. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and open fire.

**Amenities** Full oil fired central heating with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, DVDs, CDs and games. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Enclosed front garden with furniture and BBQ. Rear lawned garden. One well behaved dog welcome. Sorry, no smoking. Shops and pubs 10 mins walk. Beach 1 min walk.



"The location was perfect."

Ms Burman, Norway

WSB	N/A	A: 295	B: 334	C: 377
D: 419	E: 468	F: 515	G: 584	
H: 654	I: 700	X: 515	NY: 515	



Dune View  
Beadnell

REF: 2511  
Sleeps 6  
Saturday Arrival



A traditional terraced cottage near to the harbour in popular Beadnell, just a short walk from beautiful Beadnell Bay and close to shops and pubs. Ideally situated for a family seaside holiday, this comfortable property has three bedrooms and a sitting room with cosy open fire - ideal for after those winter walks along the beach! Guests have the use of a garden to the front and large grassed area to the rear, and the renowned sandy beach at Beadnell Bay is just a few minutes' walk away. The area itself offers plenty of fishing villages, castles, gardens and wildlife - a beautiful area with something for everyone.



**Accommodation** Three bedrooms: 1 x double with colour TV, 1 x twin, 1 x bunks. Bathroom with bath with shower over, basin and WC. Well-equipped fitted kitchen. Sitting room with dining area and open fire.

**Amenities** Electric radiators with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge freezer, washing machine, dryer, dishwasher, 2 x TVs (1 with Freeview), DVD player, CD player. Electricity from coin operated meter, starter pack of fuel for open fire inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Enclosed front garden with garden furniture. Sorry, no smoking and no pets. Shop 10 mins walk, pub 1 mile. Beach 2 mins walk.



"The bathroom and kitchen were fab, and the garden was a great size."

Mrs Phelan, Tyne and Wear

WSB	OSB	LMB	XSB
WSB: 265	A: 309	B: 353	C: 372
D: 393	E: 439	F: 483	G: 570
H: 656	I: 701	X: 656	NY: 656



Alexandra House  
Beadnell

REF: 822  
Sleeps 6/8  
Friday Arrival



Ideally situated for a family seaside holiday, this is a comfortable ground floor apartment at the centre of the popular village of Beadnell. Alexandra House was originally a farmhouse. Now converted into flats, guests have the use of a well-established enclosed garden to the front of the property. This property is great for two families or a group of friends. Beadnell is renowned for its sandy beach which is 5 minutes' easy walk along a nearby footpath.



**Accommodation** Three bedrooms: 1 x double, 1 x family with double and 2 single beds, 1 x bunks (limited headroom and access) with en-suite cloakroom with washbasin and WC. Bathroom with bath, washbasin and WC. Shower room with shower. Well-equipped fitted kitchen with dining area. Sitting room with open fire and door to front garden area. Entrance hall.



**Amenities** Full oil central heating and additional heating from open fire in sitting room. Electric cooker, microwave, fridge, freezer, automatic washing machine, dishwasher, 2 x colour TVs both with Freeview, video etc. All fuel and power inc. in rent. Bed linen inc. in rent. Off-road parking for two cars. Enclosed front garden with garden furniture and BBQ. Up to two well behaved pets welcome. Sorry, no smoking. Shops and pubs 2 mins walk. Beach 5 mins walk.

"A lovely home-from-home in a fantastic location."

Mr Cank, Leicestershire

WSB: N/A	A: 340	B: 340	C: 355
D: 367	E: 435	F: 502	G: 584
H: 666	I: 714	X: 666	NY: 666



Castle View  
Beadnell

REF: 2360  
Sleeps 3/5  
Friday Arrival



A delightful first floor apartment just a short walk from Beadnell's vast sandy beach, with fantastic views towards the coast and Dunstanburgh Castle in the distance. Set in its own grounds in the centre of the village, Castle View offers spacious open plan accommodation, finished to a high standard. The surrounding area offers watersports, fishing, golf, wildlife reserves and much more including the rest of the dramatic Heritage Coastline and the market town of Alnwick, with its famous castle and garden. Seahouses is just 1.5 miles away and Bamburgh and Holy Island are also just a short drive away. This property provides an excellent base for exploring Northumberland or enjoying a family seaside holiday.



**Accommodation** All first floor accessed via an external staircase. Two bedrooms: 1 x family room with TV and 1 double and 1 single, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Open plan living area with well-equipped kitchen, dining area and sitting area.

**Amenities** Heating from electric storage heaters. Electric oven and hob, microwave, fridge, washing machine, dishwasher, 2 x TVs with Freeview, 2 x DVDs, stereo/CD. All power inc. in rent. Bed linen inc. in rent. Travel cot and highchair on request. Off-road parking for 1 car. Enclosed gravelled garden area to rear of property (accessed via gate from parking area) with patio, furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Sandy beach 5 mins walk. Note: This property is suitable for a maximum of 3 adults.



"Very cosy and comfortable - we felt at home."

Mr Bishop, West Yorkshire

WSB: N/A	A: 288	B: 344	C: 354
D: 364	E: 407	F: 449	G: 509
H: 568	I: 608	X: 568	NY: 568



Bay View  
Beadnell

REF: 1041  
Sleeps 4  
Saturday Arrival



A most delightful chalet-style first floor apartment, only 100 yards from Beadnell's vast sandy beach and with views across the sweeping bay. Situated in a quiet cul-de-sac on the edge of the village, Bay View makes an ideal base for a family holiday with easy access to the sandy beach (no roads to cross), whilst everyone, young and old, will enjoy relaxing on the apartment's balcony to eat or enjoy the views. Nearby are numerous golf courses, excellent watersports facilities and sea fishing. The historic market town of Alnwick is only a short drive away, with its grand Norman castle and its now somewhat infamous Garden (Alnwick Garden) and 300 acre Deer Park. A truly ideal base for exploring Northumberland and its many treasures.



**Accommodation** Two bedrooms: 1 x super king-size double (with TV/video), 1 x twin. Bathroom with bath (shower over), wash basin and WC. Well-equipped kitchen with spacious living/dining room leading to outdoor wood decked balcony with garden furniture.

**Amenities** Electric wall heaters throughout. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, 2 x colour TVs (one with Freeview), 2 x videos, DVD, radio, cassette and stereo/CD player. All power inc. in rent. Bed linen and hand towels inc. in rent. Cot and highchair on request. Off-road parking for 2 cars (covered parking bay adjacent to the property). Shared garden area with garden furniture. Private balcony with garden furniture. Sorry, no smoking and no pets. Shops and pubs 5 -10 mins walk.

"Well-appointed, clean, very comfortable and ideally located."

Mr Hunt, East Riding of Yorkshire

WSB OSB LMB

WSB: 190	A: 294	B: 319	C: 341
D: 363	E: 400	F: 436	G: 500
H: 565	I: 605	X: 565	NY: 565



Driftwood  
Beadnell

REF: 1400  
Sleeps 4  
Saturday Arrival



A superb holiday base! This cosy and comfortable ground floor apartment sits just 100 yards from the dunes and golden sand of the beach at Beadnell Bay. Well decorated and furnished throughout, the property also boasts a lovely shared garden area. Several fabulous links golf courses, and opportunities for watersports and sea fishing are all close by, as is the vibrant fishing village of Seahouses, while the historic market town of Alnwick, with its magnificent Norman castle and gardens, is also just a short drive away. The perfect base for a relaxing beach holiday or for exploring further afield on Northumberland's magnificent Heritage Coast!



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x adult bunks. Bathroom with bath with shower over, basin and WC. Well-equipped fitted kitchen. Spacious sunny sitting room with dining area.

**Amenities** Electric heating throughout. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, colour TV, DVD player, radio, stereo/CD player etc. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for two cars. Shared lawn area with patio and garden furniture. Two well behaved dogs welcome (second dog at £10 per week). Sorry, no smoking. Shops and pubs 10 mins walk.

"A fabulous apartment in a fabulous location - have already recommended it to others and hope to return."

Mrs Stretton, Staffordshire

OSB LMB XSB

WSB: N/A	A: N/A	B: 331	C: 357
D: 381	E: 422	F: 463	G: 529
H: 594	I: 636	X: 594	NY: 594





Beach Cottage  
Beadnell

REF: 1320  
Sleeps 6  
Saturday Arrival



A fabulous, mid-18th century stone-built cottage, less than a minute's walk from beautiful Beadnell Bay, with its unique west-facing harbour, magnificent dunes and miles of golden sandy beach. Full of charm, character and completely renovated by the current owners, the cottage provides cosy, warm and comfortable accommodation, including a spacious fitted kitchen/diner and an attractive enclosed walled garden, ideal for relaxing at the end of the day. Beach Cottage makes a delightful holiday home, close to all the amenities of this popular village. Most of the area's major tourist attractions are within easy reach, such as Alnwick Castle and Garden, Craggside, Lindisfarne on Holy Island, and Bamburgh as well as several good golf courses.



**Accommodation** Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin, 1 x ground floor twin. Ground floor bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen with dining area. Sitting room with feature multi-fuel stove.



**Amenities** Electric central heating throughout with additional heating from multi-fuel stove in the sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV, DVD player, radio, stereo/CD player etc. Electricity inc. in rent. Bed linen inc. in rent. Towels are not provided. Garage parking for 1 car with additional off road parking for 2 cars. Enclosed walled garden with furniture. Shared front courtyard. One well behaved pet welcome at £15 per week. Sorry, no smoking, Pub and shops 10 mins walk, beach 1 minute.

**"A great location beside the beach."**

Mrs Dunn, Northumberland



WSB OSB LMB XSB						
WSB: 371	A: 433	B: 458	C: 485	D: 512	E: 576	F: 640
G: 751	H: 862	I: 924	X: 862	NY: 862		



Old Byre  
Wandyllaw near Beadnell

REF: 15758  
Sleeps 5  
Friday Arrival



This attractive stone barn conversion is set in an old steading and is only eight miles west of the spectacular Heritage Coast. This spacious cottage is beautifully presented with underfloor heating on the ground floor and a woodburner, ideal for relaxing in front of on a cool winter's evening. The interior offers a sitting room, a fabulous kitchen and three spacious bedrooms. The area to the front of the cottage has a sunny patio area where you can sit and plan the day's activities over breakfast. Conveniently placed just a mile from the A1, this cottage is in an ideal location for exploring this exciting region. Just eight miles away is the coast where there are numerous beaches for watersports, walking and birdwatching. The historic Heritage Coast is home to some spectacular castles, including Alnwick, Bamburgh, Dunstanburgh and Warkworth. A short drive takes you to Alnwick, which is famous for its spectacular gardens and Castle, the location for many of the Harry Potter films. This cottage is in a wonderful location, adjacent to the Northumberland Coast Area of Outstanding Natural Beauty covering 39 miles of coastline between Berwick and the Coquet Estuary.



**Accommodation** Three bedrooms with TV: 1 x super king-size double, 1 x king-size double with en-suite shower, basin and WC, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with woodburner and French door to patio.

**Amenities** Oil central heating, with additional heating from underfloor heating on ground floor and woodburner in sitting room. Electric oven and ceramic induction hob, microwave, fridge, freezer, washing machine, dishwasher, 5 x TVs with Freeview, DVD, CD, radio, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Front patio area with furniture. Sorry, no pets and no smoking, Pub 2 miles, shop 4 miles. Note: Woodburner in sitting room, children must be supervised.



**"Easy access to most of the north east's attractions."**

Mr Barker, South Yorkshire

WSB: N/A						
A: 335	B: 361	C: 448	D: 535	E: 572	F: 607	G: 686
H: 764	I: 819	X: 764	NY: 764			



Embleton Cottage  
Embleton

REF: 562  
Sleeps 4  
Saturday Arrival



A delightful, stone-built, detached cottage situated in the attractive village of Embleton, just a few miles from the well known fishing village of Craster and superb sandy beaches. The cottage has lots of character and a pretty, sunny garden. It is comfortably furnished and well-equipped, making a superb holiday base. Don't forget to try some of Craster's famous oak cured kippers!



**Accommodation** Two ground floor bedrooms: 1 x double with en-suite (shower cubicle, basin and WC), 1 x twin. Bathroom with bath with shower over, basin and WC. Well-equipped kitchen with dining area. Pleasant sitting room with open fire. Entrance hall.

**Amenities** Electric heating from storage heaters and additional heating from open fire. Electric cooker, microwave, fridge, washing machine, colour TV, video etc. Electricity inc. in rent. Duvets and pillows provided, linen hire available at £3.50 pppw. Cot and highchair on request. Ample nearby road parking. Pretty garden with lawn area. Garden furniture. Sorry, no pets and no smoking. Shop and pub 2 mins walk.

**"Good accommodation, clean and comfortable and in a great location for beaches, walking and touring the area."**

Mr Pady, Northamptonshire

**OSB LMB**

WSB: N/A	A: 323	B: 371	C: 396
D: 417	E: 457	F: 497	G: 545
H: 592	I: 634	X: 592	NY: 592



The Nook  
Embleton

REF: 623  
Sleeps 2  
Saturday Arrival



A cosy, stone-built holiday property tucked away behind the back of Embleton's charming little village pub. It is comfortably furnished and well-equipped. A superb holiday base for exploring the Northumberland coastline.



**Accommodation** One double bedroom. Shower room with shower cubicle, basin & WC. First floor kitchen (well-equipped) with dining area. Pleasant ground floor sitting room.

**Amenities** Electric heating from storage heaters. Electric cooker, microwave, fridge, colour TV etc. All fuel and power inc. in rent. Duvets and pillows provided, linen hire available at charge of £5. Ample nearby road parking. Cot and highchair on request. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: Babes-in-arms only please.

**"The holiday was great - plenty to see, the cottage was very good to come back to, village quiet and everything we needed."**

Mr Dowling, Cheshire

**OSB LMB**

WSB: N/A	A: 261	B: 298	C: 330
D: 361	E: 391	F: 419	G: 438
H: 453	I: 484	X: 453	NY: 453



**Key to symbols**

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚭  
No pets

🚭  
No smoking



**Cra-na-gie  
Embleton**

REF: 694 ★★★  
Sleeps 6 🚫🚭  
Saturday Arrival

A comfortable, semi-detached family house, situated in a quiet cul-de-sac in a village estate, just 5 minutes' walk from the centre of the delightful coastal village of Embleton. The property offers spacious, bright and comfortable accommodation inside and out. There are large gardens to the front and back and the beach is just 20 minutes' walk away - perfect for children and a great base for a family holiday!



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x bunk beds with TV/video combi and en-suite shower room (ground floor). Shower room with shower, washbasin and WC. Fully fitted kitchen. Dining room. Spacious sitting room.

**Amenities** Oil fired central heating. Full double glazing. Electric cooker, microwave, fridge/freezer, washing machine, 3 x flat screen TVs with DVDs, broadband internet. Oil and power inc. in rent. Duvets and pillows provided, please bring own bed linen. Travel cot and highchair. Off road parking for 1 car with ample roadside parking in cul-de-sac. Large gardens to north and south. Calor gas BBQ. Sorry, no pets and no smoking. Shop, Post Office, and pubs 5 mins walk. Beach 20 mins walk.



*"We found the house well stocked, spacious and very clean. It was easy for us to feel at home straight away. Embleton and the beach are lovely and easily reached."*

TripAdvisor, August 2012



WSB LMB			
WSB: 188	A: 262	B: 293	C: 320
D: 346	E: 389	F: 431	G: 482
H: 532	I: 570	X: 532	NY: 532



**Serenity  
Embleton**

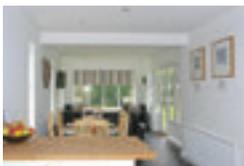
REF: 3523 ✓✓✓✓  
Sleeps 4 🚫🚭  
Saturday Arrival

A cosy detached bungalow nestled in the corner of a quiet cul-de-sac on a private estate in the village of Embleton, close to the Northumberland coast. Ideal for a family holiday, this cottage is just a short walk from the beach, perfect for children of all ages. It has been decorated to a high standard and contains comfortable furnishings in its two bedrooms, as well as a large open plan living area with a kitchen which has all the modern appliances that you need for a memorable holiday. The kids will love the sitting room where they can play computer games whilst the adults can retire to the garden room with a good book. At the rear is a private patio within the large garden, which offers the opportunity to enjoy the sun from morning to evening. The shops, hotels and pubs of the village are just a short walk away, as is the sandy beach with magnificent views towards Dunstanburgh Castle to the south. With the Heritage Coastline and Scottish borders within easy reach, this is a superb cottage from which to explore Northumberland.



**Accommodation** All ground floor. Two bedrooms; 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with well-equipped kitchen, dining area and sitting area with patio doors. Second sitting room.

**Amenities** Gas central heating throughout. Electric oven and hob, microwave, fridge, freezer, 2 x TVs with Freeview, DVD, PlayStation 3 with games, CD, radio, iPod dock, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. South facing garden with patio, furniture and BBQ. Off road parking for 3 cars. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Beach 10 mins walk.



*"Serenity sure had the right name, it was so peaceful."*

Mrs Hickson, Greater Manchester



WSB: N/A			
A: 302	B: 372	C: 405	
D: 442	E: 462	F: 492	G: 571
H: 653	I: 693	X: 653	NY: 653



**ROCK MILL HOLIDAY COTTAGES**

**Embleton**



**Rock Mill Cottage  
Embleton**

REF: 1153 ★★★★★  
Sleeps 4 🚫🚭  
Saturday Arrival



Rock 1 mile, Embleton 3 miles. A charming early 18th century Northumbrian rural retreat, which adjoins the owners' tranquil farmhouse and garden in the scattered rural hamlet of Rock. Just 3 miles inland from beautiful bays at Embleton and Low Newton-by-the-Sea, Rock Mill Cottage has been sympathetically restored to provide tasteful, comfortable accommodation. Surrounded by spectacular wide open countryside, the location is idyllic - perfect for a relaxing break. Alnwick is just 6.5 miles to the west, whilst Lindisfarne on Holy Island lies proudly on the horizon some 24 miles to the north. With picture postcard beaches and good real ale pubs and restaurants in abundance this is a superb country holiday paradise! Note: This property is adjacent to Ref. 1786 and together they can accommodate up to 8 people.



**Accommodation** Two bedrooms: 1 x double, 1 x adult bunks. Ground floor bathroom with bath (shower over), basin & WC. Fitted kitchen. Large, open plan living/dining room with woodburning stove and delightful view to south-west facing rear garden. Outhouses for bikes.

**Amenities** Heating from night storage heaters with woodburning stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, Blu-ray DVD, radio/CD, iPod dock, WiFi. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair, stairgate and fireguard on request. Off road parking for 2 cars. Walled front garden with furniture and BBQ, enclosed rear garden with furniture. Sorry, no pets and no smoking. Shop and quaint real ale pub 1.5 miles. Note: Property accessed via private lane. Note: Public footpath runs from property to Embleton Bay and Low Newton-by-the-Sea.

*"The cottage was lovely and in a brilliant location."*

Mrs Lowe, Durham



WSB OSB LMB			
WSB: 261	A: 303	B: 358	C: 391
D: 422	E: 478	F: 532	G: 599
H: 664	I: 712	X: 664	NY: 664



**Croft Cottage  
Embleton**

REF: 1786 ★★★★★  
Sleeps 4 🚫🚭  
Saturday Arrival

Embleton 2 miles. A detached, stone barn conversion, restored and modernised to an exceptionally high standard by the owners, just 5 minutes' drive from Embleton and Low Newton by the Sea, 7 miles from Alnwick. Built in the mid 18th century, the property has a spacious open plan living area, including natural limestone flooring and original roof trusses. The stylish kitchen boasts granite surfaces and a 'Lacanche' French range cooker, whilst the Scandinavian woodburning stove handsomely separates the dining and sitting areas. With two bedrooms and a luxurious bathroom, this idyllic retreat is perfectly designed for relaxing amidst beautiful rural surroundings. Note: This property is adjacent to Ref. 1153 and together they accommodate 8 people.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath with power shower over, basin & WC. Ground floor basin & WC. Open plan living area with fitted kitchen, dining area & sitting area with woodburning stove. Utility room. Entrance lobby.

**Amenities** Oil central heating with woodburning stove in living area. Gas range cooker with 6 hobs, large gas oven and warming compartment, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, Blu-ray DVD, radio/CD, iPod dock, WiFi. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair, stairgate and fireguard available on request. Off road parking for 2 cars. Large lawned garden with patio areas, garden furniture, BBQ, outdoor games, swing and playframe. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: Supermarket delivery, dinner parties and babysitting services available by arrangement. Note: Property is accessed via a private lane. Note: A public footpath runs from this property to both Embleton Bay and Low Newton-by-the-Sea.



and warming compartment, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, Blu-ray DVD, radio/CD, iPod dock, WiFi. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair, stairgate and fireguard available on request. Off road parking for 2 cars. Large lawned garden with patio areas, garden furniture, BBQ, outdoor games, swing and playframe. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: Supermarket delivery, dinner parties and babysitting services available by arrangement. Note: Property is accessed via a private lane. Note: A public footpath runs from this property to both Embleton Bay and Low Newton-by-the-Sea.



*"Set in a beautiful converted farm building."*

Mr Austin, South Yorkshire

WSB OSB LMB			
WSB: 371	A: 429	B: 468	C: 493
D: 516	E: 579	F: 642	G: 761
H: 880	I: 944	X: 880	NY: 880





Gabby Cottage  
Christon Bank near Embleton

REF: 1592   
Sleeps 6   
Saturday Arrival

A typical traditional stone-built Northumbrian farm cottage, on the outskirts of the village of Christon Bank, 2 miles from Embleton and just a five minute drive from the wonderful beaches of the Heritage Coast. One of the oldest buildings in the village (circa 1840), Gabby Cottage has been sympathetically restored and refurbished, furnished and equipped to a high standard. Offering tasteful and very comfortable accommodation, the property boasts an open fire and a multi-fuel stove, as well as a well established enclosed garden. With beautiful wide-open countryside surrounding the village, and close to Northumberland's plentiful attractions, this peaceful location is the ideal environment for a thoroughly relaxing break.



**Accommodation** Three bedrooms: 2 x double, 1 x adult bunk. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with Inglenook and multi-fuel stove.

**Amenities** Full oil fired central heating throughout with additional heating from multi-fuel stove in sitting room. Electric cooker (double oven), microwave, fridge, washing machine, dishwasher, colour TV, Freeview, DVD player, CD player/cassette/radio etc. All fuel and power inc. in rent. Bed linen inc. in rent. Travel cot available on request. Off road parking for 1 car. Enclosed lawn garden and patio to rear with garden furniture and BBQ. Sorry, no pets or smoking. Shop and pub 2 mins walk.

*"The welcome pack was lovely. The multi-fuel stove and well-appointed kitchen were also highlights."*

Mrs Williams, North Yorkshire

**WSB OSB LMB**

WSB: 239	A: 280	B: 315	C: 372
D: 430	E: 476	F: 522	G: 566
H: 609	I: 652	X: 609	NY: 609



Corcroft Country Cottage  
Christon Bank near Embleton

REF: 1686   
Sleeps 4   
Saturday Arrival

A charming, quaint, timber-built, detached cottage, situated on the rural outskirts of the pretty village of Christon Bank, 8 miles from Alnwick. Maintaining much of its original character, this sympathetically refurbished accommodation boasts a multi fuel stove in the sitting room, a delightful garden room and a pretty, enclosed cottage garden, ideal for dining alfresco. The surrounding countryside offers many walks and cycle trails while a short drive away are Embleton and Low Newton-by-the-Sea - two of many delightful villages dotted along this part of Northumbria's stunning Heritage Coastline. With the historic market town of Alnwick also within easy reach, this is a great holiday base all year round.

**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x adult bunks. Shower room with shower cubicle, basin and WC. Fitted kitchen with AGA cooker and dining area. Spacious sitting room with multi fuel stove and door leading to garden room with additional dining table.

**Amenities** Part oil central heating and hot water from oil fired AGA in kitchen with additional heating from oil filled heaters and multi fuel stove in sitting room. Additional hot water from electric immersion. Oil fired AGA, microwave, fridge/freezer, washer/dryer, colour TV with Freeview, DVD, CD player/cassette/radio. Telephone (incoming calls only). WiFi available. Fuel, power and starter pack of fuel for multi fuel stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Lockable bike/golf club storage. Enclosed lawn garden to rear with patio, garden furniture and BBQ. Lawned garden to front. Up to 4 well behaved dogs welcome by arrangement. Sorry, no smoking. Shop and pub 5 mins walk. Note: There is a large well in the property's grounds covered by a fixed metal grill.



**OSB LMB**

WSB: N/A	A: 297	B: 360	C: 391
D: 421	E: 458	F: 494	G: 563
H: 628	I: 674	X: 628	NY: 628



Craster Reach  
Craster

REF: 10782   
Sleeps 6   
Friday Arrival

Owned and managed by Sykes Cottages, this immaculately presented, superbly located, coastal cottage is nestled in the heart of the fishing village of Craster, in Northumberland. Luxuriously appointed throughout to provide spacious, contemporary accommodation, this Craster cottage is ideal for families and friends looking to enjoy time together in one of the most beautiful parts of the country. Set over three floors, you will find stunning panoramic views from the upper floors, whilst downstairs this Craster cottage offers a multi-fuel stove and sumptuous seating for you to sink into at the end of a long day. Outside this Craster cottage are a front and rear decked area, so no matter what time of day, you can sit outside with a refreshing drink as you plan the day's activities. The intimate village of Craster offers some fantastic attractions such as its traditional harbour, with boats landing their daily catch, the famous fish smokery (home to the Craster Kipper) and the Mick Oxley art gallery. Just outside of the village, explore Dunstanburgh Castle, accessible via a bracing coastal walk from your Craster cottage, and a little further beyond you will find the stunning sandy beach at Embleton Bay. The perfect Craster cottage, to be enjoyed at any time of the year.



**Accommodation** Over three floors. Three bedrooms: 1 x second floor king-size double with coastal views and ensuite shower, basin and WC, 1 x king-size double, 1 x twin (zip/link, can be super king-size double on request). Bathroom with bath, separate shower, basin and WC. Open plan living area with fitted kitchen with central island, dining area with French doors to front decked area and sitting area with multi-fuel stove and French doors to rear patio.

**Amenities** Oil fired central heating with additional heating from multi-fuel stove in sitting area. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/iPod dock, WiFi, telephone (incoming calls only), selection of books, games and DVDs. Fuel, power and starter pack for multi-fuel stove inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stargate on request. Off road parking for 2 cars. Decked terrace to front and patio to rear with furniture. Sorry, no pets and no smoking. Shop 3 mins, pub and harbour 2 mins walk. Note: Mobile phone reception can be limited in Craster.



*"We would love to use Craster Reach again."*

Mrs Cox, Derbyshire

**WSB OSB LMB XSB**

WSB: 391	A: 560	B: 730	C: 780
D: 830	E: 880	F: 930	G: 1085
H: 1230	I: 1330	X: 1330	NY: 1330



Lavenna  
Alnwick

REF: 7272   
Sleeps 4   
Saturday Arrival



This lovely terraced holiday cottage is situated within walking distance of Alnwick town centre. This bright and airy Alnwick cottage offers accommodation over the first and second floors, with a well-equipped and comfortable open plan living area on the first floor providing somewhere to relax after a busy day exploring the area. The bedrooms at this Alnwick cottage are warm and welcoming and are bound to please both couples and small families. The market town of Alnwick boasts shops and pubs, and the wonderful castle and gardens are well worth visiting. Just outside the town is a golf course, and only five miles to the east lies the Heritage Coastline, with its imposing castles and miles of golden sandy beaches. The bustling city of Newcastle, the stunning Northumberland National Park and even Scotland are within driving distance, meaning there is something for everyone. This Alnwick cottage is ideally located for exploring all this exciting region has to offer.



**Accommodation** Over first and second floors. Two bedrooms: 1 x first floor double, 1 x second floor twin. Second floor bathroom with bath, separate shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area with gas fire.



**Amenities** Full gas central heating, additional heating from gas fire in sitting area. Electric oven, gas hob, microwave, fridge, washing machine, TV with FreeSat, DVD, radio/CD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Sorry, no smoking and no pets. Shops, pubs and restaurants 5 mins walk.

*"Just a few steps from Alnwick."*

Mrs Thomas, Flintshire



WSB: N/A	A: 265	B: 302	C: 316
D: 363	E: 399	F: 435	G: 492
H: 551	I: 589	X: 435	NY: 435

Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

 We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

 Open fire

 One pet welcome (check for extra pets)

 No pets

 No smoking



**Baker's Retreat  
Alnwick**

REF: 10521  
Sleeps 4  
Saturday Arrival



Baker's Retreat is a charming, modern, ground floor apartment in a small, quiet courtyard accessed through an enclosed alleyway, only 5 minutes' walk from the centre of the historic market town of Alnwick. Furnished to a good standard, the apartment is cosy and well-equipped, featuring an open plan living and dining area and two comfortable double bedrooms, making it an ideal base for couples looking to enjoy a cottage holiday in Northumberland. An outdoor patio area means that guests can relax or even dine alfresco on a warm summer's evening. It is just a short walk from Alnwick Castle, featured in the Harry Potter films, and the renowned Alnwick Garden with its famous giant treehouse. Quality real ale pubs are close by, as are quaint shops and a variety of eateries. Visit Alnmouth, just 4 miles away, or explore the nearby Heritage Coast with its excellent walks and trails. The National Trust's Cragside House and the romantic 16th century Lindisfarne Castle, offering spectacular views over Holy Island and beyond, are also well worth a visit. A lovely apartment and an ideal base for touring this fascinating area.



**Accommodation** All ground floor. Two double bedrooms. Bathroom with bath, shower over, basin and WC. Well-equipped kitchen. Sitting room with dining area.

**Amenities** Gas central heating throughout. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Patio with furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pub 2 mins walk.



**"Very good property, well located in a pleasant town."**

Mr Hepher, Essex

WSB: N/A	A: 235	B: 286	C: 310
D: 332	E: 346	F: 358	G: 399
H: 440	I: 471	X: 358	NY: 358



**Grove House  
Alnwick**

REF: 961  
Sleeps 5/6  
Saturday Arrival



A delightful Victorian terraced house, situated in a quiet street, yet only five minutes' walk from Alnwick town centre. Deceptively spacious, the property offers very well-equipped and comfortable accommodation of a high standard. There is a small decked area to the rear with built in BBQ - perfect for eating out on warm summer evenings. Alnwick Castle and its Gardens, (including one of the largest tree houses in the world!), are just 10 minutes' walk away. A superb base for enjoying Northumberland!



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Folding bed on request. Bathroom with corner bath with electric shower over, washbasin and WC. Spacious well-equipped kitchen with breakfast table. Spacious sitting room with gas fire and double doors to dining room.

**Amenities** Full gas central heating and additional heating from gas fire in sitting room. Electric double oven, gas hob, microwave, fridge, freezer, dishwasher, colour TV with Freeview, video, DVD player, PlayStation, portable CD player etc. Washing machine in outside utility room. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and staircase on request. Street side parking 100 yards from property. Sunny front garden and decked yard to rear with garden furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs etc in town centre 5 mins, Alnwick Castle and Gardens 10 mins walk.



**"The cottage is in a fantastic area."**

Mr Ness, Midlothian

WSB: N/A	A: 299	B: 339	C: 353
D: 366	E: 408	F: 450	G: 505
H: 560	I: 600	X: 560	NY: 560



**Cosy Nook  
Alnwick**

REF: 1522  
Sleeps 7  
Saturday Arrival



A charming, 19th century town house within walking distance of Alnwick town centre. Offering traditional and cosy accommodation over three floors, Cosy Nook boasts an open fire, wonderful kitchen and a sunny patio garden. Well-equipped and comfortable, the cottage is ideally located for exploring all that the region has to offer. Alnwick Castle and Gardens (most recently famous for its Harry Potter connections) are just 15 minutes' walk, while just 4 miles away lies the Heritage Coast with its miles of sandy beaches and dunes. An ideal location for a relaxing break.



**Accommodation** Over three floors. Four bedrooms: 1 x double, 1 x 2nd floor double with canopied bed and views towards Alnwick Castle, 1 x twin, 1 x 2nd floor single. Bathroom with bath with shower over, basin and WC. Second floor shower room with shower, basin and WC. Ground floor cloakroom with WC and basin. Fitted kitchen with dining area and door leading to patio garden. Spacious sitting room with open fire.



**Amenities** Full gas central heating with additional heating from open fire in sitting room. Gas cooker, microwave, fridge, washing machine, tumble dryer, colour TV, video, DVD player, radio, stereo/CD player, library of books etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Small, pretty patio garden with garden furniture. Sorry, no smoking, pets or children under 12 years. Shop, restaurants and pubs 5 mins.



WSB: N/A	A: 291	B: 326	C: 389
D: 450	E: 501	F: 552	G: 641
H: 732	I: 784	X: 732	NY: 732



**Sunflower Cottage  
Eglingham near Alnwick**

REF: 1326  
Sleeps 5  
Saturday Arrival



A delightful, detached, stone-built cottage with views over the village to open countryside, on the edge of the pretty village of Eglingham. Tastefully renovated to a very high standard, providing cosy and comfortable accommodation throughout, it boasts a spacious kitchen/diner with AGA, lovely open fire, stripped pine floors and bedrooms tucked under the eaves. The garden surrounds the house, planted with a variety of blooms, butterfly bushes, sunflowers and apple trees, and is a haven for both children and adults. There are numerous bridleways and footpaths radiating from the village, whilst within easy reach are Alnwick Castle and Garden, Dunstanburgh Castle, the Farne Islands, Lindisfarne and the spectacular Heritage Coast being a must! A superb retreat at any time of the year.



**Accommodation** Two eaves bedrooms: 1 x king-size double, 1 x family with king-size double & child's single. Bathroom with bath, shower over, basin & WC. Spacious fitted kitchen with AGA & dining area. Utility room/cloakroom. Sitting room with open fire in traditional fireplace.

**Amenities** Full LPG central heating throughout fired by AGA in the kitchen, additional heating from open fire in sitting room. Electric hob, AGA, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV, video, DVD, radio/CD/iPod dock. Fuel, power & initial supply for open fire inc. in rent. Bed linen & towels inc. in rent. Highchair available. Private garden to rear with furniture & BBQ, mature terraced garden to front with views over village & countryside. Village tennis court close to cottage (free, no need to book). Off road parking for two cars. Sorry, no pets & no smoking. Shop 4 miles, pub 2 mins walk. Note: Mobile reception in the village is poor with the exception of 02.



**"Without doubt the best cottage we have rented!"**

Mr Nicholls, Somerset



WSB: N/A	A: 368	B: 384	C: 414
D: 440	E: 486	F: 532	G: 624
H: 727	I: 753	X: 753	NY: 753





North Field Farmhouse  
Glanton near Alnwick

REF: 2315  
Sleeps 5  
Saturday Arrival



Glanton 0.5 miles. A former country farmhouse situated on the outskirts of the village of Glanton, just 9 miles from Alnwick. Situated amidst rolling countryside, this stone-built property boasts comfortable and cosy accommodation throughout, offering two bedrooms and a wonderful woodburner in the sitting room. The surrounding area is awash with many footpaths and cycle routes just waiting to be explored, whilst Northumberland's magnificent National Park is just a five minute drive away. With the historic market town of Alnwick with its grand Norman castle and gardens nearby and the stunning Heritage Coast within easy reach, this is a perfect base for those wishing to explore all that this beautiful region has to offer!



**Accommodation** Two bedrooms: 1 x king-size double with basin, 1 x family room with three single beds. Bathroom with bath with shower over and basin. Separate WC/basin. Ground floor WC/basin. Fitted kitchen with dining area. Sitting room with woodburner.



**Amenities** Electric storage heaters throughout with additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with basic Freeview, DVD, radio/cassette/CD player etc. Small library of books/games/DVDs. Fuel, power and starter pack of fuel for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stargate available. Off road parking for 3 cars. Large garden to front with garden furniture and BBQ. Access to owner's field. Two well-behaved pets welcome at £10 per pet per week. Sorry, no smoking. Shop and pub 10 mins walk.

"A relaxing holiday home with fantastic views."

Mr Swindells, Oxfordshire



WSB: N/A	A: 255	B: 294	C: 315
D: 332	E: 374	F: 416	G: 460
H: 504	I: 540	X: 504	NY: 504

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Poppy Cottage  
Powburn near Alnwick

REF: 4589  
Sleeps 5  
Saturday Arrival



This stone-built terraced property is situated in the pretty village of Powburn, only 9 miles from Alnwick, with its grand castle and gardens and a 5 minute drive from the magnificent Northumberland National Park. Well decorated and furnished throughout, this Powburn cottage, with three bedrooms, can easily accommodate a family who are looking to explore this part of Northumberland, whilst the modern fitted kitchen and cosy sitting room are ideally suited to a restful evening indoors. There is a lovely, enclosed garden at this Powburn cottage, making it safe for children and for the grown ups, the village pub, which serves food, is only a 3 minute walk away. There is a well-stocked grocery store, newsagent, antiques and craft shop within a 8 minute walk from the village. The stunning stretches of beach and quirky fishing villages of the Heritage Coast are within half an hour's drive, making this Powburn cottage an ideal base for sampling all that Northumberland has to offer.



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath with shower over, basin and WC. Ground floor WC and basin. Kitchen with dining area. Sitting room.

**Amenities** Oil central heating. Electric cooker, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, CD player/radio/iPod dock, library of books, games and DVDs. Cot and highchair. All fuel and electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed lawned area with furniture and BBQ. Sorry, no pets and no smoking. Shop 8 mins walk, pub 3 mins walk, .



"A lovely cottage."

Mr Brignell, London

WSB OSB LMB

WSB: 251	A: 282	B: 319	C: 360
D: 400	E: 445	F: 484	G: 557
H: 624	I: 666	X: 624	NY: 624



The Forge  
Powburn near Alnwick

REF: 2557  
Sleeps 4  
Saturday Arrival



An end-terraced former country estate workers' cottage, situated just off the square in the pretty village of Powburn, 9 miles from Alnwick. Built in the 19th century and recently refurbished, this stone-built property offers comfortable, warm and cosy accommodation, with a woodburner in the bright sitting room. Just a few minutes from the shop and pub, The Forge is just 5 minutes' drive from Northumberland's magnificent National Park, and 15 minutes' drive from the historic market town of Alnwick, with its grand castle and gardens. The stunning stretches of beach and quirky fishing villages of the Heritage Coast are within half an hour's drive, making this an ideal base for sampling all that Northumberland has to offer. Note: This property is next door to Ref 1249 and together they can accommodate 8 people.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath with shower over, basin and WC. Modern kitchen leading to sitting room with dining area and Inglenook fireplace with woodburner.

**Amenities** Electric heating from night storage heaters throughout with additional heating from woodburner in sitting room. Electric cooker, microwave, fridge/freezer, washing machine, colour TV with Freeview, DVD player, PlayStation 2, 2 x stereos/CD players (1 with iPod dock). Fuel, power and initial supply for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. One well-behaved pet welcome. Sorry, no smoking. Shop 4 mins walk, pub 2 mins walk, children's park available 50m from property.



"Would book again for future visits."

Miss Robertson, Midlothian



WSB OSB LMB XSB

WSB: 185	A: 267	B: 304	C: 328
D: 352	E: 381	F: 410	G: 453
H: 496	I: 530	X: 496	NY: 496



Hill View  
Powburn near Alnwick

REF: 1249  
Sleeps 4  
Saturday Arrival



A former country estate worker's end terraced cottage situated in the village of Powburn. Built in the 19th century and fully refurbished by the current owners, this stone-built property boasts tasteful decoration, in keeping with the property's rural character, and offers comfortable, warm and cosy accommodation throughout, with a wonderful multi fuel stove in the sitting room, housed in an original Inglenook fireplace. The property has beautiful views of the Cheviot Hills, and being just five minutes' drive from Northumberland's magnificent National Park, fifteen minutes' drive to the historic market town of Alnwick with its grand Norman castle and garden, and 25 minutes from the beautiful Heritage Coast, this is an ideal base for exploring all that the region has to offer, and with a children's play area just a few minutes away, there's something for all the family. Note: This property is next door to Ref. 2557 and together they can accommodate 8 people.



**Accommodation** Two bedrooms both with TV: 1 x king-size double, 1 x adult bunk (6'6" x 2'6"). Ground floor bathroom with bath, separate shower, basin and WC. Well-equipped kitchen with walk-in pantry and dining area. Charming, bright sitting room with multi fuel stove.

**Amenities** Central heating throughout (from multi fuel stove in sitting room and electric, oil filled radiators). Electric cooker, microwave, fridge, small freezer, dishwasher, washer/dryer, TV with Freeview, DVD player, radio/cassette player, stereo/CD player, selection of books and games. All fuel, power and solid fuel for stove inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for up to 2 cars. Small garden and bench to front, small seating area to rear with furniture. Sorry, no pets and no smoking. Shop 4 mins walk, pub 2 mins walk.



"It had a nice atmosphere and was comfortable."

Mrs Dickinson, Cheshire



WSB OSB LMB XSB

WSB: 185	A: 267	B: 304	C: 328
D: 352	E: 381	F: 410	G: 453
H: 496	I: 530	X: 496	NY: 496



**Bloomfield Cottage  
Powburn near  
Alnwick**

REF: 6378  
Sleeps 2  
Saturday Arrival



An end-terraced, single-storey former country estate workers' cottage, situated in the square in the pretty village of Powburn, 9 miles from Alnwick. Built in the 19th century and refurbished to a very high standard, this stone-built Powburn cottage offers warm and comfortable accommodation, with a welcoming woodburner in the cosy sitting room. Just a short walk from the shop and pub, this Powburn cottage makes an ideal retreat for a couple wishing to explore this lovely part of Northumberland. The magnificent Northumberland National Park is just 5 minutes' drive from this Powburn cottage, while the historic market town of Alnwick, with its grand castle, gardens and The Treehouse Restaurant is 15 minutes' drive away. With wonderful countryside surrounding the village and with the Heritage Coastline within easy reach, this is a superb Powburn cottage base for sampling all that Northumberland has to offer.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath with shower over, basin and WC. Modern kitchen. Sitting room with dining area and Inglenook fireplace with woodburner.

**Amenities** Full gas central heating throughout with additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, dishwasher, colour TV with Freeview, DVD player. Fuel, power and initial supply for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop 4 mins walk, pub 2 mins walk, children's park available 50m from property.



**"Accommodation was excellent, location ideal."**

Mr Russell, Lancashire

WSB	OSB	LMB	XSB
WSB: 199	A: 240	B: 266	C: 296
D: 327	E: 348	F: 373	G: 404
H: 435	I: 496	X: 435	NY: 435



**Jackson Cottage  
Alnmouth**

REF: 407  
Sleeps 4/5  
Saturday Arrival



Something a bit special! A stone-built cottage situated in the picturesque and peaceful village of Alnmouth. Fully equipped to an exceptionally high standard, and offering that 'something extra' for the discerning visitor. The accommodation is 'upside down' to take advantage of the lovely views towards the sea and is extremely well furnished and comfortable inside. Golf, fishing and riding are all available locally. Ideally placed for exploring the Northumberland coastline.



**Accommodation** Two ground floor bedrooms: 1 x double with en-suite shower room (with WC and hand basin), 1 x family room with double and single bed and en-suite three piece bathroom (mini-bath). Superb, fully fitted and well-equipped kitchen (first floor). Spacious sitting/dining room and window seat in bay window offering delightful sea views (first floor).

**Amenities** Gas central heating and coal effect gas fire in sitting room. Electric cooker, microwave, fridge, freezer, automatic washer/dryer, dishwasher, colour TV, video etc. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair by arrangement. Sorry, no pets. Roadside parking. Shop, pub and beach 2 mins walk.

**"Excellent location with excellent amenities. We can't wait to go back."**

Ms Macdonald, Lincolnshire

WSB	OSB	LMB
WSB: 220	A: 360	B: 381
D: 442	E: 477	F: 511
H: 674	I: 722	X: 674
		NY: 674



**Puffin Cottage  
Alnmouth**

REF: 7020  
Sleeps 2  
Friday Arrival



Alnmouth 1.5 miles. This cosy, detached Northumberland cottage is centrally located in the rural village of Lesbury, 1.5 miles from Alnmouth with its sandy beach, and is close to a traditional pub and conveniently placed half a mile from the railway station. Providing single-storey accommodation over the ground floor, this Northumberland cottage has been furnished to a high standard and offers a cosy, comfortable retreat, featuring a well-equipped, fitted kitchen and a sitting room with woodburner, perfect for curling up in front of after a long day exploring the delights of the area. There is so much to see and do from your Northumberland cottage, with the stunning coastline offering miles of golden sands, the stunning Northumberland National Park and the picturesque villages of the Heritage Coast all within easy reach. Within driving distance are the wonderful Alnwick Castle, made famous as 'Hogwarts' school in the Harry Potter films, Warkworth Castle, and the National Trust owned Cragside House and Gardens. A wonderful Northumberland cottage at any time of the year.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath with shower over, basin and WC. Modern, fitted kitchen. Sitting room with dining area and Inglenook fireplace with woodburner.

**Amenities** Full gas central heating throughout with additional heating from woodburner in sitting room. Electric double oven, induction hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD/CD player with surround sound. Fuel, power and initial supply of fuel for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Secure bike storage. Private, lawned garden and patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk. Beach 1.5 miles.



**"An outstanding property, I would recommend it to anyone."**

Mr Langford, Gloucestershire



WSB	OSB	LMB
WSB: 230	A: 271	B: 298
D: 360	E: 392	F: 409
H: 517	I: 517	X: 517
		NY: 517



**Jenny's Cottage  
Alnmouth**

REF: 820  
Sleeps 2  
Friday Arrival



Alnmouth 2 miles. Short breaks available all year. Situated in a wonderful rural location on a working farm, this delightful stone-built cottage has been converted to a very high standard. The property has 'upside-down' accommodation to take advantage of the glorious views from the living area, which retains original exposed roof timbers and is reached by a spiral staircase. The ground floor bedroom has a lovely, romantic king-size four poster bed, with en-suite Jacuzzi bath. Northumberland's peaceful countryside and beautiful beaches are both within easy reach and only 2 miles away is the lovely coastal village of Alnmouth which provides a range of amenities. The owners live in the nearby farmhouse and personally welcome visitors. An ideal retreat for a relaxing and romantic break!



**Accommodation** Ground floor bedroom with king-size four poster bed and en-suite bathroom with Jacuzzi corner bath, shower over bath, washbasin and WC. First floor open-plan living area with well-equipped kitchen, dining and sitting area. Please note: The spiral staircase makes this property unsuitable for the infirm.



**Amenities** Full oil central heating. Electric cooker with ceramic hob, microwave, fridge, dishwasher, colour TV, video, CD/radio etc. Free use of washing machine and tumble dryer in separate, shared utility room in adjoining building. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking. Sorry, no pets. Storage for cycles. Shops and pubs 2 miles.

**"Good location with a great view from the upstairs window."**

Mrs Clark, Denbighshire



WSB	OSB	LMB
WSB: 195	A: 280	B: 334
D: 387	E: 428	F: 470
H: 556	I: 594	X: 556
		NY: 556



**BILTON BARNs HOLIDAY COTTAGES**

**Alnmouth**



Brian's Cottage  
**Alnmouth**



Dorothy's Cottage  
**Alnmouth**



Stephen's Cottage  
**Alnmouth**

REF: 208

★★★★★

Sleeps 6



Saturday Arrival



Alnmouth 2 miles. A stone-built, mid-terraced farm cottage situated in a peaceful, rural location on a working farm, about 2 miles from the village of Alnmouth and close to some of Northumberland's superb beaches. It is surrounded by picturesque countryside, so you get the best of both the coast and country! The owners personally welcome visitors and live in the nearby farmhouse. Fully modernised, the cottage offers comfortable, well-equipped holiday accommodation. French doors open on to a large shared lawn area where children can play. An ideal base for a family holiday. Please note: Brian's Cottage adjoins Dorothy's Cottage Ref. 306 and Stephen's Cottage Ref. 787 and together they can accommodate up to 18 people.



**Accommodation** Three bedrooms: 1 x double, 1 x bunks, 1 x twin. Bathroom with bath with shower over, basin and WC. Shower room with shower, basin and WC. Fully fitted and well-equipped kitchen with dining area. Spacious sitting room with log burning stove.



**Amenities** Oil central heating and additional heating from log burning stove in sitting room. Electric cooker, fridge, freezer, washer/dryer, colour TV, combi video/DVD player. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Shared garden with large lawn area. Sorry, no pets. Shop and pub 2 miles.

"The farm was lovely. A great place to stay."

Ms Joubert, Greater Manchester



WSB OSB LMB			
WSB: 212	A: 346	B: 367	C: 396
D: 423	E: 457	F: 490	G: 568
H: 646	I: 692	X: 646	NY: 646

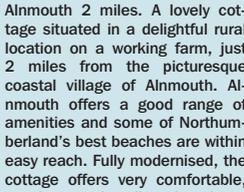
REF: 306

★★★★★

Sleeps 6



Saturday Arrival



Alnmouth 2 miles. A lovely cottage situated in a delightful rural location on a working farm, just 2 miles from the picturesque coastal village of Alnmouth. Alnmouth offers a good range of amenities and some of Northumberland's best beaches are within easy reach. Fully modernised, the cottage offers very comfortable, spacious and well-equipped accommodation of a high standard. French windows open on to the rear shared lawn area which is ideal for ball games. A super base for enjoying Northumberland's beautiful coastline. Please note: Dorothy's Cottage adjoins Brian's Cottage Ref. 208 and Stephen's Cottage Ref. 787 and together they can accommodate up to 18 people.



**Accommodation** Three bedrooms: 2 x double, 1 x twin. Modern bathroom with bath with shower over, basin and WC. Shower room with shower, basin and WC. Fully fitted and well-equipped kitchen with dining area. Spacious sitting room with log burning stove.



**Amenities** Oil central heating and additional heating from log burning stove in sitting room. Electric cooker, microwave, fridge, freezer, washer/dryer, dishwasher, colour TV, combi video/DVD player. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair by arrangement. Off road parking for two cars. Shared garden with large lawn area. Sorry, no pets. Shop and pub 2 miles.

"We loved the cottage, it was well furnished and very well placed for days out."

Mrs Leeson, Essex



WSB OSB LMB			
WSB: 220	A: 360	B: 381	C: 412
D: 442	E: 477	F: 511	G: 592
H: 674	I: 722	X: 674	NY: 674

REF: 787

★★★★★

Sleeps 6



Saturday Arrival



Alnmouth 2 miles. Situated in a rural location on a working farm, this delightful stone-built cottage is at the end of a short terrace of three. Northumberland's peaceful countryside and beautiful beaches are both within easy reach, as is the lovely coastal village of Alnmouth which provides a range of amenities. The owners live in the nearby farmhouse and personally welcome visitors. The cottage has been fully modernised and offers comfortable and spacious accommodation equipped to a high standard. French doors open on to a large shared lawn which is ideal for children. A wonderful base for a family holiday. Please note: Stephen's Cottage adjoins Brian's Cottage Ref. 208 and Dorothy's Ref. 306 and together they can accommodate up to 18 people.

**Accommodation** Three bedrooms: 2 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Shower room with shower, basin and WC. Fully fitted and well-equipped kitchen with dining area. Spacious sitting room with 'living flame' gas stove.



**Amenities** Oil fired central heating and additional heating from gas stove in sitting room. Electric cooker, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV, video/DVD player, etc. All fuel and power inc. in rent. Bed linen inc. in rent. Cot and highchair by arrangement. Off road parking for two cars. Shared garden with large lawn area. Sorry, no pets. Shop and pub 2 miles.

"The cottage was very comfortable, attractive and homely."

Mr Hardman, West Midlands



WSB OSB LMB			
WSB: 218	A: 357	B: 378	C: 409
D: 438	E: 472	F: 505	G: 586
H: 667	I: 715	X: 667	NY: 667



Miller's Retreat  
**Lesbury near Alnmouth**

REF: 7705

Sleeps 3/4

Friday Arrival



Alnmouth 1.5 miles. This charming, semi-detached cottage is located in a central position in the picturesque village of Lesbury, 1.5 miles from Alnmouth. This cottage near Alnmouth is tastefully furnished throughout, including a modern, fully-fitted kitchen. The gas fire in the sitting room gives instant heat, making it a delightfully warm and welcoming room in which to batten down the hatches and relax on the sumptuous sofas after a hard day's sightseeing. If you prefer to head out for an evening meal, this cottage near Alnmouth is only a two minute walk from a traditional pub serving first-class food and ale. This Alnmouth cottage is also in a perfect location for enjoying many walks from the doorstep and exploring the endless delights of the Heritage Coastline, Warkworth Castle, Amble Marina, Alnwick Castle and Gardens, Dunstanburgh Castle, Craster (famous for its kippers), Beadnell village and Bamburgh Castle, which are all less than a thirty minute drive away. A little further are Hadrian's Wall, Holy Island and Cragside House and Gardens at Rothbury. Alternatively, with Alnmouth station only half a mile from this cottage near Alnmouth, jump on the train; Newcastle is only 25 minutes away and you can be in Edinburgh in just over an hour. This Alnmouth cottage is in a great position to explore this lovely county all through the year.



**Accommodation** Two bedrooms: 1 x double, 1 x single with additional pull-out stacker bed. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and coal-effect gas fire.

**Amenities** Full gas fired central heating, additional heating from gas fire in sitting room. Electric oven, gas hob, microwave, fridge, freezer, spin dryer,

dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for two cars. South facing front garden with lawn, gravelled area and furniture. Rear patio area with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 2 mins walk.



View more images online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

WSB OSB LMB XSB			
WSB: 226	A: 271	B: 309	C: 340
D: 372	E: 409	F: 445	G: 504
H: 564	I: 604	X: 445	NY: 445

**Key to symbols**

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking

EASTFIELD HALL  
Eastfield Hall near Warkworth



Miramar Lodge  
Eastfield Hall near Warkworth

REF: 1030  
Sleeps 6  
Saturday Arrival



Warkworth 2 miles. A delightful luxury lodge, set in the peaceful grounds of Eastfield Hall, just 2 miles inland from the coastal village of Warkworth. Eastfield Hall was once a grand Victorian country house and the grounds boast splendid views towards the sea. One of a small number on the site, this large, modern, light and airy lodge provides excellent accommodation. Finished to a very high standard, it offers the convenience of open plan living in a large room with a vaulted ceiling. It also has a relaxing conservatory with views over open countryside to Warkworth Castle and Coquet Island beyond - perfect after a day's exploring. The bustling town of Alnwick, with its famous castle and gardens, is within easy reach, as is the rest of Northumberland's stunning Heritage Coastline.



**Accommodation** All ground floor. Three bedrooms: 1 x double with en-suite shower room (with shower, basin & WC), 1 x twin with TV and Freeview, 1 x double. Bathroom with large bath, basin and WC. Open plan living area with spacious, well-equipped fitted kitchen, dining area and homely lounge area with leather suite, leading to conservatory.

**Amenities** Oil fired central heating. Electric oven, ceramic hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, flat screen TV with Freeview, DVD/CD player, Pioneer AV stereo, hairdryers in all bedrooms. All fuel inc. in rent. Bed linen and towels inc. in rent. Welcome pack and starter pack of toiletries included. Ample off road parking. Well-established garden with patio area, pretty planted beds, large front lawn, garden furniture & BBQ. Sorry, no pets and no smoking. Shops and pubs 2 miles.



tripadvisor

WSB			
WSB: 275	A: 320	B: 361	C: 448
D: 535	E: 572	F: 607	G: 686
H: 764	I: 819	X: 764	NY: 764



Mary Rose Cottage  
Eastfield Hall near Warkworth

REF: 1031  
Sleeps 6  
Saturday Arrival

Warkworth 2 miles. A delightful detached lodge, set in the peaceful grounds of Eastfield Hall, just 2 miles inland from the coastal village of Warkworth. Eastfield Hall was once a grand Victorian country house and the grounds boast splendid views towards the sea. One of a small number on the site, this large, modern, light and airy child-friendly lodge provides excellent accommodation. Finished to a high standard, this Warkworth cottage offers the convenience of open plan living, in a lovely large room with vaulted ceiling. This Warkworth cottage also has a relaxing conservatory with views over open countryside to Warkworth Castle and Coquet Island beyond - perfect after a day's exploring. The bustling town of Alnwick, with its famous castle and gardens, is within easy reach of this Warkworth cottage, as is the rest of Northumberland's stunning Heritage Coastline. Numerous other castles are on the doorstep, Warkworth, Dunstanburgh and Bamburgh to name a few, and just a little further north is the famous Holy Island. Other favourite destinations close to this Warkworth cottage are NT's Cragside at Rothbury and Hadrian's Wall. A superb Warkworth cottage retreat.



"The living area was very spacious."

Ms Jamieson, South Lanarkshire



**Accommodation** All ground floor. Three bedrooms: 2 x double, 1 x adult bunks. Bathroom with bath, basin and WC. Open plan living area with spacious, well-equipped fitted kitchen, dining area and lounge area, leading to conservatory.

**Amenities** Oil fired central heating throughout. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, colour TV with Freeview, Digibox, DVD/CD, PlayStation 2. Fuel and power inc. in rent. Bed linen inc. in rent. Ample off road parking. Garden area with patio area, large front lawn, furniture and BBQ. Sorry, no pets and no smoking. Shops and pubs 2 miles.

WSB OSB LMB			
WSB: 209	A: 327	B: 369	C: 458
D: 548	E: 585	F: 621	G: 702
H: 782	I: 839	X: 782	NY: 782



Sea View Lodge  
Eastfield Hall near Warkworth

REF: 1134  
Sleeps 6  
Saturday Arrival

Warkworth 2 miles. An immaculately finished Scandinavian-style lodge with lovely sea views, set in the peaceful grounds at Eastfield Hall. Originally the show-house, this attractive property is decorated and furnished to a very high standard and offers spacious and welcoming accommodation. The light and airy open plan accommodation comprises a well-equipped kitchen and dining area, and a comfortable living space with leather suite. Glass doors separate the living accommodation from a sunny conservatory, which overlooks the sea just 2 miles away. The lovely views can also be enjoyed from the veranda at the front of the property which is ideal for relaxing at the end of the day, while the pleasant garden provides room to enjoy an alfresco drink or BBQ. With the attractions of Alnwick and the coast within easy reach, this is a fantastic base from which to explore this lovely region.



**Accommodation** All ground floor. Three bedrooms: 2 x double, 1 x twin. Bathroom with bath (shower over), basin & WC. Attractive, spacious and well-equipped open plan kitchen/living/dining room with log effect electric fire and glass doors to pleasant conservatory with sea views. Veranda with seating and sea views.

**Amenities** Oil fired central heating throughout, log effect electric fire. Electric oven & hob, microwave, fridge, freezer, washing machine, dishwasher, colour TV with digital channels, DVD, CD player. Fuel & power inc. in rent. Bed linen inc. in rent. Cot & highchair on request. Games available. Off-road parking for 2 cars. Front lawn area with gravelled side area, furniture, BBQ & lockable storage to rear. Sorry, no pets & no smoking. Shop & pub 2 miles.

WSB: N/A			
A: 313	B: 358	C: 439	
D: 519	E: 562	F: 604	G: 674
H: 743	I: 797	X: 743	NY: 743



Scafield Lodge  
Eastfield Hall near Warkworth

REF: 1360  
Sleeps 5  
Saturday Arrival

Warkworth 2 miles. A detached, luxury Scandinavian-style lodge, one of a small number in the grounds of Eastfield Hall, 2 miles from Warkworth. Enjoying a lovely open aspect across fields towards Warkworth Castle and the sea, this charming property has been finished to a very high standard and offers well-equipped accommodation on one level, including a spacious open plan living area with gas fired cast iron stove, master bedroom with en-suite and a sunny conservatory with sea views. Warkworth, with its castle, beach, golf clubs and shops, is just a 5 minute drive, while the castle and gardens at Alnwick and the stunning coastline and pretty villages of the region are within easy reach. The perfect base for exploring this most beautiful of regions.



**Accommodation** All ground floor. Three bedrooms: 1 x double with en-suite with walk-in shower cubicle, basin and WC, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with cast iron gas stove, leading to sunny conservatory.

**Amenities** Full oil fired central heating throughout, with additional heating from cast iron stove effect gas fire in the sitting area. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD player, CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for three cars. Lawned garden area with furniture, BBQ (by request) and decked area off living area. Sorry, no pets and no smoking. Shops and pubs 2 miles.

"A very well appointed lodge."

Mr Lumsden, North Yorkshire

OSB XSB			
WSB: N/A	A: 320	B: 361	C: 448
D: 535	E: 572	F: 607	G: 686
H: 764	I: 819	X: 764	NY: 764



The Annexe, Eastfield Hall  
Eastfield Hall near Warkworth

REF: 2539  
Sleeps 4  
Saturday Arrival

Warkworth 2 miles. A pretty, detached, stone-built cottage, in the grounds of Eastfield Hall, 2 miles inland from Northumberland's Heritage Coast and the pretty town of Warkworth. Eastfield Hall was formerly a grand Victorian country house circa 1855, and today its grounds are home to a small number of luxury Scandinavian-style lodges, as well as this delightful property. Finished to a high standard throughout, and providing homely accommodation, The Annexe offers a warm and spacious kitchen, a cosy living room, and a dining area in the sunny conservatory. With views over open countryside towards the sea from the garden, this property is ideal for simply relaxing and recharging. Alternatively, make the most of its splendid location by exploring the length of the stunning Heritage Coastline, with numerous sandy beaches, fishing villages, castles and gardens to discover.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, basin & WC. Well-equipped fitted kitchen. Dining area in sunny conservatory with views towards the sea. Spacious living room.

**Amenities** Heating from electric storage heaters throughout. Electric oven & hob, microwave, fridge, washer/dryer, dishwasher, colour TV, DVD player, radio, stereo/CD player etc. Selection of books and games available. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair (if requested at booking). Ample off road parking. Large front lawn with patio area and garden furniture. One well behaved pet welcome. Sorry, no smoking. Shops and pubs 2 miles.

"A great location with plenty of things to see and do!"

Mr Jackson, Greater Manchester

WSB OSB LMB XSB			
WSB: 185	A: 240	B: 332	C: 351
D: 366	E: 460	F: 476	G: 568
H: 581	I: 622	X: 581	NY: 581

**RAILWAY INN COTTAGES**  
Acklington near Warkworth

Acklington 1 mile. These three cosy Northumbria cottages lie on the outskirts of the rural village of Acklington, and are situated next to a traditional pub and near to the convenience of a railway station. These single-storey cottages have been furnished to a good standard and provide welcoming bedrooms, all with en-suites, and one even has a four poster bed. These light and airy Northumbria cottages have a comfy sitting room, which is perfect to relax in after a busy day exploring the area, a well-equipped, fitted kitchen and dining area. The cottages are built alongside the historic Railway Inn, once the watering hole for airmen stationed at the nearby air base. There is so much to see and do in the area, with the beautiful coastline offering miles of golden sands, the stunning Northumberland National Park and the picturesque villages of the Heritage Coast all nearby. Within driving distance are the wonderful Alnwick Castle, made famous as Hogwarts School in the Harry Potter films, Warkworth Castle, and the National Trust owned Cragside House and Gardens. These three Northumbria cottages are ideal at any time of the year.



Dove Cottage  
Acklington near Warkworth

REF: 4206  
Sleeps 4  
Saturday Arrival



This lovely, single-storey Northumbria cottage has two bedrooms, both with en-suite shower rooms, a well-equipped fitted kitchen, a welcoming sitting room with dining area, plus a garden area. A Northumbria cottage that is ideal for families and provides a perfect base. This Northumbria cottage can be booked with Refs 4211 and 10572 to accommodate 8.



**Accommodation** All ground floor. Two bedrooms: 1 x double with en-suite shower, basin & WC, 1 x twin with en-suite shower, basin & WC. Well-equipped fitted kitchen. Sitting room with dining area.



**Amenities** Oil fired central heating. Electric oven, microwave, fridge, washing machine, colour TV, DVD, stereo/CD, radio, books/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars. Front garden area with furniture. One well behaved pet welcome. Sorry, no smoking. Shop 2.5 miles, traditional country pub with restaurant next door. Note: Trains pass approximately every half hour throughout the day.

"I would recommend Dove Cottage to anyone."

Mrs Egler, West Yorkshire



WSB	OSB	LMB	XSB
WSB: 176	A: 240	B: 319	C: 329
D: 345	E: 376	F: 455	G: 477
H: 495	I: 503	X: 586	NY: 586



Stable Cottage  
Acklington near Warkworth

REF: 4211  
Sleeps 2  
Saturday Arrival



This lovely, single-storey Northumbria cottage has one double bedroom, with en-suite, a well-equipped fitted kitchen, a welcoming sitting room with dining area, plus a garden area. A Northumbria cottage that is ideal for couples on a romantic retreat. This Northumbria cottage can be booked with Refs 4206 and 10572 to accommodate 8.



**Accommodation** All ground floor. One four-poster double bedroom with en-suite shower, basin & WC. Well-equipped kitchen. Sitting room with dining area.



**Amenities** Electric night storage heaters. Electric oven, microwave, fridge, washing machine, colour TV, DVD, stereo/CD, radio, books/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Small gravelled garden area with furniture. Off road parking for two cars. One well behaved pet welcome. Sorry, no smoking. Shop 2.5 miles. Traditional country pub with restaurant next door. Note: Trains pass a short distance from property approx. every half an hour throughout the day.



WSB	OSB	LMB	XSB
WSB: 171	A: 235	B: 261	C: 277
D: 314	E: 329	F: 345	G: 366
H: 393	I: 413	X: 393	NY: 393



Rose Cottage  
Acklington near Warkworth

REF: 10572  
Sleeps 2  
Saturday Arrival



This delightful, single-storey Acklington cottage has one bedroom with an en-suite shower room, along with a compact kitchen area and welcoming sitting/dining room. There is also a shared patio to the front for guests to relax in. An ideal Acklington cottage for a couple to enjoy this lovely part of Northumberland. This Acklington cottage can be booked with Refs 4206 and 4211 to accommodate 8 people.



**Accommodation** All ground floor. One double bedroom with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



**Amenities** Gas central heating. Electric oven, microwave, fridge, colour TV with Freeview, DVD, stereo/CD, radio, books/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair. Off road parking for 2 cars. Shared front patio area with furniture. One well behaved pet welcome. Sorry, no smoking. Shop 2.5 miles, traditional country pub with restaurant next door. Note: Trains pass approximately every half hour throughout the day.

WSB	OSB	LMB	XSB
WSB: 171	A: 235	B: 261	C: 277
D: 314	E: 329	F: 345	G: 366
H: 393	I: 413	X: 393	NY: 393



Shunting Cottage  
Acklington near Warkworth

REF: 2933  
Sleeps 3  
Saturday Arrival



Acklington 1 mile. An interesting and imaginative ground floor conversion of a stone-built former station house, just a mile from the village of Acklington and four miles from Warkworth. Comfortably furnished, with a lovely sitting room with large picture window and dining area, a first-class kitchen and two delightful bedrooms both with en-suite facilities, this Acklington cottage is ideal for couples or small families seeking to explore the abundance of attractions the area has to offer. The sandy beaches and picturesque villages of the Heritage Coast are within an easy drive, as is the impressive scenery of the National Park, while the proximity of the cottage to the amenities and attractions of Alnwick means Shunting Cottage is an ideal base at any time of the year.



**Accommodation** All ground floor. Two bedrooms: 1 x double with en-suite (shower, basin and WC), 1 x single with en-suite (shower, basin and WC). Well-equipped fitted kitchen. Sitting room with dining area. Note: The bedrooms are at opposite ends of the property.



**Amenities** Full oil-fired central heating. Electric cooker, microwave, fridge, washing machine, colour TV, DVD player, stereo/CD player, radio, library of books and games etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Complimentary health club pass for 3 guests at Dene House Farm including gym, swimming pool, steam room, Jacuzzi and sauna, 8 miles from property. Highchair available. Off road parking for 2 cars. Private, enclosed gravelled garden area with furniture and BBQ. Shared use of front lawn area with the owners (next door). Sorry, no smoking. Two well behaved pets welcome. Shop 2.5 miles, pub 5 mins walk. Note: Trains pass the property approximately every half an hour throughout the day. Note: Dene House Farm facilities available to guests aged 14 and over only.



"A nice, cosy base to return to."

Mr Newman, West Yorkshire



WSB	OSB	LMB	XSB
WSB: 167	A: 240	B: 284	C: 306
D: 327	E: 338	F: 351	G: 410
H: 471	I: 503	X: 471	NY: 471



Swallows Cottage  
Acklington near Warkworth

REF: 1064  
Sleeps 2  
Saturday Arrival



Warkworth 5 miles. A farm cottage converted from old byres, in a farming location with idyllic open countryside just outside the small village of Acklington, 5 miles from picturesque Warkworth, near to numerous beaches. Comfortably furnished and with its own attractive enclosed garden, this single-storey detached cottage makes a lovely retreat for couples seeking to explore the abundance of attractions which the area has to offer. The sandy beaches and picturesque villages of the Heritage Coast are within easy drive, as is the impressive scenery of the National Park, while proximity to the amenities and attractions of Alnwick mean Swallows Cottage is an ideal base at any time of the year.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath, shower over, basin & WC. Well equipped fitted kitchen with dining area. Spacious, comfortable sitting room with patio doors leading to private garden.



**Amenities** Oil fired central heating, electric log burning effect fire in sitting room. Electric cooker, microwave, fridge, colour TV, radio etc. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Highchair on request. Off-road parking for 2 cars. Large, well-established, lawn garden. Sorry, no smoking & no pets. Shop 3 miles, pub 15 mins walk.



"The cottage is situated in a stunning location, and was a great base for visiting surrounding areas. We had a wonderful week."

Mrs Crossling, Tyn e and Wear



WSB	OSB	LMB	XSB
WSB: N/A	A: 241	B: 268	C: 295
D: 322	E: 343	F: 363	G: 381
H: 402	I: 429	X: 402	NY: 402

**Key to symbols** ★★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚫 No pets

🚫 No smoking

Felmoor Park

Located on the peaceful Felmoor Park, near to the village of West Thirston in Northumberland, are these four quality log cabins. Stylishly furnished to a high standard, these fabulous Felmoor Park log cabins have open plan living areas, light, spacious rooms, and a veranda to the front overlooking a small lake. Perfect for a family holiday, these Felmoor Park log cabins offer two bedrooms and a sumptuous rainforest shower room, a wonderful way to unwind after a day's sightseeing. Felmoor Park sits in 40 acres of woodland and has an abundance of wildlife, including red squirrels, barn owls and roe deer. Why not sit on the veranda of your Felmoor Park log cabin and watch the sun go down over the trees as you plan the following day's activities? From your Felmoor Park log cabin, you are just a short drive from historic Alnwick, home to Alnwick Castle and Gardens (the setting for 'Hogwarts School' featured in the 'Harry Potter' films), or perhaps you can spend a day on one of Northumberland's magnificent beaches that run up and down the coast. Golfers will love these Felmoor Park log cabins, as there are 20 courses within half an hour's drive, including the courses at Burgham Park and Morpeth. Whatever you choose to do, you can be guaranteed a restful night's sleep in your fabulous Felmoor Park log cabin.



Cabin 10, Felmoor Park  
Felmoor Park

REF: 8297  
Sleeps 4  
Friday Arrival



A lovely Felmoor Park log cabin in a peaceful woodland setting in the Northumberland countryside. This Felmoor Park log cabin is ideally placed for visiting a range of wonderful attractions. Alnwick is close by, as are a range of fabulous beaches. A superb Felmoor Park log cabin for a family holiday. Note: This property can be booked with Refs. 8298, 17355 and 17356 to accommodate 16 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with rainforest shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** LPG gas central heating. Electric oven, gas hob, microwave, fridge, TV with Freeview, DVD, radio/CD. All fuel and power inc. in rent. Bed

linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Veranda with table and chairs, shared use of grounds. Two well behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 2 miles.



"The log cabin was very comfortable."

Mrs Adams, Norfolk

WSB OSB LMB

WSB: 207	A: 258	B: 295	C: 325
D: 356	E: 391	F: 425	G: 481
H: 537	I: 575	X: 537	NY: 537



Cabin 12, Felmoor Park  
Felmoor Park

REF: 8298  
Sleeps 4  
Friday Arrival



Set in 40 acres of woodland, this Felmoor Park log cabin is ideal for a peaceful holiday retreat. This Felmoor Park log cabin is ideal for exploring the dramatic Northumberland countryside. Kielder Forest and the Northumberland National Park are close by, as are many beautiful sandy beaches. A lovely Felmoor Park log cabin, all year round. Note: This property can be booked with Refs. 8297, 17355 and 17356 to accommodate 16 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with rainforest shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** LPG gas central heating. Electric oven, gas hob, microwave, fridge, TV with Freeview, DVD, radio/CD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Veranda with table and chairs, shared use of grounds. Two well behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 2 miles.



"The decor and fittings within the cabin were top notch."

Mr Myerscough, West Yorkshire

WSB OSB LMB

WSB: 207	A: 258	B: 295	C: 325
D: 356	E: 391	F: 425	G: 481
H: 537	I: 575	X: 537	NY: 537



Cabin 14, Felmoor Park  
Felmoor Park

REF: 17355  
Sleeps 4  
Friday Arrival



A smartly furnished log cabin with an open plan living area, well-equipped kitchen, dining and sitting area. Outside is a veranda with views over a tranquil pond and gardens. A brilliant location for touring Northumberland, easy access to the main routes yet in a quiet, peaceful location. A short drive will take you to the Heritage Coastline with its historical castles, Alnwick Gardens and Cragside at Rothbury. A great base for touring Northumberland at any time. Note: This property can be booked with Refs. 8297, 8298 and 17356 to accommodate 16 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with rainforest shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** LPG gas central heating. Electric oven, gas hob, microwave, fridge, TV with Freeview, DVD, radio/CD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Veranda with table and chairs, shared use of grounds. Two well behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 2 miles.



"The property was ideal for our needs."

Mr Harkness, Cumbria

WSB OSB LMB

WSB: 203	A: 253	B: 289	C: 318
D: 348	E: 382	F: 415	G: 470
H: 525	I: 562	X: 525	NY: 525



Cabin 16, Felmoor Park  
Felmoor Park

REF: 17356  
Sleeps 4  
Friday Arrival



A wonderful, detached timber-framed log cabin, on Felmoor Park in a beautiful woodland setting. With lovely views over the peaceful pond and countryside beyond. This attractive log cabin offers spacious, well-equipped accommodation. Contemporary in style, with all modern conveniences. To the front is a veranda with table and chairs, to sit at the end of a long day and take in the surrounding countryside. With beaches and castles galore, this is an excellent location for an entertaining family holiday. Note: This property can be booked with Refs. 8297, 8298 and 17355 to accommodate 16 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with rainforest shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** LPG gas central heating. Electric oven, gas hob, microwave, fridge, TV with Freeview, DVD, radio/CD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Veranda with table and chairs, shared use of grounds. Two well behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 2 miles.



WSB OSB LMB XSB

WSB: 203	A: 253	B: 289	C: 318
D: 348	E: 382	F: 415	G: 470
H: 525	I: 562	X: 525	NY: 525



**Compass House**  
Amble-by-the-Sea

REF: 11896  
Sleeps 4  
Saturday Arrival



A charming, stone-built mid-terraced holiday cottage, conveniently located just 300 yards from the shore in the pretty fishing port of Amble. This bright, comfortable, cosy Amble cottage is tastefully decorated throughout and has a well-equipped modern kitchen, a large dining area, spacious sitting room, and enclosed rear yard for unwinding at the end of a busy day spent exploring the area. The bustling harbour and shops are within walking distance of this Amble cottage, as is a sandy beach. A few minutes' drive from this cottage in Amble brings you to historic Warkworth, with its medieval castle, charming shops and pubs serving good food. Discover Alnwick Castle, featured in the 'Harry Potter' films as 'Hogwarts School', just a few miles further north, or the whole of the beautiful coastline, which is easily accessible. The proprietors of this welcoming Amble cottage have a strong maritime connection, and will delight in sharing their knowledge of the local area, fishing and marine life for guests wishing to learn more. This Amble cottage is the perfect base for exploring Northumberland's beautiful Heritage Coastline or the lovely countryside inland.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with corner bath, shower cubicle, basin and WC. Kitchen. Dining room. Sitting room with electric fire.

**Amenities** Full gas central heating throughout, with additional heating from electric fire in sitting room. Gas hob, electric oven, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD player, radio/CD, WiFi, small library of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Roadside parking for 2 cars. Small enclosed rear yard with furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 2 mins walk.



WSB OSB LMB				
WSB: 211	A: 252	B: 287	C: 316	
D: 346	E: 379	F: 413	G: 468	
H: 523	I: 560	X: 413	NY: 413	

**Key to symbols** ★★★★★ Star Rating awarded by Regional Tourist Board



**Coquet Cottage**  
Amble-by-the-Sea

REF: 1689  
Sleeps 5  
Saturday Arrival



A lovely, traditional, mid-terrace cottage situated in a residential area close to the centre of Amble, known locally as 'the friendliest port'. Furnished to a high standard throughout, Coquet Cottage offers warm and comfortable, well-equipped accommodation. The property boasts a cosy sitting room with gas fire, a dining room with dining table and a decorative original solid fuel range and outside there is a small patio area with garden furniture and BBQ, ideal for sitting and eating out. Just a 5 minute walk from one of the area's most popular harbours and marinas, Coquet Cottage makes an ideal base from which to explore Northumberland's beautiful Heritage Coast, countryside and castles. Discover the pretty coastal villages of Alnmouth and Craster, visit picturesque Warkworth just a mile away, or take in Alnwick Castle and its impressive garden, just a 15 minute enviable drive along unspoilt, scenic roads. An ideal base for a relaxing, enjoyable holiday.



**Accommodation** Three bedrooms: 1 x king-size double with colour TV, 1 x twin, 1 x single. Bathroom with bath with electric shower over, basin and WC. Ground floor bathroom with bath with hand-held shower, basin and WC. Small, well-equipped fitted kitchen. Dining room. Spacious sitting room with gas fire.

**Amenities** Full gas central heating throughout with additional heating from gas fire in sitting room. Combination microwave/grill/fan oven, fridge, washer/dryer, dishwasher, colour TV with basic Freeview package, DVD, CD player/cassette/radio etc. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking for two cars. Small rear patio area with garden furniture and BBQ. Sorry, no pets and no smoking. Shops and pubs 2 mins walk.

"We would recommend it to anyone."

Mr Nappi, Suffolk

**WSB OSB LMB**

WSB: 167	A: 255	B: 298	C: 323	
D: 347	E: 374	F: 402	G: 450	
H: 498	I: 532	X: 498	NY: 498	



**Amblers' Rest**  
Amble-by-the-Sea

REF: 2786  
Sleeps 5  
Saturday Arrival



A cosy terraced property just a stone's throw from the sea, in the vibrant fishing port of Amble. The cottage offers bright and spacious family accommodation including three comfortable bedrooms, a dining room and a welcoming sitting room, and is furnished in a traditional style. The bustling harbour and shops are within walking distance, as is a sandy beach, whilst a few minutes' drive brings you to historic Warkworth with its medieval castle. Discover Alnwick Castle, featured in the 'Harry Potter' films as 'Hogwarts School', just a few miles further north, or the whole of the beautiful coastline, which is easily accessible. With a wealth of exciting attractions nearby, this cosy retreat is ideal after an active day.



**Accommodation** Three bedrooms: 1 x double, 1 x twin with colour TV, 1 x single. Bathroom with bath, shower cubicle, basin & WC. Fitted kitchen. Dining room with gas fire. Sitting room with gas fire.

**Amenities** Gas central heating throughout with additional heating from gas fires in sitting & dining rooms. Gas cooker, gas hob, microwave, fridge/freezer, washing machine, 2 x colour TVs, DVD player, radio, stereo/CD player etc. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot and highchair on request. Enclosed courtyard with furniture and BBQ. Roadside parking. Two well behaved dogs welcome. Sorry, no smoking. Shops and pubs 3 mins walk.

"Never have we been in such a wonderful property."

Mrs Whitty, Nottinghamshire

**WSB OSB LMB**

WSB: 185	A: 267	B: 306	C: 328	
D: 351	E: 395	F: 438	G: 510	
H: 581	I: 622	X: 581	NY: 581	



★★★★★ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.



**Henderson House**  
Amble-by-the-Sea

REF: 13763  
Sleeps 6  
Saturday Arrival



A well-presented, double fronted, end-terrace house in the centre of the bustling fishing village of Amble. Just two minutes' walk from the beach, this is the perfect location for families or groups of friends to enjoy a seaside cottage holiday. The cottage has three bedrooms, one with an en-suite, a feature stained glass window, a spacious kitchen with dining area and an original stone-built feature fireplace with warming woodburner. The kitchen lends itself to evenings in, as the chef in your party conjures up delicious dinners, while the rest of the party chat around the dining table in the warmth of the woodburner. A further feature stone-built fireplace awaits you in the cosy sitting room, just the place to curl up on the sofa after a long day exploring. To the rear is a conservatory, a lovely warm, sunny spot to relax with a good book and a cup of tea. Beyond the conservatory is an enclosed rear yard with furniture and BBQ, brilliant for those days when you want to catch the last rays of the sun. Amble has a colourful harbour, a wide variety of pubs, cafés and restaurants and a flourishing marina. An ideal base for the Heritage Coast, countryside, castles and National Park.



**Accommodation** Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area and woodburner. Sitting room with electric fire. Conservatory with French doors to rear courtyard.

**Amenities** Full gas central heating with additional heating from woodburner in kitchen and electric fire in sitting room. Electric oven, gas hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD, radio, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car, additional roadside parking available. Lockable bike storage. Enclosed yard to rear with furniture. Sorry, no pets and no smoking. Shops, pub and beach 2 mins walk.

**WSB**

WSB: 246	A: 276	B: 312	C: 352	
D: 391	E: 435	F: 473	G: 544	
H: 608	I: 651	X: 473	NY: 473	



**Driftwood Apartment**  
Amble-by-the-Sea

REF: 4189  
Sleeps 4  
Saturday Arrival



A cosy first floor apartment, conveniently situated in the centre of the vibrant fishing port of Amble, just 10 miles from Alnwick. This Amble cottage apartment offers bright and spacious accommodation and is well decorated and comfortably furnished. This Amble cottage apartment is perfect for families, with one double and one twin bedroom, a lovely sitting room and well-equipped kitchen. Outside, the enclosed garden at this Amble cottage apartment is perfect to relax in. The bustling harbour and shops of Amble are all within walking distance, whilst a few minutes' drive away is the historic village of Warkworth with the timeless appeal of its grand medieval castle. Alnwick Castle, featured in the 'Harry Potter' films as 'Hogwarts School' is within driving distance. A lovely Amble cottage apartment, which is an ideal base to explore this part of Northumberland.



**Accommodation** All first floor. Two bedrooms: 1 x double, 1 x twin (zip and link - can be made into a double on request). Bathroom with bath, shower over, basin and WC. Ground floor WC. Open plan fitted kitchen, dining and sitting area with electric fire. Utility area.

**Amenities** Electric central heating throughout with additional heating from electric fire in sitting room and storage heaters. Underfloor heating in bathroom and utility room. Electric oven and hob, microwave, fridge, washer/dryer, colour TV, DVD player, radio, stereo/CD player. Library of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Enclosed gravelled area with furniture. Off road parking for one car. Sorry, no smoking and no pets. Shops and pubs 3 mins walk.

"A beautiful place, and the owner was very pleasant and helpful."

Mrs Quinn, Staffordshire

**WSB OSB LMB XSB**

WSB: 161	A: 235	B: 277	C: 303	
D: 329	E: 337	F: 345	G: 398	
H: 450	I: 482	X: 450	NY: 450	



Open fire One pet welcome (check for extra pets)

No pets No smoking



Bernicia  
Amble-by-the-Sea

REF: 5728  
Sleeps 6  
Friday Arrival



An impressive, stone-built, Victorian terraced cottage ideally located close to the marina and town centre of Amble. Bernicia is tastefully decorated throughout and offers extremely spacious, light and airy rooms that are well-furnished and comfortable. The large lounge has a period panelled bay window with traditional cornice and feature fireplace, while the spacious dining room with feature fireplace overlooks the secluded courtyard. The well-equipped, contemporary kitchen is ideal for a self-catering cottage, and with access to the courtyard area, it is perfect in the evening sunshine. Amble affords a colourful harbour hosting a wide variety of pubs, cafés and restaurants, whilst the marina flourishes with an array of vibrant, nautical activity. Bernicia makes an ideal base from which to explore Northumberland's beautiful Heritage Coast, countryside, castles and renowned National Park.



**Accommodation** Three bedrooms: 1 x king-size double, 2 x double. Bathroom with bath, walk-in shower, basin and WC. Well-equipped fitted kitchen. Dining room. Spacious lounge with bay window.

**Amenities** Full gas central heating throughout. Electric double oven, ceramic touch-control hob, microwave, fridge/freezer, dishwasher, colour TV with FreeSat, DVD Micro theatre system with CD player, radio and USB/MP3 sockets. Fuel and power inc. in rent. Bed linen inc. in rent. Ample roadside parking a few metres from the property on a first come, first served basis. Alternatively, parking is available at a free car park approx 100m from cottage. Small, secluded courtyard area with furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and restaurants 2 mins walk.



"We wouldn't hesitate to recommend this cottage to our friends."

Mrs Byrne, Nottinghamshire



WSB OSB LMB			
WSB: 251	A: 282	B: 319	C: 360
D: 400	E: 445	F: 484	G: 557
H: 622	I: 666	X: 622	NY: 622



Lillian's Retreat  
Amble-by-the-Sea

REF: 8886  
Sleeps 5  
Saturday Arrival



A delightful, semi-detached cottage located on a residential estate, conveniently situated within walking distance of the bustling fishing port of Amble, just 10 miles from Alnwick. This Amble cottage offers light and airy accommodation and has been well decorated and comfortably furnished. This Amble holiday cottage is ideally suited for friends or families, with a lovely sitting room and well-equipped kitchen, ideal for spending time together. Outside, the enclosed garden at this Amble cottage is the perfect place to dine alfresco and relax after an exciting day. The harbour and shops of Amble are all close by, whilst a few minutes' drive away is the historic village of Warkworth with the timeless appeal of its grand medieval castle. Alnwick Castle, featured in the 'Harry Potter' films as 'Hogwarts School', is within driving distance and is well worth a visit. A lovely Amble cottage, which is an ideal base to explore this part of Northumberland.



**Accommodation** Three bedrooms: 2 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Sitting room.



**Amenities** Gas central heating throughout. Electric oven, gas hob, microwave, fridge, freezer, washing machine, TV, DVD, radio/CD, library of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed rear garden and patio with furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk.

"Property within easy reach of the local town."

Mrs Harding, Surrey



WSB OSB LMB			
WSB: 221	A: 265	B: 302	C: 316
D: 363	E: 399	F: 435	G: 492
H: 551	I: 589	X: 551	NY: 551



Park Lodge  
Radcliffe near Amble  
and Warkworth

REF: 963  
Sleeps 6  
Saturday Arrival



Warkworth 3 miles. A modern, semi-detached bungalow adjoining the owner's home, this property lies in an acre of mature gardens set back from the coastal road in Radcliffe, about 1 mile south of Amble and 3 miles south of Warkworth. Comfortably furnished, with solid oak flooring in the living areas, the all ground floor accommodation is suitable for families and friends of all ages. French doors lead into a private enclosed garden, complete with BBQ and views across to the Cheviots. A great base from which to explore the coast and castles of the area, with a wealth of shops, pubs and restaurants available in nearby Amble and Warkworth.



**Accommodation** All ground floor. Three bedrooms: 1 x king-size double, 1 x double, 1 x twin. Bathroom with shower over bath, washbasin and WC. Open plan living area with kitchen, dining and sitting areas and French doors out to rear garden area.

**Amenities** Electric heating from storage heaters. Electric cooker, microwave, fridge, washer/dryer, colour TV with Freeview, video, DVD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for two cars. Enclosed garden to rear of property with lawn, patio, garden furniture and BBQ. Up to two well behaved dogs welcome. Sorry, no smoking. Shops, pubs etc in Amble, approx 1 mile.



"Lovely and clean and in a very peaceful location."

Mrs Render, Lincolnshire

WSB OSB LMB XSB

WSB: 196	A: 294	B: 328	C: 337
D: 346	E: 410	F: 473	G: 536
H: 600	I: 642	X: 600	NY: 600



Jamaal Lodge  
South Broomhill near  
Amble

REF: 2127  
Sleeps 8  
Saturday Arrival



Amble 3 miles. A fabulous, detached wooden lodge located in the quiet hamlet of South Broomhill, on the rural outskirts of Amble, 4 miles from Alnwick. Situated close to the beautiful Druridge Bay Country Park and Nature Reserve, this spacious property boasts bedrooms on both the ground and first floors, two bathrooms, a first floor balcony and a lovely large garden surrounding the property, including an enclosed rear lawn area, ideal for dining alfresco. Northumberland's delightful Heritage Coast is a mere 1 mile away, whilst Alnwick, Berwick, the Scottish Borders and Newcastle, with its world-famous Metro Centre, are all within easy driving distance. A fantastic property in a great location!



**Accommodation** Four bedrooms: 2 x double (1 on ground floor), 2 x twin (1 on ground floor). Ground floor & first floor bathroom, each with bath, separate shower, basin & WC. Large open plan living area with fitted kitchen, dining area & sitting area with French windows to sun porch & garden. Utility room. First floor sitting room with balcony.

**Amenities** Gas central heating throughout. Electric oven, gas hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, colour TV with Freeview, DVD, radio/cassette/CD player. Small library of books/games. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 3 cars. Large, enclosed rear lawn garden area with furniture. 1 well behaved pet welcome (pet only allowed in utility room & sun porch). Sorry, no smoking. Shop 5 mins walk, pub 3 miles.



"The lodge was well equipped and warm."

Mr Smith, Essex

LMB XSB

WSB: N/A	A: 377	B: 517	C: 564
D: 609	E: 700	F: 792	G: 873
H: 953	I: 1021	X: 953	NY: 953

# Northumberland County



Expect nature, watersports, walking and more at Kielder Water & Forest Park. Find rock gardens, lakeside walks and ingenious gadgetry at the Cragside estate. Step back to 1513 at Flodden battlefield. For stylish shopping and farmers' markets, head to Morpeth. Make someone special feel truly royal with a baby rug from Otterburn Mill.

Cottages start from

**£240**

per week

For more information about this area go to

[www.SykesCottages.co.uk/Northumberland](http://www.SykesCottages.co.uk/Northumberland)



Hartam House  
Falstone near Bellingham

REF: 15521  
Sleeps 6  
Saturday Arrival



This attractive, detached cottage is situated in the pretty Northumberland village of Falstone, just a stone's throw away from Kielder Water and Forest. Beautifully appointed throughout, the cottage is ideal for families and friends looking for a relaxing retreat. The front boasts stunning views of the surrounding forest and the North Tyne River. With lovely furnishings, it provides three bedrooms and a modern kitchen; a great place to prepare home-cooked food before everyone gathers together in the dining room. The gardens to the side meander up past the stream and directly to a woodland cycle path, which leads into the Kielder Forest, Dam and the Lakeland Way cycle route. Why not take a walk to the local pub or tea rooms in Falstone and sample some of the many delights on offer? With the Scottish border just eight miles away and the Heritage Coastline and Hadrian's Wall just over an hour's drive, this cottage is in an ideal position for exploring this vast historical county.

**Accommodation** Three bedrooms: 2 x double, 1 x adult bunk. Bathroom with bath, shower over and basin. Separate WC. Fitted kitchen. Dining room. Sitting room with open fire.

**Amenities** Oil central heating with additional heating through open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs, WiFi. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 3 cars. Lockable bike storage. Lawned gardens to front, side and rear of property with furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop 9 miles, pub 10 mins walk, Kielder Water and Forest 15 mins walk. Note: A small stream runs through the garden so please ensure children are supervised at all times.

WSB OSB LMB			
WSB: 227	A: 269	B: 304	C: 343
D: 380	E: 425	F: 467	G: 529
H: 592	I: 634	X: 467	NY: 467



The Coach House  
Bellingham near Kielder Water

REF: 1096  
Sleeps 6  
Friday Arrival



Bellingham 5 miles. A fabulous, Gold Award winning, 19th century detached coach house full of character and charm, set in the heart of the North Tyne Valley, just yards from the riverbank and 5 miles from Bellingham. Superbly renovated to retain many original features including fireplaces and beautiful exposed beams, this spacious and elegant property, with its inviting woodburner, provides a warm welcome even in the coldest weather. The large, enclosed, attractive walled garden to the front is ideal for children and dogs, and features a wonderful all-weather tennis court. Just a short drive from picturesque Bellingham and located in the Northumberland National Park, The Coach House is also within easy reach of Kielder Water and Hadrian's Wall, while salmon, trout and sea trout fishing can be arranged (subject to availability) with the owners, who like to personally welcome visitors. The perfect base for touring the area's many delights!



**Accommodation** Three bedrooms: 1 x king-size double, 1 x double, 1 x twin. Bathroom with bath, basin & WC. Ground floor shower room with shower, basin & WC. Spacious, well-equipped kitchen/breakfast room. Separate dining room. Large, character living room with woodburner. Utility room.

**Amenities** Full oil-fired central heating with woodburner in living room. Electric AGA-style range cooker with electric hobs, microwave, fridge/freezer, dishwasher, TV, DVD, radio/CD player, library of books. Free internet access via wireless Broadband. Washing machine & tumble dryer in utility room. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available. Shared use of large, walled garden with own BBQ & furniture. Shared use of owners' all-weather tennis court. Ample off road parking. Sorry, no smoking. Up to two well-behaved dogs (£15 per dog). Shops 5 miles, pub 3 miles. Note: This property has a 4\* Gold Award from Quality in Tourism.



"A fantastic week in lovely accommodation."

Mrs Merrison, Yorkshire



WSB OSB LMB			
WSB: 286	A: 336	B: 389	C: 425
D: 461	E: 519	F: 575	G: 654
H: 732	I: 784	X: 732	NY: 732



The Stables  
Bellingham near Kielder Water

REF: 1530  
Sleeps 6  
Friday Arrival



Bellingham 2 miles. A fabulous stone-built stable conversion adjoining the owner's stables, situated in a rural location just two miles from Bellingham. Enjoying fabulous views over wide open pasture and the North Tyne River, The Stables offers accommodation of an excellent standard, with en-suite rooms and a lovely woodburning stove in the sitting room. Visitors can take advantage of onsite fishing by arrangement with the owner. Kielder Water is just 10 miles away, whilst Alnwick and the Heritage Coast are also within driving distance. An ideal retreat for a wonderful break.



**Accommodation** Three large bedrooms: 1 x double, 2 x twin, all with en-suite (bath with shower over, basin and WC). Well equipped fitted kitchen with breakfast area. Spacious sitting room with dining area and woodburning stove.



**Amenities** Full oil central heating throughout with additional heating from woodburning stove in sitting room. Electric cooker, microwave, fridge/freezer, dishwasher, colour TV, video, DVD player, radio, cassette player, stereo/CD player, library of books etc. Washing machine and tumble dryer in utility room. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for three cars. Salmon, trout and sea trout fishing by arrangement. Shared use of owner's tennis court by arrangement. Patio with garden furniture. Well behaved pets by arrangement. Sorry, no smoking. Shops, pubs and restaurant 2 miles.

"Fantastic location and super-friendly owner."

Dr Bridges, Midlothian



WSB OSB LMB XSB			
WSB: 231	A: 358	B: 373	C: 459
D: 544	E: 561	F: 575	G: 654
H: 732	I: 784	X: 732	NY: 732

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Reiver's Rest  
Hesleyside near Bellingham

REF: 12949  
Sleeps 6  
Friday Arrival



Bellingham 1.5 miles. A beautifully appointed former coach house set within the grounds of historic Hesleyside Hall, the ancestral home of the Border Reiver Charlton family. Sympathetically converted to a very high standard, this Bellingham cottage offers a spacious sitting room with open fire and a dining room for 10. There are three delightful bedrooms all overlooking the Capability Brown designed parkland and beyond to ancient woodland and the North Tyne Valley. This picturesque cottage near Bellingham, with exclusive access to the surrounding grounds, is the perfect place for the whole family to don their wellies and spend the day exploring, bike riding or fishing in a safe, off road and tranquil setting. Located within the Northumberland National Park, this Bellingham cottage is within easy reach of all local attractions, including Kielder Water, Corbridge, Hexham, Hadrian's Wall and the Northumbrian Heritage Coast. Salmon and trout fishing, along with private tours of Hesleyside can be arranged with the owner prior to your visit. With stylish, spacious accommodation in a wonderful rural location, this cottage near Bellingham is the perfect base for touring this delightful area.



**Accommodation** Three bedrooms: 1 x super king-size double (zip/link, can be twin by prior arrangement), 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen with breakfast area. Spacious sitting room with open fire and dining area.

**Amenities** Full oil-fired central heating throughout, additional heating from open fire in sitting room. Gas oven and

hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 3 cars. Bike storage. Access to private estate walks and parkland. Front patio with garden furniture and BBQ. Salmon, trout and sea trout fishing by arrangement with owner prior to visit. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 1.5 miles.



"A lovely location snuggled next to woodland."

Mrs Buckingham, Kent



WSB	OSB	LMB	XSB
250	A: 292	B: 341	C: 455
D: 455	E: 510	F: 575	G: 654
H: 732	I: 784	X: 575	NY: 575



Coquet Retreat  
Rothbury

REF: 14512  
Sleeps 4  
Saturday Arrival



A fabulous first floor apartment above the hustle and bustle of Bridge Street, in the heart of Rothbury. In the centre of this popular little market town, this apartment has been lovingly restored and individually styled and furnished to provide top quality accommodation. There are excellent facilities, including a light, airy sitting room with gas fire, and a designer kitchen with range cooker, granite worktops and French doors to the superb balcony area with spiral staircase down to the secluded ground floor patio. Twinkling lights in the wooden hallway floor guide you along to the bedrooms, with the king-size master bedroom boasting en-suite facilities including a jet shower, and the twin having sole use of the family bathroom with corner spa bath. Just a short walk, the River Coquet ambles by on its journey from the Cheviots down to the coast at Amble. The apartment is less than a minute's walk from an array of shops, quaint tea rooms and traditional pubs, whilst nearby the Northumberland National Park offers great walking and cycling opportunities. A lovely apartment in a great location.



**Accommodation** All first floor. Two bedrooms: 1 x king-size double with en-suite jet shower, basin and WC, 1 x twin. Bathroom with corner spa bath, shower over, basin and WC. Fitted kitchen with dining area and door to balcony. Sitting room with gas fire.

**Amenities** Full gas central heating, gas fire in sitting room. Gas range cooker, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, video, CD, radio, books, games, DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for one car at owner's property around the corner, roadside parking outside cottage on first come, first served basis. Bicycle storage available at owner's property. Balcony with furniture, spiral stairs to rear courtyard with furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and river 1 min walk. Note: Spiral staircase - care to be taken with young children.

"Warm welcome on arrival. Owners very friendly and helpful."

Mr Bishop, Essex



WSB	OSB	LMB	XSB
226	A: 271	B: 309	C: 340
D: 372	E: 409	F: 445	G: 504
H: 564	I: 604	X: 445	NY: 445



The Homes  
Longframlington  
near Alnwick

REF: 4066  
Sleeps 6  
Saturday Arrival



Longframlington 1 mile. A delightful, well-designed, single-storey cottage on a quiet country lane, on the edge of the village of Longframlington, with magnificent views over open countryside. This lovely Longframlington cottage provides extremely spacious accommodation, with three light, airy bedrooms, a kitchen/diner and a sitting room with open fire. This Longframlington cottage also has a large garden, ideal for dining alfresco. There is so much to enjoy close to this Longframlington cottage; Brinkburn Priory is a restored Augustinian priory in a magnificent setting beside the River Coquet, a tour of the beautiful Northumberland National Park makes a great day out, or why not head for the beautiful Heritage Coast or market town of Alnwick, with its castle and gardens? A great Longframlington cottage base.



**Accommodation** All ground floor. Three bedrooms: 1 x king-size double, 2 x twin (both zip/link, can be double beds by prior arrangement). Bathroom with bath, shower over, basin and WC. Kitchen with dining area. Sitting room with open fire.

**Amenities** Electric heating, additional heating from open fire in sitting room. Electric cooker, microwave, fridge/freezer, washing machine, colour TV, DVD, radio/cassette/CD etc. Books/games. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Large enclosed garden with magnificent views over open countryside and Coquet Valley. Off road parking for 3 cars. Two well behaved pets at £10 pppw. Sorry, no smoking. Shop and pub 15 mins walk.

"A lovely secluded location in a lovely village."

Mrs Honey, East Riding of Yorkshire

WSB OSB LMB

WSB: 193	A: 267	B: 319	C: 339
D: 361	E: 406	F: 450	G: 502
H: 555	I: 594	X: 555	NY: 555



Ashtdown  
Longframlington  
near Alnwick

REF: 10266  
Sleeps 4  
Saturday Arrival



A traditional, stone-built, semi-detached cottage in the centre of the pretty Northumberland village of Longframlington, nestling between the Heritage Coastline and the Northumberland National Park. This Longframlington cottage boasts attractive features such as a warming multi-fuel stove in an Ingle-nook fireplace, a traditional kitchen and a spacious first floor super king-size bedroom. The rear garden is ideal for relaxing after a day exploring, with its deck, furniture and BBQ. This Longframlington cottage is located within walking distance of some excellent pubs serving fine ales and good quality local food, as well as a first rate butcher's and an award-winning grocery store. Nearby attractions include Brinkburn Priory with its peaceful riverside setting, the National Trust's Cragside House and the historic market town of Alnwick with its imposing castle and gardens. The stunning Heritage Coast, with its endless beaches, and the rolling Cheviot Hills are all within a 15 minute drive, making this the perfect Longframlington cottage base for a Northumberland break.



**Accommodation** Two bedrooms: 1 x super king-size double, 1 x ground floor twin. Ground floor bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen. Spacious sitting room with multi-fuel stove and dining area.

**Amenities** Full oil fired central heating, additional heating from multi-fuel stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, tumble dryer, TV with Freeview, DVD, radio/CD player, library of books and DVDs. Fuel, power and starter pack for multi-fuel stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Off road parking for 2 cars. Enclosed rear decked garden with furniture and BBQ. Two well behaved pets welcome. Sorry, no smoking. Shop and pub 2 mins walk.

"We will definitely be returning."

Mrs Rippin, Yorkshire

WSB OSB LMB XSB

WSB: 211	A: 252	B: 287	C: 316
D: 346	E: 379	F: 413	G: 468
H: 523	I: 560	X: 413	NY: 413





Quince Cottage  
Longframlington  
near Alnwick

REF: 2017  
Sleeps 4  
Saturday Arrival

A delightful, 18th century, Grade II listed cottage, ideally situated at the heart of the rural village of Longframlington. Sympathetically refurbished to a high standard throughout, this charming property boasts a spacious and comfortable sitting area featuring a picturesque Inglenook fireplace with warming stove, two large, traditional bedrooms and a lovely courtyard garden, ideal for alfresco dining. The pretty, hillside village of Longframlington, surrounded by open farmland, boasts a welcoming pub serving a selection of food and fine ales and an award-winning village shop and butcher's. Explore over 12 acres of botanical delights and pretty aboretum walks at the fascinating Longframlington Gardens. Discover nearby Brinkburn Priory with its peaceful riverside setting, the National Trust's Crag-side House and the historic market town of Alnwick with its imposing castle. The stunning Heritage Coast, with its shimmering sandy beaches and fantastic fishing opportunities and the Cheviot Hills are all within a 15 minute drive, making this an ideal base for an enjoyable holiday.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin & WC. Well equipped fitted kitchen. Spacious sitting room with multi-fuel stove and dining area.

**Amenities** Solid fuel central heating from multi-fuel stove in sitting room and electric panel heaters throughout. Electric cooker, microwave, fridge, freezer, washer/dryer, dishwasher, colour TV with Freeview, DVD player, radio/cassette/CD player etc. Library of books/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Roadside parking for one car with further parking close by. Enclosed courtyard garden with garden furniture & BBQ. Sorry, no pets and no smoking. Shop and pub 2 mins walk.

"The cottage was well furnished and comfortable."

Mr Fitzsimons, West Sussex

WSB: N/A	A: 290	B: 337	C: 373
D: 408	E: 439	F: 469	G: 534
H: 599	I: 641	X: 599	NY: 599



Harrogate Cottage  
Longframlington  
near Alnwick

REF: 1474  
Sleeps 4  
Saturday Arrival

Cosy, stone-built, mid-terrace cottage on the edge of the traditional village of Longframlington, 6 miles from Alnwick. Sympathetically refurbished by its current owners, Harrogate Cottage offers accommodation of charm and character throughout, including an open plan living area with exposed beams and woodburner, and a separate outbuilding with handy utility room and sun room. Centrally located for exploring all that this beautiful region has to offer, including the unspoilt Heritage Coast and vast National Park, this is a wonderful retreat for a special week in the country.



**Accommodation** Two bedrooms: 1 x king-size with colour TV with Freeview, 1 x adult bunk. Ground floor bathroom with bath with shower over, basin and WC and underfloor and wall-mounted heating. Open plan living area with solid oak fitted kitchen, dining area and sitting area with woodburner. Sunny outbuilding with utility room and small sun room.

**Amenities** Electric heating from storage and convector heaters throughout, additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, freezer, washing machine, colour TV with Freeview, DVD player, video, radio, stereo/CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Large travel cot available on request. Roadside parking in quiet country lane. Mature garden with unfenced pond, furniture and BBQ. Sorry, no smoking and no pets. Shops and pubs 10 minutes' walk.

"Very friendly and helpful owners."

Mrs Carstairs, Lincolnshire

WSB: N/A	A: 267	B: 291	C: 310
D: 326	E: 368	F: 410	G: 475
H: 539	I: 577	X: 539	NY: 539



LOW HALL COTTAGES  
Longframlington near Alnwick



The Granary  
Longframlington near Alnwick

REF: 1541  
Sleeps 4  
Saturday Arrival

A magnificent, 18th century, semi-detached Flemish red brick barn conversion situated in unspoilt open countryside, just 10 minutes' walk from the centre of the rural village of Longframlington. Full of charm and character, The Granary has been equipped, decorated and furnished to an exceptional standard complete with tiled and wood flooring, a cosy multi-fuel stove, two en-suite bedrooms and a large cart eye window, offering stunning views of the private landscaped garden. Ten minutes' drive to the west is the National Trust's Crag-side House and Gardens while the Heritage Coast is only a 15 minute drive to the east offering miles of clean sandy beaches. The historic town of Alnwick, with its impressive castle and garden, lies just 6 miles to the north and is well worth a visit. With the spectacular National Park also within easy reach, this is an ideal base for exploring Northumberland! Note: The property adjoins Ref. 1562 and they can be booked together to accommodate up to 10 people.



**Accommodation** Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin with en-suite (bath with shower over, basin and WC). Ground floor WC and basin. Utility room. Large open plan fitted kitchen with dining area. Sitting room with multi-fuel stove.

**Amenities** Full oil central heating with additional heating from multi-fuel stove in sitting room and underfloor heating in bathrooms. Electric cooker, slow cooker, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x colour TVs, DVD, CD player/cassette/radio etc. Fuel, power and initial supply of logs/coal inc. in rent. Bed linen, towels and 4 bathrobes inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Landscaped garden with lawned area and patio with garden furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 20 mins walk.



"The cottage was very welcoming."

Mrs Forrest, Lincolnshire

WSB: N/A	A: 303	B: 339	C: 397
D: 452	E: 507	F: 561	G: 677
H: 792	I: 849	X: 792	NY: 792



The Red Barn  
Longframlington  
near Alnwick

REF: 1562  
Sleeps 6  
Saturday Arrival



A magnificent, 18th century, semi-detached brick barn conversion situated in unspoilt open countryside, just 10 minutes' walk from the centre of the rural village of Longframlington. Lovingly restored and immaculately presented throughout, the spacious accommodation offers a superbly well-equipped kitchen, with limestone floors, granite work surfaces and multi-fuel range cooker. The cosy sitting room boasts beautiful oak floors, multi-fuel stove and stunning views over open countryside, whilst the delightful garden room overlooks lovely landscaped gardens. This superb location is peaceful and quiet, yet within easy driving distance of the coast, the National Park and the towns of Rothbury and Alnwick. The perfect base for exploring Northumberland! Note: The property adjoins Ref. 1541 and they can be booked together to accommodate up to 10 people.



**Accommodation** Three bedrooms: 1 x twin with en-suite (shower, basin and WC), 1 x double with en-suite (shower, basin, WC and luxury bath), 1 x double with en-suite (bath with shower over, basin and WC). Ground floor WC and basin. Utility room. Large well-equipped fitted kitchen. Garden/dining room. Sitting room with multi-fuel stove.

**Amenities** Full oil central heating with additional heating from multi-fuel stove in sitting room and underfloor heating in bathrooms. Multi-fuel range cooker with double oven, slow cooker, microwave, fridge/freezer, washer/dryer, dishwasher, 4 x LCD colour TVs, DVD, CD player/cassette/radio etc. Fuel, power and initial supply of logs/coal inc. in rent. Bed linen, towels and 6 bathrobes inc. in rent. Cot and highchair on request. Off road parking for 3 cars. Landscaped garden with lawned area and patio with garden furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 20 mins walk.

WSB: N/A	A: 315	B: 377	C: 441
D: 501	E: 665	F: 828	G: 869
H: 909	I: 975	X: 909	NY: 909

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

☆☆☆☆  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Charlotte's Stable  
Longframlington  
near Alnwick

REF: 1922 ★★★★★  
Sleeps 4  
Friday Arrival

A delightful, single-storey, stone-built cottage on a quiet country lane, on the edge of the village of Longframlington. This wonderful property, awarded silver in the North Eastern Tourism Awards 2006, is furnished to a high standard and provides extremely spacious accommodation, with two light and airy en-suite bedrooms and a pretty garden, ideal for dining alfresco. Guests are invited to use the owner's on-site health club, with heated indoor swimming pool, steam rooms, a gymnasium and a 9 hole pitch-and-putt golf course, ideal for a holistic or beauty pamper break. Nearby, visit the picture postcard town of Rothbury, home to the National Trust's Crag-side House and Park, or tour the beautiful Northumberland National Park, also within easy reach. A superb base for an enjoyable holiday. Note: This property can be booked with Ref. 1923 to accommodate up to 8 people.



**Accommodation** All ground floor. Two double bedrooms, each with additional single bed and en-suite wet room with two-way shower, basin & WC. Open-plan living area with fitted kitchen, dining area and sitting area with open fire.

**Amenities** Oil fired central heating with additional heating from open fire in sitting area. Electric cooker, microwave, dishwasher, fridge/freezer, washer/dryer, colour TV, DVD player, radio/cassette/CD player etc. Library of books/DVDs. All fuel & power inc. in rent. Bed linen & hand towels inc. in rent. Free use of owner's on-site health club. Off road parking for 2 cars. Garden with furniture & BBQ. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: This property accepts a maximum of 4 people. Note: No children under 5 except babes-in-arms. Note: No children under 16 allowed access to leisure facilities after 4pm. Note: Beauty treatments available at health club at extra cost.

"It was very relaxing."

Mrs McAleer, Durham

WSB OSB LMB XSB			
WSB: 320	A: 373	B: 405	C: 421
D: 440	E: 494	F: 548	G: 661
H: 775	I: 830	X: 775	NY: 775



Willow's Stable  
Longframlington  
near Alnwick

REF: 1923 ★★★★★  
Sleeps 4  
Friday Arrival

A delightful stone-built cottage, peacefully located on the outskirts of the village of Longframlington. Awarded silver in the North Eastern Tourism Awards 2006 and furnished and equipped to a particularly high standard, the property boasts a welcoming open fire in the spacious, open-plan living area, two en-suite bedrooms and breathtaking countryside views. Guests benefit from use of the owner's on-site health club, with heated indoor swimming pool, steam rooms, a gymnasium and a 9 hole pitch-and-putt golf course, ideal for a holistic or beauty pamper break. Enjoy a leisurely afternoon exploring the chocolate box hill town of Rothbury, home to the National Trust's Crag-side House and Park, or tour the Northumberland National Park, all within easy reach. An ideal retreat for a relaxing holiday. Note: This property can be booked with Ref. 1922 to accommodate up to 8 people.



**Accommodation** All ground floor. Two double bedrooms, each with additional single bed and en-suite wet room with two-way shower, basin & WC. Open-plan living area with fitted kitchen, dining area and sitting area with open fire.

**Amenities** Oil fired central heating with additional heating from open fire in sitting area. Electric cooker, microwave, dishwasher, fridge/freezer, washer/dryer, colour TV, DVD player, radio/cassette/CD player etc. Library of books/DVDs. All fuel & power inc. in rent. Bed linen & hand towels inc. in rent. Free use of owner's on-site health club. Off road parking for 2 cars. Garden with furniture & BBQ. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: This property accepts a maximum of 4 people. Note: No children under 5 except babes-in-arms. Note: No children under 16 allowed access to leisure facilities after 4pm. Note: Beauty treatments available at health club at extra cost.

WSB OSB LMB XSB			
WSB: 320	A: 373	B: 405	C: 421
D: 440	E: 494	F: 548	G: 661
H: 775	I: 830	X: 775	NY: 775



SOUTHWITTON HOUSE  
Southwiton



The Granary  
Southwiton

REF: 2019 ✓✓✓✓  
Sleeps 4  
Friday Arrival

The Byre  
Southwiton

REF: 1783 ✓✓✓✓  
Sleeps 4  
Friday Arrival

A delightful, single-storey barn conversion located in the rural hamlet of Southwiton, 10 miles from historic Morpeth. Lovingly renovated and tastefully furnished throughout, this charming property boasts comfortable, open plan living accommodation with a cosy open fire, two traditional bedrooms and a large, lawned garden with patio area, offering spectacular panoramic views across the stunning countryside. Situated at the heart of one of the most beautiful parts of rural Northumberland, the surrounding area provides numerous walking and cycling opportunities, whilst the nearby market town of Morpeth is home to the River Wansbeck and provides lovely riverside walks, along with great shops, pubs and restaurants. An ideal place for a relaxing, pleasurable break! Note: This property can be booked with Ref. 2019 to accommodate up to 8 people.



A superb, two-storey barn conversion, peacefully located in the picturesque rural hamlet of Southwiton, 10 miles from Morpeth. Carefully renovated and elegantly furnished throughout to provide comfortable, open-plan living, this charming property features two en-suite bedrooms, a lovely decorative fireplace in the sitting area and a large lawned garden boasting stunning, panoramic views across the surrounding countryside. The encompassing area provides numerous walking and cycling opportunities, whilst the nearby market town of Morpeth is home to the River Wansbeck and provides lovely riverside walks, along with great shops, pubs and restaurants. With the attractive town of Alnwick, with its celebrated castle and gardens within easy driving distance, this is an ideal place for a relaxing break at any time of year. Note: This property can be booked with Ref. 1783 to accommodate up to 8 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Open plan living area with fitted kitchen, sitting area with open fire, dining area and access to patio and garden.

**Amenities** Oil fired central heating with additional heating from open fire in sitting area. Electric cooker, microwave, fridge, chest freezer, dishwasher, washer/dryer, TV with basic Freeview, DVD, radio/CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, toddler bed and highchair available on request. Off road parking for 2 cars. Shared, enclosed lawned garden with patio, garden furniture and BBQ. Sorry, no pets and no smoking. Shops and pubs 3 miles.



**Accommodation** Two bedrooms: 1 x double with en-suite (shower cubicle, basin and WC), 1 x twin with en-suite (bath with shower over, basin and WC). Open plan living area with fitted kitchen, dining area and sitting area with ornamental fireplace.

**Amenities** Full oil central heating throughout. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD player, radio/CD player etc. All fuel and power inc. in rent. Cot, toddler bed and highchair available on request. Off road parking for 2 cars. Shared lawned garden with patio, garden furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 3 miles.



"The owners were very welcoming."

Mrs Warren, North Yorkshire

WSB OSB LMB XSB			
WSB: 217	A: 267	B: 298	C: 327
D: 357	E: 398	F: 439	G: 549
H: 659	I: 706	X: 659	NY: 659



WSB OSB LMB XSB			
WSB: 217	A: 264	B: 296	C: 325
D: 354	E: 395	F: 435	G: 544
H: 653	I: 698	X: 653	NY: 653





Townfoot Cottage  
Elsdon near Otterburn

REF: 866  
Sleeps 5  
Saturday Arrival



A delightful Grade II listed property, in a wonderful peaceful setting, on the edge of the village of Elsdon. Townfoot Cottage adjoins the owner's farmhouse and was originally an old farm cow byre. Decorated, equipped and furnished to very high standards throughout, the cottage has retained much character with rugs over stone flagged and wooden floors. The cottage enjoys views over Elsdon Burn towards the hills beyond and is excellently situated for enjoying a variety of walks, including Hadrian's Wall, coastal paths and the Cheviot and Simonside hills. The area boasts water sports, cycling and fishing, whilst workshops in painting, drawing and art textiles are on offer at Townfoot Studio next door. A warm and comfortable retreat from which to discover this ancient and fascinating area.



**Accommodation** Two bedrooms: 1 x double, 1 x family with 3 single beds (both bedrooms have basins). Bathroom with bath with hand held shower, washbasin, bidet and WC. Well-equipped farmhouse-style kitchen with centre dining table and stone flagged floors. Comfortable sitting room with multi-fuel stove in stone surround.

**Amenities** Full LPG gas central heating with additional heating from multi-fuel stove in sitting room. Double electric oven with separate gas hob, microwave, fridge/freezer, washing machine, TV, DVD player. Electricity, cooking gas and starter pack of fuel for stove inc. in rent, LPG gas central heating and hot water on a meter. Bed linen and towels inc. in rent. Cot and highchair on request. Front garden with off-road parking. Private sheltered garden to the rear with garden furniture and BBQ. Sorry, no pets and no smoking. Two mountain bikes on request for guests to use (at own risk). Pub 3 mins, shop 2 miles (Otterburn).



"The cottage was spacious but very cosy."

Miss Compton, Wiltshire



WSB	OSB	LMB	XSB
244	309	355	378
D: 402	E: 468	F: 517	G: 552
H: 586	I: 627	X: 586	NY: 586



The Old Hayloft  
Elsdon near Otterburn

REF: 15488  
Sleeps 4  
Saturday Arrival



Elsdon 1.25 miles. A stone-built, semi-detached cottage next to the owners' home, close to the scattered village of Elsdon and the stunning Northumberland National Park. Compact, comfortable accommodation, this cottage is ideal for enjoying this beautiful county. The Old Hayloft formed part of a coaching inn, originally built in 1835, and used to serve the old toll road between England and Scotland. The cottage has two first floor bedrooms, whilst downstairs is a bathroom and a light and airy open plan living area with a well-equipped kitchen, dining area and a cosy sitting area with large glass doors, from which you can admire the pretty views of the fields opposite. Outside is an enclosed gravelled area with furniture, which provides a perfect place to put your feet up with a refreshing beverage after a long day's walk or cycle ride. The owners are keen gardeners and have their own chickens, and during your stay they will endeavour to supply you with fresh eggs and home grown vegetables in season. Fabulous walks and cycle routes are on the doorstep. Just over a mile away is historic Elsdon, with a tea room, café and pub. Travel west to the delights of Kielder Water and Hadrian's Wall or head east to the historic Heritage Coastline with its miles of golden, sandy beaches and imposing, medieval castles. This is an excellent base.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x adult bunks. Ground floor bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** Oil fired central heating. Electric oven and hob, microwave, fridge, washing machine, TV (no signal, for DVD use only), DVD player, radio/CD, selection of books, DVDs and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Bike storage. Front enclosed gravelled patio with furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 miles.

WSB	OSB	LMB	XSB
216	259	295	309
D: 355	E: 390	F: 425	G: 481
H: 538	I: 575	X: 425	NY: 425



Drovers Rest  
Otterburn near Bellingham

REF: 1827  
Sleeps 4  
Saturday Arrival



Otterburn 3 miles. A charming, stone-built cottage, in an isolated position, on the edge of the Northumberland National Park, 3 miles from Otterburn and 7 miles from Bellingham. Peacefully located, this fabulous, single-storey property is well-equipped and comfortable throughout and boasts a spacious open-plan living area and delightful lawned garden and patio, perfect for relaxing and unwinding. There are excellent walking, fishing and cycling opportunities from the doorstep, towards Hadrian's Wall and Kielder Forest and a highly regarded golf course is within easy reach. Visit the many National Trust homes within easy reach, such as the magnificent Cragside House and Wallington Hall. The historic market town of Alnwick, with its majestic castle and splendid gardens, is just a 40 minute drive away, making this an excellent base for an all year round, enjoyable holiday.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Large open-plan living area with fitted kitchen, dining and sitting area with electric fire.

**Amenities** Oil heating throughout with additional heating from electric fire in living area. Gas cooker, microwave, fridge, (use of owner's freezer on request), washing machine, colour TV with Freeview, DVD player, radio/cassette/CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Off-road parking for 2 cars. Large lawned garden with pond, patio and garden furniture. Lockable bike storage. Sorry, no smoking. One well behaved dog welcome at charge of £10 per week. Shop 3 miles, pub 1 mile. Note: There is an unfenced pond at the property so please ensure children are supervised. Note: Dogs must be kept on a lead at all times.

WSB	OSB	LMB	XSB
185	272	319	343
D: 366	E: 407	F: 448	G: 488
H: 528	I: 566	X: 528	NY: 528



Crag View Cottage  
West Woodburn near Otterburn

REF: 1969  
Sleeps 4/5  
Saturday Arrival



A delightful, single-storey, stone-built cottage, situated in the seemingly timeless village of West Woodburn. Renovated to a high standard, this lovely, end-terrace property is spacious and comfortable, boasting a light and airy sitting/dining room with inglenook fireplace and woodburning stove and an enclosed, rear garden with patio area and a pretty pond, ideal for relaxing. West Woodburn provides a village pub and Post Office, while the nearby historic village of Otterburn, with its stunning views over the North Tyne Valley, is a haven for walkers and cyclists. A little further afield lies Kielder Forest and Waters, superb for fishing, horse riding and nature watching. The lively city of Newcastle upon Tyne is within a short drive, as is the stunning countryside of the Scottish Borders. A wonderful holiday base at any time of year.



**Accommodation** All ground floor. Two bedrooms: 1 x 4 poster double, 1 x adult bunk (double on bottom, single on top). Extra folding bed on request. Bathroom with bath with shower over, basin & WC (accessed via 2 steps up). Fitted kitchen (accessed via 2 steps up). Large sitting room with dining area, woodburning stove & door to conservatory.

**Amenities** Oil fired central heating, woodburning stove in sitting room. LPG oven & hob, microwave, fridge, washer/dryer, dishwasher, colour TV with basic Sky package, DVD, CD/cassette/radio etc. Library of books/music/games. Fuel & power inc. in rent. Bed linen inc. in rent. Cot & highchair on request. Off road parking for 1 car. Rear garden with pond, furniture & BBQ. Sorry, no pets & no smoking. Shop & pub 2 mins walk. Note: This property is accessed via 2 steps up. Note: Although pond is shallow, ensure children are supervised. Note: Property is situated on A68.

"The best holiday I have ever had!"

Mrs Dalglish, North Yorkshire

OSB	XSB
N/A	214
D: 354	E: 401
H: 538	I: 576

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Cheviot View  
Chatton near Wooler

REF: 1151  
Sleeps 4  
Saturday Arrival



A traditional stone-built end of terrace cottage, situated on the outskirts of picturesque and peaceful Chatton just 10 miles inland from Bamburgh in rural northern Northumberland. Lovingly restored by the current owners, the property offers immaculate accommodation of great charm and character. Particular features include the elegant living/dining room with open fire and delightful south-facing terraced garden to the rear. With the coast just 10 miles to the east, and the Cheviot foothills and National Park just 5 miles to the west, Cheviot View is a superb base for exploring all that Northumberland has to offer!



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower cubicle, basin and WC. Fitted kitchen. Elegant living/dining room with feature open fireplace and open fire. Storage shed to rear.



**Amenities** Electric wall heaters throughout, plus additional heating from feature open fire in living/dining room. Electric oven and hob, microwave, fridge, dishwasher, washing machine, LCD TV with Freeview, video, DVD player, radio/cassette/CD player. All fuel and power inc. in rent. Bed linen inc. in rent. Telephone with honesty box. Off-road parking for up to 2 cars. Patio by back door en route to beautiful, south facing terraced garden to rear with garden furniture and BBQ. (Note: There are 12 steps to the garden). One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk.

"A good base for exploring the surrounding areas."

Mr Hall, Nottinghamshire



WSB OSB LMB

WSB: 197	A: 300	B: 343	C: 372
D: 402	E: 436	F: 470	G: 527
H: 582	I: 623	X: 582	NY: 582



Lime Tree Cottage  
Chatton near Wooler

REF: 6803  
Sleeps 4  
Saturday Arrival



A traditional, semi-detached stone-built Chatton cottage with many original features, in the heart of Chatton village. This Chatton cottage is furnished in an attractive 'country' style, with a cleverly thought-out and well-equipped kitchen, and a cosy sitting/dining room with Jotul woodburning stove and Italian slate flooring. Upstairs in this Chatton holiday home, the tastefully finished bedrooms will be much appreciated after a long day's walk in the nearby Cheviot Hills or strolling along the endless golden sands of the Heritage Coast 10 miles to the west. Centrally located opposite the village green, and within walking distance of The Percy Arms pub and restaurant, this Chatton cottage provides everything you could need for a comfortable, relaxed stay in Northumberland.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with breakfast bar. Sitting room with dining area and woodburning stove.

**Amenities** Full oil fired central heating, additional heating from woodburning stove in sitting room. Electric cooker, microwave, fridge, freezer, dishwasher, TV, DVD, radio, stereo/

CD, DVDs/books/games etc, WiFi. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car, roadside parking for 1 car. Small patio to rear with table chairs and BBQ. Sorry, no pets and no smoking. Shop and pub 2 mins walk.



"The cottage exceeded our expectations and the location was ideal."

Mr Roome, Surrey

WSB OSB LMB XSB

WSB: 261	A: 294	B: 335	C: 364
D: 393	E: 426	F: 459	G: 515
H: 569	I: 609	X: 569	NY: 569



Ford Cottage  
Chillingham near Chatton

REF: 13774  
Sleeps 4  
Saturday Arrival



Chatton 1.5 miles. Situated in the small hamlet of Chillingham, Ford Cottage is one of four stone-built, Grade II listed cottages, in a breathtaking position, just a stone's throw away from Chillingham Castle and wild cattle park. A stream from Chillingham Lake is set alongside this cottage to give the whole place a peaceful and tranquil feel. This semi-detached cottage provides tasteful, comfortable accommodation, ideal for couples, families or friends wishing to get away from towns and cities to experience an away-from-it-all country break. The cottage is set over two floors and offers two cosy bedrooms, a ground floor bathroom, a sitting room with woodburning stove, a spacious dining room and a well-equipped kitchen. Outside, the cottage has a shared front lawned garden and enclosed rear lawned garden, which is perfect to relax in with a drink after a long day. The cottage is surrounded by forest walks and cycle tracks, whilst inland lies the imposing Cheviot Hills, popular with walkers and cyclists. The Heritage Coastline is ten miles to the east with sandy beaches and many castles, including Holy Island, Bamburgh, Dunstanburgh, Alnwick and Warkworth, plus Alnwick Gardens is a very popular attraction, and well worth a visit. This delightful cottage is an excellent base for exploring everything that Northumberland has to offer.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with woodburning stove.

**Amenities** Electric storage heaters throughout, with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD, radio/CD, selection of books and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for two cars. Private, enclosed rear lawned garden with furniture. Shared front lawned garden with furniture. Two well behaved pets welcome. Sorry, no smoking. Shop and pubs 1.5 miles.

"Really comfy cottage. Great walks. Loads of history."

Mr Howard, Nottinghamshire

WSB OSB LMB

WSB: 216	A: 259	B: 295	C: 309
D: 355	E: 390	F: 425	G: 481
H: 538	I: 575	X: 425	NY: 425



Gardener's Cottage  
Chillingham near Chatton

REF: 13776  
Sleeps 4  
Saturday Arrival



A delightful, pretty, stone-built cottage in the historic hamlet of Chillingham, in a unique position, just a short stroll from Chillingham Castle and wild cattle park. Set on a quiet, leafy back road to the castle, with the peaceful gurgling of a brook running by, this cottage would be a perfect destination for a small family or as a romantic retreat for couples. To the front of the cottage there is an enclosed garden area with furniture, somewhere to stretch your legs and put your feet up after a busy day exploring this exciting region. The pretty hamlet of Chillingham is steeped in history, occupying a strategically important location between two feuding nations; many a famous medieval king has passed through the hamlet to rest his weary men at the castle. There are walks and cycle routes along picturesque roads on the doorstep of this cottage, which is also well positioned for exploring the rest of this vast county. To the west lie the Cheviot Hills, with bracing walks and challenging cycle routes, and to the east the Heritage Coastline with its miles of sandy beaches and daunting castles including Warkworth, Dunstanburgh, Bamburgh, Alnwick and Holy Island. This cottage is ideally placed for exploring this beautiful county at any time of year.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove.

**Amenities** Electric storage heaters throughout, additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, radio/CD, selection of books and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Shared front lawned garden with furniture. Two well behaved pets welcome. Sorry, no smoking. Shop and pubs 1.5 miles.

WSB OSB LMB XSB

WSB: 207	A: 247	B: 281	C: 309
D: 338	E: 371	F: 404	G: 457
H: 511	I: 547	X: 404	NY: 404



The Barmoor Retreat  
**Lowick near Holy Island**

REF: 5651   
 Sleeps 5   
 Saturday Arrival

A traditional, mid-terraced cottage in the rural village of Lowick. The inside of this Lowick cottage has been refurbished to a particularly high standard, and provides extremely comfortable, well furnished accommodation, over three floors. The well-equipped fitted kitchen in this Lowick cottage has access to the rear decked area, while the spacious sitting room with woodburner offers a perfect spot to curl up on a chilly evening. The en-suite facilities at this Lowick cottage are an added bonus, while its location within easy reach of sandy beaches, historic castles, market towns and superb walking is sure to suit all parties. Close to the village shop and local pubs, this Lowick cottage is a great base to enjoy the Borders, Northumberland, Holy Island and the Heritage Coast.



**Accommodation** Over three floors. Three bedrooms: 1 x double, 1 x single, 1 x 2nd floor twin with en-suite shower, basin & WC. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area and access to rear decked area. Sitting room with woodburner.



**Amenities** Full oil fired central heating, additional heating from woodburner in sitting room. AGA-style oil fired cooker, microwave, dishwasher, fridge, freezer, washing machine, colour TV, DVD player, radio, stereo/CD, small library of CDs, DVDs and books etc. Oil and electricity inc. in rent. Logs for woodburner available to purchase locally. Bed linen inc. in rent. Cot and highchair available. Off road parking for 3 cars. Rear enclosed garden with decking, furniture and BBQ. Sorry, no pets and no smoking. Shops and pubs 1 mile.



*"A beautiful property in a beautiful part of the country."*

Mr Shearing, Derbyshire

WSB	OSB	LMB				
251	A: 270	B: 305	C: 343			
D: 381	E: 425	F: 467	G: 529			
H: 593	I: 634	X: 593	NY: 593			



Light Pipe Cottage  
**Bowsden near Lowick**

REF: 3803   
 Sleeps 4   
 Saturday Arrival

Lowick 3 miles. A traditional, semi-detached period cottage, in the sleepy, rural village of Bowsden, 3 miles from Lowick. Lovingly modernised, this cosy, single-storey Bowsden cottage provides very comfortable accommodation, with a warming open fire and bright, sunny rooms. The bedrooms in this Bowsden cottage are comfortable, and the whole Bowsden cottage makes a cosy base for a family or romantic break. Outside, a small but charming lawn area and patio provide the perfect spot for relaxing. The causeway to Holy Island is just 6 miles from this Bowsden cottage, and the Heritage Coast is just a short drive away. Discover the wonderful, vast, sandy beaches, explore the castles at Alnwick and Bamburgh or visit the tree house at the famous Alnwick Gardens. For golf enthusiasts, you are spoilt for choice with numerous courses in the area, including Bamburgh. This welcoming Bowsden cottage makes a great base for a superb holiday.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and open fire.

**Amenities** Full oil central heating, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, washing machine, colour TV with FreeSat, DVD, video, radio/CD. Fuel, power and starter pack for open fire inc. in rent. Bed linen inc. in rent. Off road parking for one car. Small, lawned front garden with side patio. Sorry, no pets and no smoking. Shop & pub 3 miles.

*"Comfortable, cosy and well equipped. Good location for visiting the coast."*

Mrs Wood, West Yorkshire

WSB	OSB	LMB	XSB				
183	A: 235	B: 287	C: 317				
D: 345	E: 390	F: 436	G: 480				
H: 524	I: 561	X: 524	NY: 524				



**BARMOOR RIDGE COTTAGES**  
**Lowick near Holy Island**



Barmoor Ridge  
**Lowick near Holy Island**

REF: 409   
 Sleeps 4   
 Saturday Arrival



Lowick 2 miles. A cosy, detached cottage in a wonderful rural position between the villages of Lowick and Ford. Offering superb accommodation on one level, with views towards the Cheviots and sea, this property has been extensively refurbished and redecorated to a high standard, including an open fire, underfloor heating in the bathroom, and a large garden with furniture, ideal for relaxing at the end of the day. The owners live in a nearby farmhouse and personally welcome visitors. With golf, riding and fishing available locally, this is a great spot for exploring the delights of Northumberland. Note: This cottage is next to Ref 3520 and together they sleep 11.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, Mira electric power shower over, basin & WC. Well-equipped fitted kitchen with dining area. Cosy sitting room with lovely views & open fire.

**Amenities** Electric heating from storage heaters, Dimplex heaters & underfloor heating in bathroom, open fire in sitting room (or electric fire). Electric cooker, microwave, fridge, washing machine & 2nd fridge/freezer in separate external washroom, dishwasher, TV, video. Electricity for heaters & fuel for fire inc. in rent, domestic electricity charged from meter reading. Bed linen inc. in rent. Cot & highchair. Landscaped gravelled area, parking for three cars. Attractive large garden with furniture & BBQ. One well behaved dog welcome, sorry no cats. Sorry, no smoking. Shop & pub 2 miles. Note: This property accepts a maximum of 2 children including infants.



WSB	N/A	A: 313	B: 341	C: 369				
D: 397	E: 441	F: 484	G: 553					
H: 620	I: 664	X: 620	NY: 620					



The Old Farmhouse  
**Lowick near Holy Island**

REF: 3520   
 Sleeps 6/7   
 Saturday Arrival

Lowick 2 miles. A cosy, detached house on a working arable farm, in a wonderful rural position between the villages of Lowick and Ford. Offering superb accommodation with magnificent views towards the Cheviots from the cottage, and a sea view from the garden, this spacious alternative to our traditional Northumbria cottages has been extensively refurbished and redecorated to a high standard; including a sitting room with open fire, comfortable bedrooms, one with en-suite, and a landscaped garden area with furniture, it is ideal for relaxing at the end of a day out. The Heritage Coastline, market town of Alnwick, Ford and Etal railway and Berwick-upon-Tweed are all within reach; the owners are on hand to personally welcome visitors, and with golf, riding and fishing available locally, this is a great spot for exploring Northumberland. Note: Cottage is next to Ref 409, together they sleep 11.



**Accommodation** Four bedrooms: 1 x king-size double, 1 x king-size double with en-suite shower, basin, WC, 1 x twin (zip & link, can be double by prior arrangement), 1 x child's single. Bathroom with bath, shower cubicle, basin, WC. Ground floor basin & WC. Well-equipped fitted kitchen. Utility room with tumble dryer and clothes airer. Dining room. Cosy sitting room with lovely views & open fire.

**Amenities** Full oil fired central heating, open fire in sitting room. Electric double oven, ceramic hob, microwave, fridge/freezer, washing machine, tumble dryer in utility, dishwasher, 2 x 32" flat screen TVs, 1 x 22" flat screen TV/DVD combi in master bedroom, 2 x DVD players, DAB radio, iPod dock, CD player, WiFi. Fuel, power & starter pack for open fire inc. in rent (additional fuel available to purchase from owners). Bed linen inc. in rent. Cot & highchair if requested at booking. Off road parking for three cars. Attractive garden with furniture & BBQ. Sorry, no pets & no smoking. Shop & pub 2 miles. Note: Cottage is suitable for a maximum of 7 people including 1 infant. Note: Refundable Good Housekeeping Bond of £150.



*"The cottage was fantastic."*

Mr Reeves, Nottinghamshire

WSB	N/A	A: 508	B: 566	C: 609				
D: 652	E: 732	F: 813	G: 880					
H: 946	I: 1014	X: 1037	NY: 1084					

**Key to symbols**

Star Rating awarded by Regional Tourist Board

Sykes Cottages Rating

We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



The Coach House  
Lowick near Holy Island

REF: 1979  
Sleeps 6  
Saturday Arrival



A beautifully appointed, early 19th century former coach house, situated in the attractive village of Lowick, 11 miles from Berwick-upon-Tweed. Sympathetically converted to a particularly high standard, this property offers a spacious open plan living area with woodburner, three lovely bedrooms, two with open roof trusses, and a lovely garden parlour room leading to a secluded rear garden. The Coach House is ideally located for all that this impressive holiday destination has to offer. Within easy driving distance are Berwick-upon-Tweed on the Scottish Border, the market town of Alnwick with its impressive castle and garden, the Heritage Coast to the east and the National Park to the west. A fabulous base from which to explore this delightful area.



**Accommodation** Three bedrooms: 1 x ground floor double with en-suite bath, shower over, shower cubicle, basin, WC, 2 x twins (can be doubles on request). Bathroom with bath, shower over, basin, WC. Spacious open plan living area with well-equipped kitchen, dining area and sitting area with woodburner. Entrance hall. Spacious garden/parlour room with doors to enclosed patio & lawn.

**Amenities** Full central heating and hot water from oil combi-boiler, additional heating from woodburner in living area. Electric induction hobs, electric oven, microwave, fridge/freezer, washer/dryer, dishwasher, telephone/fax with local calls inc. in rent, 4 x colour TVs (1 x Sky package, 3 x Freeview), video/DVD, CD/cassette/radio, WiFi. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available. Off road parking for 3 cars. Enclosed rear patio & lawned garden with furniture & BBQ. One well behaved pet welcome. Sorry, no smoking. Shop & pub 2 mins walk.



"A lovely cottage, I would highly recommend!"

Miss Barber, West Yorkshire



WSB: N/A	A: 319	B: 379	C: 457
D: 534	E: 590	F: 646	G: 733
H: 820	I: 878	X: 820	NY: 820



The Grange  
Berrington Lough near Lowick

REF: 13333  
Sleeps 6  
Friday Arrival



Berwick-upon-Tweed 8 miles. A superb stone-built, detached, former byre in the tiny rural hamlet of Berrington Lough. Tastefully converted, this cottage provides spacious, open plan living whilst retaining many original features such as trusses and exposed beams, making it the perfect spot to relax and sample rural living. The large well-equipped kitchen with sleek appliances opens onto a large dining area at the foot of the oak stairwell. French doors lead onto the rear patio with views of the Cheviot Hills in the distance. There is also a sunny sitting room with views and a door opening onto the garden. The cottage has three spacious bedrooms with sloping ceilings, Velux windows, trusses and exposed beams. Outside is an enclosed front garden with stone walls, a grand, sweeping red gravelled driveway and distant views of the sea. To the rear is an enclosed patio area with furniture, a great spot to sit and watch the sun setting behind the Cheviot Hills at the end of a long day exploring. Berrington Lough is in an excellent position for touring Northumberland, with easy access to the castles and beaches of the Heritage Coastline, NT Cragside House, Hadrian's Wall and, from Berwick, a fast efficient train service to Edinburgh. If you're looking for a spacious cottage with a safe garden and peace and quiet, you've found the ideal spot!

**Accommodation** Three bedrooms: 1 x double, 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area and French doors to rear patio. Sitting room with electric fire and door to garden.



**Amenities** LPG central and underfloor heating with additional heating from electric fire in sitting room. Electric oven, halogen hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 4 cars. Rear garden with lawn, patio and furniture. Sorry, no pets and no smoking. Shop and pub 4 miles.

"The property had been developed to the highest standard."

Mr Peterburs, Durham

WSB: 269	A: 321	B: 364	C: 411
D: 457	E: 511	F: 563	G: 639
H: 716	I: 766	X: 563	NY: 563



The Long Barn  
Berrington Lough near Lowick

REF: 2642  
Sleeps 6  
Saturday Arrival



Berwick 8 miles. A charming semi-detached barn conversion in a small development of four similar properties, in the heart of the countryside, in the hamlet of Berrington Lough, 8 miles from Berwick-upon-Tweed. Carefully restored and finished to a high standard, The Long Barn offers spacious and comfortable open plan accommodation on one level, ensuring guests of all ages can enjoy the underfloor heating and country views from the sitting room. The property is well placed for exploring North Northumberland and the Scottish Borders, whilst the glorious Heritage Coastline is also within easy driving distance.



**Accommodation** All ground floor. Three bedrooms: 1 x king-size double with en-suite shower, basin and WC, 2 x twin. Bathroom with bath, separate shower cubicle, basin and WC. Utility area. Open plan living area with fitted kitchen, dining area and sitting area.

**Amenities** LPG powered underfloor heating throughout. Electric oven, LPG hob, microwave, fridge, freezer, washer/dryer (in utility area), dishwasher, colour TV with basic Sky package, DVD player, CD/radio. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair if requested at booking. Off road parking for four cars. Garden with furniture. One well behaved pet welcome. Sorry, no smoking. Shop and pub 4 miles.



"This was an excellent barn conversion in a lovely quiet countryside location."

Mr Murphy, Cheshire



WSB: 275	A: 336	B: 397	C: 449
D: 500	E: 569	F: 636	G: 726
H: 817	I: 876	X: 817	NY: 817



# Hadrian's Wall Country



Stomp or cycle the tracks of Romans beside this extraordinary stone frontier, a World Heritage Site weaving its way across rugged moorland and rolling pastures. Expect amazing ancient sites like the Roman Vindolanda and Housesteads Roman Fort. Explore delightful market towns like Corbridge and Hexham. Enjoy rural life at its very best!

For more information about this area go to

[www.SykesCottages.co.uk/Northumberland](http://www.SykesCottages.co.uk/Northumberland)

Cottages start from  
**£202**  
 per week



Archway Cottage  
 Haltwhistle near Hadrian's Wall

REF: 6842  
 Sleeps 3  
 Friday Arrival



A charming end-terraced Grade II listed cottage, a 16th/17th century batile (a style of property local to the border region), in the centre of the popular market town of Haltwhistle. Tastefully decorated, this Haltwhistle cottage offers comfortable and well-equipped accommodation over three floors, including a fully fitted kitchen, spacious beamed first floor sitting room, and two bedrooms on the third floor with beams and sloping ceilings. This welcoming Haltwhistle cottage is in the heart of Hadrian's Wall Country, which offers excellent walking and fishing (there is fishing on the North Tyne two minutes from the property), along with Vindolanda, a fascinating Roman fort lying to the south of Hadrian's Wall. With the pubs and shops of Haltwhistle right on the doorstep, as well as easy access to attractions such as the castles and beaches of the Heritage Coast, or the gardens and castle at Alnwick, this Haltwhistle cottage makes a truly great base for a family holiday.



**Accommodation** Over three floors. Two bedrooms: 1 x 2nd floor king-size double, 1 x 2nd floor single. 2nd floor bathroom with bath, basin and WC. Ground floor shower room with walk-in shower cubicle, basin and WC. Kitchen with dining area. 1st floor sitting room with exposed beams and electric fire.



**Amenities** Full gas central heating, additional heating from electric fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, 32" colour TV with Freeview, DVD player, CD player etc. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking available nearby. Sorry, no pets and no smoking. Shops, pubs and restaurants 1 min walk.

"Comfortable cottage in a central location."

Mrs Tagoe, Perth and Kinross

WSB OSB LMB XSB			
WSB: 228	A: 258	B: 294	C: 325
D: 355	E: 391	F: 425	G: 471
H: 537	I: 575	X: 537	NY: 537

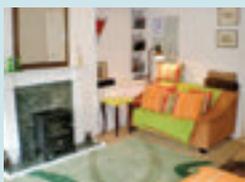


## BRIDGE COTTAGES Haltwhistle near Hadrian's Wall



Bridge Cottage  
 Haltwhistle near Hadrian's Wall

REF: 1203  
 Sleeps 4  
 Friday Arrival



A cosy 19th century end-terraced cottage, set in a rural position on the outskirts of the popular market town of Haltwhistle. Refurbished and decorated to a high standard, the property offers comfortable and well-equipped accommodation, including a fully fitted kitchen, sitting room with dining area, and a pretty walled patio garden - perfect for eating alfresco. The area is one of Outstanding Natural Beauty, in the heart of Hadrian's Wall Country and provides excellent walking and fishing (there is fishing on the North Tyne 2 minutes from the property). The cottage is also located on the spectacular Burn Gorge Walk, which leads to Hadrian's Wall. With the amenities of Haltwhistle close by, as well as access to attractions such as Alnwick Castle and the Heritage Coast, this makes a truly great base for a family holiday. Note: This property can be booked with ref 6796 and ref 10490 to accommodate 12.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x adult bunks. Ground floor bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen with breakfast bar. Cosy sitting room with dining table.

**Amenities** Electric heating from night storage heaters and additional heating from electric stove in sitting room. Electric cooker, microwave, fridge, washer/dryer, dishwasher, TV with Sky, video, DVD player, stereo/CD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Small walled patio area with garden furniture and BBQ. Off road parking for 1 car with additional roadside parking also available. One small well behaved pet welcome at £10 charge. Sorry, no smoking. Shops & pubs (serving food) 5 mins walk.

"In a fantastic location for walks."

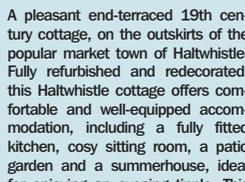
Mrs Brownley, Essex

WSB OSB LMB XSB			
WSB: 185	A: 267	B: 304	C: 320
D: 337	E: 362	F: 388	G: 418
H: 450	I: 482	X: 450	NY: 450



Hollie Cottage  
 Haltwhistle near Hadrian's Wall

REF: 6796  
 Sleeps 4  
 Friday Arrival



A pleasant end-terraced 19th century cottage, on the outskirts of the popular market town of Haltwhistle. Fully refurbished and redecorated, this Haltwhistle cottage offers comfortable and well-equipped accommodation, including a fully fitted kitchen, cosy sitting room, a patio garden and a summerhouse, ideal for enjoying an evening tipple. This welcoming Haltwhistle cottage is in the heart of Hadrian's Wall Country, which offers excellent walking and fishing (there is fishing on the North Tyne two minutes from the property), along with Vindolanda, a fascinating Roman fort lying to the south of Hadrian's Wall. Your Haltwhistle cottage is also located on the spectacular Burn Gorge Walk, which leads to Hadrian's Wall approximately a mile away. With the pubs and shops of Haltwhistle almost on the doorstep, as well as easy access to attractions such as the castles and beaches of the Heritage Coast, or the gardens and castle at Alnwick, this Haltwhistle cottage makes a truly great base for a family holiday. Note: This property can be booked with ref 1203 and ref 10490 to accommodate 12.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x double. Ground floor bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen with breakfast bar. Cosy sitting room with dining table.



**Amenities** Full gas fired central heating. Electric oven and hob, microwave, fridge, washer/dryer, dishwasher, 32" colour TV with FreeSat, DVD, stereo/CD, iPod dock. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Small patio area with garden furniture, summerhouse and BBQ. Lavender and herb garden. Off road parking for 2 cars, additional roadside parking also available. One well behaved dog welcome at £10 pw. Sorry, no smoking. Shops and pubs (serving food) 5 mins walk. Note: Garden is unfenced at one end and opens onto an access lane with stream beyond this - please ensure children are supervised at all times.

WSB OSB LMB XSB			
WSB: 215	A: 273	B: 311	C: 327
D: 345	E: 370	F: 397	G: 428
H: 460	I: 493	X: 460	NY: 460



Hunter Cottage  
 Haltwhistle near Hadrian's Wall

REF: 10490  
 Sleeps 4  
 Friday Arrival



This delightful, stone-built, 19th century terraced cottage, lies on the edge of the popular market town of Haltwhistle in Northumberland. Furnished to a good standard, this Haltwhistle cottage boasts a lovely sitting room with dining area, a well-equipped kitchen, two cosy bedrooms and ground floor shower room, perfect for couples and small families. To the outside of this Haltwhistle cottage there is a patio area with outdoor furniture, where you can enjoy a cold drink on a sunny evening. The town centre of Haltwhistle is within walking distance and offers an abundance of local shops and pubs. This charming Haltwhistle cottage is situated close to excellent walking, fishing and cycling. Only a mile away from this Haltwhistle cottage is Hadrian's Wall, a UNESCO World Heritage Site, which is dotted with Roman Forts, milecastles, temples and archaeological sites. A short drive from your Haltwhistle cottage are the ancient sites of Vindolanda, Housesteads, Chesters and Corbridge, which offer regular battle re-enactments in full costume, plus a little further afield is the Heritage Coast of Northumberland and the gardens and castle at Alnwick. A terrific Haltwhistle holiday cottage. Note: This property can be booked with ref 1203 and ref 6796 to accommodate 12.

**Accommodation** Two bedrooms: 1 x king-size double, 1 x adult bunks. Ground floor shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.



**Amenities** Gas fired central heating. Electric oven, gas hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, stereo/CD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Small patio area with furniture. Off road parking for 2 cars. One well behaved pet welcome at £10 charge. Sorry, no smoking. Shops and pubs 5 mins walk.

WSB OSB LMB XSB			
WSB: 214	A: 255	B: 290	C: 306
D: 322	E: 346	F: 370	G: 399
H: 430	I: 459	X: 370	NY: 370

Key to symbols

★★★★★  
 Star Rating awarded by Regional Tourist Board

✓✓✓✓  
 Sykes Cottages Rating

tripadvisor  
 We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
 Open fire

🐾  
 One pet welcome (check for extra pets)

🚭  
 No pets

🚭  
 No smoking

THE OLD DRAPERY APARTMENTS  
Haltwhistle near Hadrian's Wall



The Reiver's Retreat  
Haltwhistle near  
Hadrian's Wall

REF: 10035  
Sleeps 2



Saturday Arrival

A neatly presented ground floor apartment in a conversion of a former draper's shop, on the main street in the heart of the popular little town of Haltwhistle. This ground floor Haltwhistle self-catering apartment has been fully refurbished and retains character features including the very grand windows once afforded to the draper's shop, providing a great view of the passing hustle and bustle of this popular market town. Ideal for relaxing on your cottage holiday, this Haltwhistle self-catering apartment boasts a wall-mounted TV, Nintendo Wii, WiFi and huge comfy sofas, the perfect spot for unwinding after a busy day. Haltwhistle offers many attractions for the Northumberland explorer; your Haltwhistle cottage is ideally placed amongst the many popular shops and pubs serving excellent food, perfect for treating yourself to lunch in the sun. Hadrian's Wall, one of the most popular visitor destinations in the North of England, is only 2 miles north of this Haltwhistle self-catering apartment, as well as an abundance of walking, cycling, fishing and golf. A little further afield, the intrepid explorer can discover the delights of the Heritage Coast including Alnwick with its famous castle and gardens, Holy Island, Berwick and Cragside Hall at Rothbury. A super Haltwhistle self-catering apartment for a couple wishing to explore this unspoilt county. Note: This Haltwhistle holiday property can be booked with Refs 9821 and 10034 to accommodate 6 people.



**Accommodation** All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with electric fire and dining area.

**Amenities** Gas central heating with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, TV with Freewiew, DVD, CD, radio and Nintendo Wii and 1 game, WiFi, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 min walk. Note: This property's front door opens on to the main shopping street.



WSB OSB LMB			
WSB: 165	A: 198	B: 222	C: 245
D: 268	E: 287	F: 305	G: 330
H: 356	I: 380	X: 305	NY: 305



The Old Drapery  
Haltwhistle near  
Hadrian's Wall

REF: 9821  
Sleeps 2  
Friday Arrival



A fabulous second floor apartment above what was once a thriving draper's shop in the centre of the busy little town of Haltwhistle. This attractive, neatly-presented Haltwhistle self-catering apartment has everything a visitor could wish for after a long day exploring this beautiful region. There is a contemporary, spacious sitting room with dining area and a 43" wall-mounted television; simply kick off your walking boots and take your pick of the two squishy sofas to rest your weary legs. The compact kitchen in this Haltwhistle self-catering apartment has everything required to rustle up a great meal, whilst the mezzanine level king-size bedroom beckons your head towards the pillows and a peaceful night's sleep. This Haltwhistle self-catering apartment is situated on the main street of the town, just a few minutes' walk from an abundance of local shops and pubs. This Haltwhistle self-catering apartment is also close to excellent walking, fishing and cycling, and is only a mile from Hadrian's Wall, the most popular tourist attraction in Northern England. A little further afield are the delights of the Heritage Coastline, NT Crag-side at Rothbury, Alnwick Castle and Gardens, Holy Island. A perfect Haltwhistle self-catering apartment for couples wishing to explore this lovely area. Note: This Haltwhistle holiday property can be booked with Refs. 10034 and 10035 and together they can accommodate 6 people.



**Accommodation** All second floor. One mezzanine level king-size double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area and electric fire.

**Amenities** Full gas fired central heating, additional heating from electric fire in sitting area. Electric oven and hob, microwave, fridge, freezer, washer/dryer, 43" TV with Freewiew, DVD, Nintendo Wii and 1 game, stereo/CD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Sorry, no pets and no smoking. Shops and pubs 1 min walk.

"Both the location and the apartment were superb."

Mr Jones, West Yorkshire

WSB OSB LMB			
WSB: 168	A: 202	B: 227	C: 250
D: 274	E: 293	F: 312	G: 337
H: 364	I: 367	X: 312	NY: 312



Crescent Cottage  
Haltwhistle near Hadrian's Wall

REF: 1168  
Sleeps 4/5  
Saturday Arrival



A charming character cottage circa 1750s, offering superb 'upside-down' accommodation, in the small market town of Haltwhistle, which offers excellent local shops and a real ale pub. The scenic Haltwhistle Burn Gorge, which leads up to the Roman Wall (2 miles away), is just a 3 minute walk from the cottage. The property has been sympathetically modernised to an extremely high standard, and includes a spacious first floor living room with dining area, two comfortable ground floor bedrooms and a sun-trap patio overlooking the owner's walled garden. An ideal base from which to explore Hadrian's Wall, the North Pennines and Hexham, whilst Kielder Water, Alnwick Castle and the Northumberland coast are further away. Haltwhistle is also within easy reach of Carlisle, the Lake District and Dumfries and Galloway. A fabulous property for a relaxing and varied break at any time of year!



**Accommodation** Two ground floor bedrooms: 1 x king-size double, 1 x twin. Mezzanine level bathroom with bath (shower over), basin and WC. Mezzanine level fitted kitchen leading to sheltered patio. Delightful, spacious first floor living room with sofa bed and dining area.

**Amenities** Full gas central heating throughout with additional heating from feature gas fire in living room. Electric oven, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV, DVD, CD player/radio. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Garage parking for 1 car and bikes, off-road parking for additional car. Small enclosed gravelled patio with furniture and BBQ. Sorry, no smoking and no pets. Shops and pubs etc. 2 minutes' walk. Note: There is an open staircase in the property. The property is not suitable for very young children or those with restricted mobility.



"The best self-catering accommodation I have found."

Ms Angus, North Yorkshire



WSB LMB			
WSB: 218	A: 278	B: 304	C: 365
D: 400	E: 417	F: 459	G: 494
H: 542	I: 581	X: 561	NY: 561

**HADRIAN'S WALL COUNTRY COTTAGES**  
Haydon Bridge near Haltwhistle

Haydon Bridge 2.25 miles. Three charming cottages in a delightful rural location set above the village of Haydon Bridge, 2.5 miles south from Hadrian's Wall. These three Hadrian's Wall cottages are located next to a family run bed and breakfast in peaceful surroundings, just a quarter of a mile from the southern tip of the Northumberland National Park. These lovely Hadrian's Wall cottages offer a clean and comfortable retreat for you to unwind in after a long day exploring the delights of this historical area. Situated around a large courtyard, each of these Hadrian's Wall cottages have outdoor seating and use of the large lawned area with a delightful water feature. With a choice of three cottages, groups of up to twelve people can be accommodated in comfort and style. These Hadrian's Wall cottages are set very close to route 72 of Hadrian's Cycleway, and they are ideally situated for historical walks, the countryside and many local attractions. Visit Twice Brewed, Milecastle, Housesteads and Vindolanda, which are all close by, plus within driving distance are Kielder Forest, Holy Island, Alnwick Castle and Gardens and many other castles that can be seen along the beautiful Northumberland coastline. Also further afield are Newcastle and Carlisle. These Hadrian's Wall cottages are the perfect base for exploring this wonderful area.



Goldfinch  
Haydon Bridge near Haltwhistle

REF: 11690  
Sleeps 2  
Saturday Arrival



A charming single-storey Hadrian's Wall cottage, which has been tastefully furnished and decorated. The cottage has a well-equipped kitchen, one comfortable double bedroom and a cosy sitting room. The perfect base for exploring this historical area. Note: This cottage is next to refs 11914 and 12159 and together they accommodate 12 people.



**Accommodation** All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with folding dining table and chairs.

**Amenities** Heating from electric radiators. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Ample off road parking. Enclosed shared lawned garden with furniture. Sorry, no pets and no smoking. Bar in B & B next door, shop 2.25 miles.



"The property was snug, a perfect retreat for two."

Mrs Payne, Surrey

WSB OSB			
WSB: 177	A: 213	B: 239	C: 264
D: 288	E: 310	F: 328	G: 357
H: 385	I: 410	X: 328	NY: 328



Plover  
Haydon Bridge near Haltwhistle

REF: 11914  
Sleeps 4/6  
Saturday Arrival



A charming single-storey Hadrian's Wall cottage, adjacent to Hadrian Lodge Bed and Breakfast in rural countryside on the edge of the Northumberland National Park. Just 2.5 miles from Hadrian's Wall, this cottage offers two comfortable bedrooms plus a double sofa bed, a well-equipped kitchen and a cosy sitting room. The perfect base for exploring any time of year. Note: This cottage is next to refs 11690 and 12159 and together they accommodate 12 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Sitting room with dining area and double sofa bed.



**Amenities** Heating from electric radiators. Electric oven and hob, microwave, fridge/freezer, dishwasher, TV with Freeview, DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Ample off road parking. Enclosed shared lawned garden with furniture. Sorry, no pets and no smoking. Bar in B & B next door, shop 2.25 miles.

WSB OSB			
WSB: 197	A: 235	B: 268	C: 294
D: 321	E: 353	F: 383	G: 434
H: 485	I: 519	X: 383	NY: 383



Curlew  
Haydon Bridge near Haltwhistle

REF: 12159  
Sleeps 4  
Saturday Arrival



This lovely single-storey Hadrian's Wall cottage has two bedrooms, one double and one twin, a well-equipped fitted kitchen, a welcoming sitting room with dining area plus an enclosed courtyard garden area. A Hadrian's Wall cottage that is ideal for couples or families wanting to explore this historical area. Note: This cottage is next to refs 11690 and 11914 and together they accommodate 12 people.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

**Amenities** Heating from electric radiators. Electric oven and hob, microwave, fridge/freezer, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Ample off road parking. Enclosed shared lawned garden with furniture. Sorry, no pets and no smoking. Bar in B & B next door, shop 2.25 miles.



WSB OSB			
WSB: 187	A: 225	B: 258	C: 284
D: 311	E: 343	F: 373	G: 424
H: 475	I: 509	X: 373	NY: 373



Curlew Cottage  
Haydon Bridge near Haltwhistle

REF: 10045  
Sleeps 4  
Saturday Arrival



Haydon Bridge 3.3 miles. A delightful detached cottage set within the grounds of the owner's home, two miles from medieval Langley Castle in an Area of Outstanding Natural Beauty. This Northumberland cottage has been tastefully decorated with charm and style to provide comfortable, bright and airy accommodation. This single-storey Northumberland cottage has two bedrooms, both with en-suite facilities, and an open plan living area. Outside there is a garden and patio area, which boasts views of the surrounding countryside, ideal for warm summer evenings and dining alfresco. From this Northumberland cottage there is excellent walking from the door, plus fishing and golf are available nearby. The village of Haydon Bridge, and the market towns of Haltwhistle, the centre of Britain, and Hexham are close to this Northumberland cottage, and are well worth exploring. Just a little further afield are Hadrian's Wall, the delights of Kielder Water, Northumberland National Park, Alnwick Castle and Gardens, and the magnificent Heritage Coastline. This lovely Northumberland cottage provides a great base for touring this glorious part of the country.



**Accommodation** All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC. 1 x twin with en-suite bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric fire.

**Amenities** Electric central heating, with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, DVDs and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Small garden with patio and furniture. Two well behaved dogs welcome. Sorry, no smoking. Shops 3 miles, pub 1.5 miles. Note: Pre-cooked meals can be ordered from the owner by prior arrangement.



"Surrounding walks were just what we needed."

Ms Priestly, North Ayrshire

WSB OSB LMB XSB			
WSB: 211	A: 252	B: 287	C: 316
D: 346	E: 379	F: 413	G: 468
H: 523	I: 560	X: 413	NY: 413



The Old Sunday School  
Slaggyford near Alston

REF: 8507  
Sleeps 6  
Friday Arrival



Alston 4 miles. A delightfully unique chapel conversion, situated in the centre of the picturesque Northumberland village of Slaggyford, just 4 miles from Alston in Cumbria. Formerly the Sunday school annex, this Northumberland cottage has been lovingly restored to beautifully combine character features with modern amenities, offering charming cottage holiday accommodation for family or friends. This Northumberland cottage boasts wonderful views, a pot belly stove in the sitting room and wooden floors, along with three en-suite bedrooms. The village of Slaggyford offers an excellent pub and restaurant and fishing on the South Tyne, whilst the nearby Cumbrian market town of Alston, the highest town in Britain, offers a selection of pubs with open fires and real ales. There are walks onto the moors from your holiday accommodation, and the Pennine Way passes the front gate of your Alston cottage, which is also on the Land's End to John O'Groats walking route. With plenty of places to visit within an hour's drive, including Hadrian's Wall, Beamish Open Air Museum, Durham Cathedral and the Lake District, this is a superb Alston holiday cottage for a relaxing break in Northumberland.



**Accommodation** Three bedrooms with TV and en-suite hip-bath with shower over, basin and WC: 2 x double (one can be twin by prior arrangement), 1 x twin. Fitted kitchen. Sitting room with dining area and pot belly stove.

**Amenities** Full gas underfloor central heating, additional heating from pot belly stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, dishwasher, 4 x TVs with FreeSat, DVD, radio, WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Front patio area with furniture. Off road parking for 2 cars. Two well behaved dogs welcome. Sorry, no smoking. Shop 4 miles, pub and restaurant 1.1 mile.



"Everything we could possibly have needed was provided."

Mrs Facchini, Durham

WSB			
WSB: 232	A: 275	B: 311	C: 351
D: 389	E: 435	F: 478	G: 541
H: 606	I: 649	X: 478	NY: 478

**Key to symbols** ★★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚫 No pets

🚫 No smoking

THE BOATSIDE INN, TYNE COTTAGES  
Warden near Hexham



North Tyne Cottage  
Warden near Hexham

REF: 1060 ★★★★★  
Sleeps 4 🐾🚫🚰  
Saturday Arrival

An attractive, stone-built, semi-detached cottage, located in the small rural village of Warden, 3 miles from Hexham. Recently refurbished and decorated to a high standard, the property is situated near to the renowned Boatside Inn - serving first class ale and fine cuisine - and is a stone's throw away from the rural Tyne Valley railway. It makes an ideal base for exploring the region's many attractions such as Hadrian's Wall and Kielder Water, and Northumberland's Heritage Coastline is only an hour away. Salmon fishing on the North and South Tyne rivers is second to none, and private fishing is available by arrangement with Warden Fishing. A superb family base for any time of the year. The property adjoins Ref. 1061 and they can be booked together to accommodate 6.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, shower over, basin and WC. Well-equipped fitted kitchen with dining area. Spacious and welcoming living room.

**Amenities** Electric heating from convector heaters throughout. Electric oven, microwave, fridge/freezer, washer/dryer, dishwasher, TV, video, radio. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair available on request. Off road parking for 2 cars. Large, shared gravelled patio area to front, with garden furniture and BBQ. On-site salmon fishing available - to check availability and book, please call Warden Fishing on 07506 978 093. One well behaved dog welcome. Sorry, no smoking. Excellent pub and restaurant 1 min. Shops 3 miles (Hexham). Note: Due to the close proximity of the railway guests may experience some associated noise.

WSB: N/A	A: 267	B: 318	C: 339
D: 360	E: 399	F: 436	G: 480
H: 524	I: 561	X: 524	NY: 524



South Tyne Cottage  
Warden near Hexham

REF: 1061 ★★★★★  
Sleeps 2 🐾🚫🚰  
Saturday Arrival

An attractive and welcoming semi-detached cottage, situated close to The Boatside Inn in the tranquil village of Warden. Fully refurbished to a high standard, the property offers cosy and very comfortable accommodation - an ideal retreat for couples. The cottage lies a stone's throw away from the rural Tyne Valley railway and makes an ideal base for exploring Hadrian's Wall and the surrounding countryside. Kielder Water, Alnwick Castle and Garden and the many castles and beaches of the Heritage Coast are all within touring distance. Salmon fishing is available locally, and private fishing is available by arrangement with Warden Fishing. The property adjoins Ref. 1060 and they can be booked together to accommodate 6.



**Accommodation** One spacious first floor double bedroom. Bathroom with bath (mixer tap with shower over), basin and WC. Fitted kitchen with dining area and cosy living room.

**Amenities** Electric heating from convector heaters throughout. Electric hob, microwave oven, fridge, TV, radio. Laundry service available from pub over the road. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair available on request. Off road parking for two cars. Large, shared gravelled patio area to front, with furniture and BBQ. On-site salmon fishing available - to check availability and book, please call Warden Fishing on 07506 978 093. One well behaved dog welcome. Sorry, no smoking. Excellent pub and restaurant 1 min. Shops 3 miles (Hexham). Note: The bathroom has a very low ceiling and as such is unsuitable for particularly tall guests. Note: Due to the close proximity of the railway guests may experience some associated noise.

WSB: N/A	A: 241	B: 269	C: 285
D: 299	E: 317	F: 334	G: 359
H: 384	I: 409	X: 384	NY: 384



Moorgair Cottage  
Slaley near Hexham

REF: 705 ★★★★★  
Sleeps 4/5 🐾🚫🚰  
Saturday Arrival



Hexham 6 miles; Blanchland 4 miles. An immaculate stone-built cottage situated in the rural hamlet of Slaley and close to the conservation village of Blanchland. The property is only a short drive from many of Northumbria's attractions including Hadrian's Wall, the popular market town of Hexham and the Northumberland National Park. The cottage adjoins the owners' 150-year old farmhouse and offers accommodation of a particularly high standard. From the doorstep there are forest tracks and country lanes for walkers and mountain bikers. Alternatively, just relax and soak in the tranquility of the area, in the private lawned garden!



**Accommodation** Two bedrooms: 1 x double with extra single bed, 1 x twin. Ground floor bathroom with shower over bath, basin and WC. Superb living room with fitted kitchen, dining and sitting area. The living room has a pitch pine floor and a feature fireplace with log burning stove.



**Amenities** Oil central heating and log burning stove in sitting area. Electric cooker, microwave, fridge, automatic washing machine and tumble dryer, TV, video. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Payphone. Off road parking for two cars. Private garden with lawned area and garden furniture. Sorry, no pets and no smoking in the cottage. Golf, fishing and pony trekking locally. Small shop and pubs 1.5 miles.

"The cottage was warm and very cosy, ideal."

Mr Atkins, Leicestershire

WSB: 166	A: 252	B: 280	C: 304
D: 327	E: 350	F: 371	G: 406
H: 440	I: 470	X: 440	NY: 440



Brookside  
Catton near Hexham

REF: 7717  
Sleeps 4/5  
Friday Arrival



Allendale 1.5 miles. A lovely, stone-built, semi-detached cottage, located in the small rural village of Catton, 1.5 miles from the Northumberland town of Allendale. This Northumberland cottage makes an ideal base for exploring the region's many attractions such as Hadrian's Wall, Kielder Water and just over an hour away, Northumberland's beautiful Heritage Coastline. Your holiday cottage has been lovingly furnished to provide well-equipped, comfortable accommodation for couples or families. Set over two floors, this Allendale cottage features a cosy sitting room, a well-equipped kitchen with dining area, two lovely bedrooms and the convenience of two bathrooms. This Allendale holiday cottage also benefits from a conservatory and a delightful garden, ideal for sitting out on a warm evening and perhaps enjoying a barbecue. There is much to see and do from your Allendale cottage. Discover the history of this former lead-mining area at Allenheads Heritage Centre or visit the bustling town of Hexham with its 7th century abbey and colourful weekly market. This holiday cottage makes a superb family base for exploring Northumberland, at any time of the year.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x double with single chair bed. Bathroom with bath, separate shower cubicle, basin and WC. Ground floor shower room with shower, basin and WC. Well-equipped fitted kitchen with dining area. Spacious sitting room. Conservatory.

**Amenities** Full oil fired central heating throughout. Electric cooker, microwave, fridge, freezer, washer/dryer, dishwasher, colour TV with Sky (full package except movies), DVD, radio, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair available on request. Off road parking for 3 cars. Enclosed garden with patio area to the side, with garden furniture. One well behaved dog welcome. Sorry, no smoking. Shops 1.5 miles, pub 5 mins walk.



"A beautiful cottage and garden."

Mrs Eastwood, North Yorkshire



WSB: N/A	A: 258	B: 295	C: 325
D: 356	E: 391	F: 425	G: 481
H: 537	I: 575	X: 537	NY: 537





**Cherry Tree House  
Allendale near  
Hexham**

REF: 2585  
Sleeps 6/8  
Saturday Arrival



A traditional, terraced, stone-built house situated just off the centre of the former mining town of Allendale, close to the local shops, restaurants and pubs. The property retains much original character, with an elevated, enclosed garden where guests can sit out, while inside it is well-equipped and comfortably furnished, with exposed beams and two open fires. A superb country retreat and an ideal base for enjoying Kielder, Hadrian's Wall and the Northumberland National Park.



**Accommodation** Three bedrooms: 1 x king-size double with en-suite (shower basin and WC), 1 x king-size double, 1 x twin. Bathroom with bath, separate shower, basin and WC. Ground floor shower room with shower cubicle, basin and WC. Well-equipped kitchen. Utility room. Dining room with open fire and exposed beams. Sitting room with sofa bed, open fire and exposed beams.



**Amenities** Full LPG central heating with additional heating from open fires in sitting room and dining room. Electric cooker, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV with Freeview, DVD player etc. Central heating and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Small enclosed garden with lawn area (accessed via external stone steps). Two well behaved pets welcome at £10 pppw. Sorry, no smoking. Shops, pubs and restaurants 2 mins walk. Note: The garden at this property is accessed via external steps and may be unsuitable for the elderly or infirm.

**"A very quaint town, with the cottage right in the centre."**

Ms Silvester, Cambridgeshire

tripadvisor

OSB LMB			
WSB: N/A	A: 303	B: 347	C: 358
D: 368	E: 412	F: 456	G: 516
H: 576	I: 617	X: 576	NY: 576



**Englewood Cottage  
Allenheads, Allendale**

REF: 291  
Sleeps 4  
Saturday Arrival



A charming, stone-built, terraced cottage situated in a wonderful position outside the village of Allenheads. The cottage dates back to 1854 and much of the original charm and character has been retained. The spacious accommodation is very well-equipped and furnished. The cottage is surrounded by spectacular moorland and boasts a garden which runs down to a small stream.



**Accommodation** Two bedrooms: 1 x four-poster double, 1 x twin. Modern three piece bathroom. Well equipped kitchen/diner with pine fitted cupboards, original stone-flagged floor and an old cooking range. Very comfortable beamed sitting room with inglenook fireplace and multi-fuel stove.



**Amenities** Electric heating from storage heaters, additional heating from multi-fuel stove (starter fuel inc. in rent). Electric cooker, microwave, fridge, washing machine, TV with FreeSat, video, DVD, CD player etc. Electricity inc. in rent. Please bring own bed linen. Pleasant riverside garden with garden furniture. Parking on quiet road. One pet by arrangement. Non smokers preferred. Supermarket 7 miles, pub and cafe with small shop 1 mile.



**"This was just the right place to unwind."**

Ms Tate, South Yorkshire

tripadvisor

OSB LMB			
WSB: N/A	A: 250	B: 285	C: 312
D: 339	E: 370	F: 390	G: 415
H: 438	I: 468	X: 428	NY: 428



**West View Cottage  
Bellingham near  
Kielder Water**

REF: 4073  
Sleeps 4  
Saturday Arrival



A traditional, end-terrace cottage in the lovely market town of Bellingham, 19 miles from Hexham. Offering all the convenience of a modern refurbishment in a historic setting, this charming Bellingham cottage has two bedrooms, a modern kitchen with dining area and a multi-fuel stove, and a sitting room with open fire. This Bellingham cottage provides a comfortable base from which to explore both the town and the surrounding area. Bellingham itself has good amenities, whilst Northumberland National Park, Hadrian's Wall, Kielder Forest, Alnwick Castle and Gardens and miles of golden sandy beaches are all within easy driving distance. A great Bellingham cottage in a location with something for everyone!



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, walk-in shower, basin and WC. Large kitchen/diner with multi fuel stove. Sitting room with open fire.

**Amenities** Oil fired central heating throughout, additional heating from open fire in sitting room and multi fuel stove in dining area. Electric oven and hob, microwave, fridge, washing machine, dishwasher, colour TV, DVD, radio/CD etc. Books/games. Fuel, power and starter packs for open fire and stove inc. in rent (further fuel available to purchase nearby). Bed linen and towels inc. in rent. Off road parking for 2 cars. Small rear patio area with furniture. Sorry, no pets and no smoking. Shop 3 mins walk, pub 2 mins walk. Note: There is no digital TV coverage in Bellingham.



**"Location was well placed for lots of points of interest."**

Mr Green, North Yorkshire

WSB OSB LMB

WSB: 166	A: 240	B: 277	C: 297
D: 319	E: 348	F: 376	G: 413
H: 450	I: 482	X: 450	NY: 450



**Juniper Cottage  
Bellingham near  
Kielder Water**

REF: 2219  
Sleeps 4  
Saturday Arrival



A modern, end-terrace property situated in the lovely market town of Bellingham, just 19 miles from Hexham. Offering all the conveniences of a modern home in a historic setting, this charming accommodation offers two bedrooms, a small yet modern kitchen and separate dining and sitting rooms, providing a comfortable base from which to explore the town and the surrounding area. Bellingham itself has good amenities, whilst Northumberland National Park, Hadrian's Wall, Kielder Forest, Alnwick Castle and Gardens and miles of golden sandy beaches are all within easy driving distance. A great property with something for everyone!



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Ground floor WC and basin. Small fitted kitchen. Dining room. Sitting room with electric fire.

**Amenities** Oil fired central heating throughout with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, washing machine, dishwasher, colour TV, DVD, radio/CD player etc. Small library of books/games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared yard to rear. Sorry, no pets and no smoking. Shop 3 mins, pub 2 mins walk.



**"This is a gem of a cottage. It is just such a comfortable home-from-home, and I'd recommend it to anyone."**

TripAdvisor, July 2012

XSB

WSB: N/A	A: 248	B: 285	C: 309
D: 331	E: 358	F: 384	G: 421
H: 460	I: 493	X: 460	NY: 460

**Key to symbols**

★★★★★  
Star Rating awarded by Regional Tourist Board

☆☆☆☆  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



The Byre  
Wearhead, Weardale

REF: 17537   
Sleeps 3  
Saturday Arrival

Wearhead 1.5 miles. A stone-built cottage situated next to the owner's home in the tiny hamlet of Lanehead, just a short distance away from Wearhead, County Durham. A former byre, this cottage has stunning views over the surrounding countryside and has easy access to the North Pennines, a designated Area of Outstanding Natural Beauty. The accommodation is all on the ground floor except for the single mezzanine bedroom which is accessed via a staircase above the double bedroom. A compact kitchen and sitting room with beams and a woodburner complete this cottage. The lawned garden is accessed by stone steps and is ideal for relaxing with a refreshing drink. The area is the perfect location for walking, birdwatching, cycling, touring or just relaxing and enjoying the views. Well positioned for trips to the Northern Lakes, Hadrian's Wall and Durham City with its magnificent cathedral, this cottage is perfect for a family holiday. For trips further afield, guests can visit Newcastle and the Metro Centre, Bowes Museum, Beamish Outdoor Museum and the magnificent Heritage Coastline. This is a lovely cottage for a couple or small family to enjoy in the County Durham area.



**Accommodation** Mostly ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x mezzanine single above double bedroom. Fitted kitchen. Sitting room with dining area and woodburner.

**Amenities** Oil central heating with additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, CD/radio, iPod dock, selection of books, games, CDs and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Lockable bike storage. Shared lawned area to the front with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: A welcome hamper and pottery sessions can be arranged by contacting the owner prior to your visit.

**WSB OSB LMB**

WSB: 197	A: 235	B: 268	C: 294
D: 321	E: 352	F: 383	G: 434
H: 485	I: 518	X: 383	NY: 383



Blythe Cottage  
Westgate

REF: 19855   
Sleeps 4  
Saturday Arrival

A beautifully presented end of terrace cottage, in the centre of the village of Westgate in the heart of County Durham. Smartly furnished throughout to provide a great base for a couple or friends wishing to explore the Durham Dales, this cottage has two double bedrooms and a family bathroom, a contemporary sitting room with slate floors and warming multi-fuel stove, and a well-equipped fitted kitchen with dining area. To the rear, a pretty set of stone steps take you to the rear patio area, with lovely open views of the fields behind. The village of Westgate is home to the foundations of the Prince Bishop's former hunting lodge, as well as a shop and pub. Nearby is Slit Wood SSSI, with interesting footpaths and delightful waterfalls. Westgate is set in rural countryside but Durham is just 28 miles away, and Hadrian's Wall is within easy touring distance. Close by are Hamsterley Forest, High Force, Killhope Lead Mining Museum and Barnard Castle. This cottage is the perfect base for touring County Durham, at any time of year!



**Accommodation** Two double bedrooms. Bathroom with bath, hand-held shower, basin and WC. Fitted kitchen with dining area. Sitting room with multi-fuel stove.

**Amenities** Heating from multi-fuel stove in sitting room powering back boiler with electric radiators in all rooms. Electric oven and hob, microwave, fridge, freezer, washer/dryer, TV, DVD, video, WiFi, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Roadside parking for 1 car. Gravelled patio to rear with furniture and BBQ. Two well behaved pets welcome. Sorry, no smoking. Shop and pub 1 min walk. Note: Rear patio is accessed via narrow stone steps. Note: Property is on a main road.

View more images and check live availability online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

**WSB OSB LMB XSB**

WSB: 202	A: 241	B: 274	C: 301
D: 329	E: 361	F: 392	G: 444
H: 496	I: 531	X: 392	NY: 392



Halton Red House Farm  
Corbridge near Hexham

REF: 5224   
Sleeps 4  
Saturday Arrival

Corbridge 3 miles. A delightful 18th century semi-detached cottage on a working livestock and arable farm in the hamlet of Halton Red House, 3 miles from Corbridge, with panoramic views over the Tyne Valley. This Corbridge cottage has been lovingly restored and has retained delightful features such as the old kitchen range and inglenook fireplace. Built with stone from Hadrian's Wall, this Corbridge cottage sits almost on top of the original wall, ideally situated on the Military Road, a perfect spot for anyone wishing to explore the Roman Wall, Kielder Water, Northumberland National Park, Alnwick Castle and Gardens and the magnificent Heritage Coastline. Halton Red House is only 5 minutes away from Corbridge, a delightful old Roman town surrounded by beautiful unspoilt Northumbrian countryside. A perfect Corbridge cottage base for exploring Northumberland.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, shower over, basin and WC. Wet room with walk-in shower, basin and WC. Well-equipped fitted kitchen with dining area. Spacious sitting room with inglenook fireplace and gas fire.

**Amenities** Full oil fired central heating, additional heating from gas fire in sitting room. Electric cooker, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, stereo/CD, WiFi, library of books and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned area with furniture. Sorry, no pets and no smoking. Shops in Corbridge 3 miles, pub and restaurant 1 mile.



"Wow. What a view! The house was very spacious and well equipped."

Mrs Skimming, West Sussex



**WSB OSB LMB**

WSB: 245	A: 279	B: 305	C: 349
D: 393	E: 442	F: 492	G: 545
H: 599	I: 645	X: 599	NY: 599



The Old Exchange  
Corbridge near Hexham

REF: 6415   
Sleeps 6  
Saturday Arrival



Very spacious and welcoming Corbridge self-catering accommodation! Set over the first and second floors of a tastefully converted old Post Office and telephone exchange, this quality Corbridge self-catering accommodation is centrally located in this delightful old Roman village, surrounded by beautiful unspoilt countryside. The comfortable, well-equipped Corbridge self-catering accommodation includes three bedrooms all with en-suite. There is also a spacious sitting area, with large comfortable sofas and views of the local church. Below this Corbridge self-catering accommodation is an art gallery, and with the village amenities on the doorstep, this is a perfect spot for anyone wishing to explore the Roman Wall, Kielder Water, Northumberland National Park, Alnwick Castle and Gardens and the magnificent Heritage Coastline. A perfect Corbridge self-catering base for exploring Northumberland.



**Accommodation** Over first and second floors. Three bedrooms: 1 x twin (link - can become a super king-size double on request) with en-suite bathroom with corner bath, shower over, basin and WC. 2 x 2nd floor king-size doubles, both with en-suite shower, basin and WC. First floor kitchen with dining area. First floor utility with basin and additional WC. First floor sitting room.



**Amenities** Full gas central heating. Electric oven, gas hob, microwave, fridge, freezer, washer/dryer, tumble dryer, dishwasher, colour TV, Blu Ray DVD player, stereo/CD, books/DVDs etc. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Lawned area to rear of the apartment. Sorry, no smoking and no pets. Shop and pub 1 min walk. Note: Main front door access shared with gallery. Note: This property is not suitable for children under 5.

"A first class holiday flat."

Mrs Clatworthy, Cumbria



**WSB OSB LMB**

WSB: 296	A: 337	B: 378	C: 419
D: 471	E: 517	F: 558	G: 635
H: 696	I: 747	X: 696	NY: 696





**Wayside Cottage**  
Edmundbyers near Corbridge

REF: 6736 ★★★★  
Sleeps 2/4 🐾🚫🚭  
Saturday Arrival



A charming, stone-built, end of terrace cottage situated in a wonderful position in the centre of the village of Edmundbyers, this cottage dates back to 1759 and has been converted from a former cow byre. Retaining much of its original charm and character, and decorated and furnished in a traditional style, this cosy Edmundbyers cottage provides well-equipped and comfortable accommodation. This Edmundbyers cottage has one double bedroom with its own dressing room, and a warming woodburner in the sitting room. Within walking distance of the local pub, shop and village green, this Edmundbyers cottage is a great base from which to explore this beautiful area. Visit nearby Derwent Reservoir, Blanchland, Durham, Hexham, Hadrian's Wall and the Heritage Coastline, all wonderful days out.



**Accommodation** One king-size mezzanine double bedroom with dressing room and en-suite bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with sofabed, dining area and woodburner.



**Amenities** Oil central heating with additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, radio, stereo/CD, small library of books, DVDs and CDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Roadside parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk.

“Very relaxing in beautiful, scenic surroundings.”

Mrs Bishop, West Yorkshire



WSB OSB LMB			
WSB: 208	A: 239	B: 269	C: 297
D: 326	E: 350	F: 372	G: 404
H: 436	I: 466	X: 436	NY: 436



**The West Wing**  
Capheaton near Morpeth

REF: 7804 ★★★★  
Sleeps 8 🐾🚫🚭  
Friday Arrival

Set in Capheaton, around 20 miles from Newcastle upon Tyne and Hexham, this is a very special property; the West Wing of Capheaton Hall dates back to 1668 and is a much treasured family home with impressive Georgian façade. Inside, the magnificent sitting room boasts an original feature fireplace. At the end of a long day, the staircase leads to the first floor where large, graceful bedrooms await you, or sink into the roll-top bath and gaze out over the majestic grounds with serene gardens, ponds and statuary. The property is perfect for spending time together in an impressive country house; why not spend some time walking in the grounds, or perhaps enjoy a game of tennis? Northumberland has endless delights; drive to Hadrian's Wall in the Northumberland National Park with its forts and milecastles, or head to the coast to discover the magnificent castles and sandy beaches. A wonderfully impressive property in the exquisite Northumberland countryside.



**Accommodation** Four bedrooms (zip/link can be super king-size double or twin by prior arrangement): 1 x super king-size double with en-suite shower, basin and WC, 1 x super king-size double with en-suite bath with hand held shower, basin and WC, 2 x twin. Bathroom with roll-top bath, basin and WC. 2 x ground floor basin and WC. Fitted kitchen. Utility. Dining

room. Sitting room with open fire.

**Amenities** Oil central heating throughout with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent (additional logs available from owner). Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 5 cars. Bike storage. Large garden. Tennis court. Stabling for horses by arrangement with the owner prior to visit. Two well behaved pets welcome. Sorry, no smoking. Shop and pub 5 miles.



View more images and check live availability online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

WSB OSB LMB			
WSB: 701	A: 906	B: 999	C: 1062
D: 1124	E: 1249	F: 1373	G: 1434
H: 1497	I: 1573	X: 1573	NY: 1573



The Old Powerhouse  
Plawsworth near Durham

REF: 15514 ★★★★  
Sleeps 4 🐾🚫🚭  
Saturday Arrival

Durham 3.5 miles. A delightful detached cottage, nesting in the owners' 3 acres of beautiful landscaped gardens, in the scattered rural hamlet of Plawsworth, under 4 miles from Durham city centre. Originally a power house supplying Southill Hall with electricity, the property was lovingly restored to provide first class accommodation, a perfect romantic retreat. Luxuriously appointed throughout, the cottage has a mezzanine level double bedroom overlooking the main sitting area, and a compact ground floor room with adult bunks. The lovely ground floor sitting area has a stripped wooden floor and comfortable sofas. The small well-equipped kitchen area has everything you could require to rustle up a delicious meal. Outside there is a decked area with table, chairs and BBQ, an ideal spot for taking in the countryside with only the rabbits, owls and the occasional pheasant to disturb you. This is a brilliant location for discovering south Northumberland. Just a 4 mile drive is Durham city with its cathedral and castle. Further afield are many exciting day trips to the Beamish Museum, the Durham Dales, Newcastle upon Tyne, Hadrian's Wall, the Heritage Coastline, Cragside at Rothbury and the North Yorkshire Moors. With easy access to the A1 yet in a peaceful location, you couldn't find a better spot for relaxing.



**Accommodation** Two bedrooms: 1 x mezzanine double, 1 x ground floor adult bunks. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and electric fire.



**Amenities** Electric convector heaters throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, tumble dryer, TV with Freeview, DVD, CD/radio, telephone (charged to visitor's own phone account via BT Call My Bill), selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Shared lawned garden to front and side, decked area with furniture to the rear. Sorry, no smoking and no pets. Shop and pub 1 mile.

“A good, private location in a picturesque setting.”

Mr Gunster, Fife

WSB OSB LMB XSB			
WSB: 216	A: 259	B: 295	C: 309
D: 355	E: 390	F: 425	G: 481
H: 538	I: 575	X: 425	NY: 425



Hadrian Cottage  
Heddon-on-the-Wall near Hexham

REF: 4150 ★★★★  
Sleeps 6 🐾🚫🚭  
Saturday Arrival

Set within the historic village of Heddon-on-the-Wall, eight miles from Newcastle upon Tyne, is Hadrian Cottage. This fabulous semi-detached Northumberland cottage enjoys stunning views across open countryside and is furnished to a high standard. This welcoming Northumberland cottage has three cosy bedrooms, a bathroom and shower room, a conservatory, a light, airy sitting room leading to the dining room, and a second sitting room on the second floor. This Northumberland cottage is within walking distance of two excellent pubs, both serving food, a beautiful Saxon church, local shops, a convenience store and a Post Office. Within easy driving distance are the city of Newcastle, the Metro Centre at Gateshead and the market town of Hexham. This Northumberland cottage is close to bus stops and the train station at Wylam, making it perfect for experiencing the towns and city nearby, as well as Northumbria's fascinating history and the unspoilt Northumberland coast.



**Accommodation** Over three floors. Three bedrooms: 1 x double with shower cubicle & colour TV, 2 x twin with colour TV. Bathroom with bath, shower over, basin, WC. Ground floor shower room with shower, basin, WC. Kitchen. Dining room. Sitting room with gas fire. Additional 2nd floor sitting room with colour TV & computer. Conservatory.



**Amenities** Full gas central heating, additional heating from gas fire in sitting room. Electric oven, gas hob, microwave, fridge, freezer, washing machine, dishwasher, 5 x colour TVs, DVD, radio/CD, WiFi, telephone (free local/national calls). Books/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off-road parking for one large and one small car. Small, enclosed garden, patio with furniture & BBQ. Sorry, no pets & no smoking. Supermarket 2 miles, shops & 2 pubs with restaurant within 2 mins walk. Note: Babes-in-arms and children aged 8 years & over only allowed at this cottage due to pond and stairs. Note: Property is set on road into Heddon-on-the-Wall, there will be some traffic noise in the garden area during busy periods.

“A cosy, stylish cottage.”

Mrs Knowles, South Yorkshire



WSB OSB LMB XSB			
WSB: 225	A: 327	B: 398	C: 413
D: 429	E: 471	F: 513	G: 564
H: 613	I: 656	X: 671	NY: 700

**Key to symbols** ★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Houghton North Farm Cottage  
Heddon-on-the-Wall  
near Hexham

REF: 10513   
Sleeps 4/6  
Saturday Arrival



Dacre Cottage  
Morpeth

REF: 2116   
Sleeps 6  
Saturday Arrival

A delightful, partially-attached property, situated in the centre of the market town of Morpeth. Successfully combining a traditional feel with modern amenities, Dacre Cottage is comfortable and well-equipped, with a warming woodburning stove in the sitting room, and makes a great base from which to explore the delights of the area. Enjoy a walk around Morpeth and soak up the character and history of this charming town, visit the vibrant city of Newcastle upon Tyne or discover Hadrian's Wall, just a short journey away. With Alnwick, Cragside House and Druridge Bay all within easy reach, this is a wonderful holiday retreat for exploring Northumberland.



**Accommodation** Three bedrooms: 2 x double, 1 x ground floor twin (may be suitable for disabled access - please call for further information). Bathroom with bath, basin & WC. Ground floor shower room with shower (one step up to access), basin & WC. Fitted kitchen. Sitting room with dining area & woodburning stove.

**Amenities** Gas central heating, woodburning stove in sitting room. Electric cooker, gas hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, colour TV with Freeview, DVD, CD player, books/games. Fuel, power & initial supply of wood for stove inc. in rent. Bed linen & towels inc. in rent. Cot, highchair & staircase on request. Off road parking for 1 car. Small front garden, rear courtyard with furniture. One well behaved dog welcome. Sorry, no smoking. Shops & pubs 3 mins walk.



"We loved it and would recommend to anyone."

TripAdvisor, September 2012

**Accommodation** All ground floor. Two bedrooms with TV: 1 x twin, 1 x double (zip-link, can be twin by prior arrangement) with en-suite shower, basin and WC. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area and folding doors to patio. Sitting room with woodburning stove and double sofa bed.

**Amenities** Full oil central heating with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, 4 x TVs with Freeview, 2 with DVD, CD player/radio, selection of books and games. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Rear patio with garden furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Please note: The front garden at this Heddon-on-the-Wall cottage is not available for use by holidaymakers.

"A first class property, very comfortable and spacious."

Mr Diarmid, Dumfries and Galloway

WSB OSB			
WSB: 231	A: 277	B: 316	C: 348
D: 380	E: 418	F: 455	G: 516
H: 577	I: 618	X: 455	NY: 455

WSB OSB LMB			
WSB: 205	A: 290	B: 331	C: 354
D: 373	E: 420	F: 466	G: 520
H: 573	I: 613	X: 573	NY: 573



The Old Post Office  
Mitford near  
Morpeth

REF: 12149   
Sleeps 6  
Saturday Arrival

A delightful detached former Post Office in the picturesque village of Mitford near Morpeth. This cottage combines modern décor with classic character features such as exposed wooden beams, a cast iron fireplace and an original stone water fountain, known as the font which dates back to 1877 and was an old drinking fountain and horse trough built into the front wall of the property. The cottage has a sitting room with an open fire, a fitted kitchen, three good sized bedrooms plus a family bathroom, making it perfect for a family getaway to Northumberland. The enclosed lawned garden is a perfect spot to relax in, whilst enjoying a cup of tea or a glass of wine. There are some beautiful walks and cycle routes from the doorstep whilst a short drive will bring you to some of Northumberland's finest coastlines, both north and south, with endless miles of sandy beaches for swimming or watersports. The whole family will be catered for in this stunning area, with historical castles, Roman fortifications and beautiful gardens all within easy reach. This cottage will ensure all holidaymakers have an interesting and relaxing break in this unspoilt county.



**Accommodation** Three bedrooms: 1 x king-size double, 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, separate shower, basin and WC. Fitted kitchen with dining area. Sitting room with open fire. Games room with snooker table.

**Amenities** Oil fired central heating with open fire in sitting room. Electric range cooker with gas hob, microwave, fridge, freezer, washer/dryer, dishwasher, TV with Freeview, DVD, CD, radio, iPod dock, WiFi, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 1 car plus garage for 1 car (shared driveway must be kept clear at all times). Lawned garden to front and rear with furniture. Sorry, no pets and no smoking. Shop 1.5 miles, pub 2 mins walk. Note: There is limited mobile phone reception in this area.

View more images online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

WSB: N/A			
A: 269	B: 304	C: 342	
D: 380	E: 424	F: 467	G: 529
H: 592	I: 633	X: 467	NY: 467



The Old School Room  
Longhorsley near  
Morpeth and  
Alnwick

REF: 13778   
Sleeps 2/4  
Saturday Arrival

This cottage is part of a delightfully converted, stone-built, former schoolhouse adjoining the owner's home in pretty Longhorsley, ideally situated in the heart of the Northumberland countryside, just 14 miles south of Alnwick and 5 miles north of Morpeth. The Old School Room was the school and parish room up until 1751, and still has its original bell tower. The cottage is comfortably furnished and well-appointed throughout with wooden floors and original windows, and makes a great base for exploring this delightful area. To the rear is a pretty garden with furniture, an ideal spot for unwinding after a long day out and about. The friendly village of Longhorsley has everything you could want for a stay in the countryside; within walking distance are two pubs both serving good food and real ale, and a useful local store. Longframlington is only 4 miles north on the A697 with its award-winning grocer's shop and butcher's shop. Bywell shooting ground and Burgham Golf Club lie just two miles to the west, whilst a few miles' drive north will take you to Thrunton Woods, just the spot for a woodland walk or mountain biking - the spectacular views of the Cheviots from the top are worth the effort. This lovely cottage makes the ideal base for touring all of Northumberland's attractions throughout the year.



"A lovely cottage well placed for the countryside and coast."

Mr Windmill, Norfolk

**Accommodation** All ground floor. One twin bedroom with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with two double sofas.

**Amenities** Electric central heating. Electric oven and hob, microwave, fridge, washing machine, tumble dryer, TV with Freeview, DVD, CD/radio, selection of books and games. All electricity inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Shared use of owners' rear lawned garden with furniture and koi fish pond (with safety grill over). Sorry, no pets and no smoking. Shop and pub 1 min walk.

WSB OSB LMB XSB			
WSB: 190	A: 228	B: 257	C: 284
D: 310	E: 334	F: 355	G: 385
H: 416	I: 444	X: 355	NY: 355



The Moot  
Ireby near  
Bassenthwaite

REF: 11446  
Sleeps 5  
Sunday Arrival



An historic terraced cottage in the centre of the Lakeland village of Ireby just twelve miles from Keswick. Part of a 16th century Moot Hall, this Ireby cottage provides warm and cosy accommodation of character and style. Individually styled by the current owners, the accommodation seamlessly combines many original features with new ones to create a real home-from-home in the heart of the northern lakes. This charming Ireby cottage features a lovely sitting room with magnificent fireplace and woodburning stove, a delightful kitchen, a separate dining room and cosy bedrooms, which all provide visitors with a wonderful Lakeland retreat. Known locally as the 'Back O'Skiddaw' the Uldale and Caldbeck Fells provide scenic and peaceful walks to suit all abilities on wonderfully uncrowded footpaths. Nearby Bassenthwaite is one of the most picturesque areas in Lakeland and the drive along the Newlands Valley to Buttermere is the highlight of any trip to this wonderful area. From a gentle countryside ramble to a challenging hike up Skiddaw, there really is something for everyone. Trotters Farm, Dodd Wood, Derwentwater, and Keswick with its wide range of attractions, are also within easy reach. A lovely Ireby cottage in a quiet and peaceful location!



**Accommodation** Three bedrooms: 1 x single, 1 x twin, 1 x double. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with woodburning stove.

**Amenities** Full gas (LPG) central heating, additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, small freezer, washing machine, dishwasher, TV with Freeview, DVD, radio, phone (honesty box), selection of books and games. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Rear sitting area with furniture, small garden to the front. Bike storage



in lockable garage. Sorry, no smoking. Three well behaved pets welcome. Fresh produce from village farm. Shop 6 miles. Pub 1 min walk.

"The cottage had a lovely, friendly feel."

Mr Murray, Bedfordshire

WSB OSB LMB XSB			
WSB: 261	A: 303	B: 382	C: 382
D: 382	E: 413	F: 430	G: 495
H: 516	I: 561	X: 516	NY: 516



Foxgloves Cottage  
Greenrigg Farm near  
Wigton

REF: 507  
Sleeps 6/8  
Saturday Arrival



Wigton 2 miles. A spacious, well-equipped and comfortable cottage situated in a wonderful rural setting at Greenrigg Farm, just 2 miles from the small market town of Wigton. Greenrigg Farm sits within the delightful hinterland between the Solway Coast and the Caldbeck Fells, close to the Lake District National Park. The stone-built property adjoins the owners' farmhouse and has been fully modernised, whilst taking care to retain the original character, including a farmhouse kitchen with AGA. Visitors are free to explore the farm, subject to seasonal restrictions. A great base for walking and touring in the Northern Lakes.



**Accommodation** Three bedrooms: 1 x family with double and adult size bunk beds, 1 x double, 1 x twin. Modern three piece bathroom with shower over bath. Additional shower room. Spacious well-equipped farmhouse kitchen with dining area. Sitting room with open fire. Utility room with extra WC.

**Amenities** Heating from night storage heaters and additional heating from oil-fired AGA and open fire in sitting room. AGA cooker, electric cooker, microwave, fridge/freezer, dishwasher, colour TV, video etc. Use of washing machine and tumble dryer by arrangement. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Sunny garden with garden furniture. Ample parking. One well behaved pet welcome, second pet welcome at a charge of £10. Sorry, no smoking. Shop and pub 2 miles.

"The property was clean and very well kept."

Mrs Mulligan, Greater Manchester

WSB OSB LMB			
WSB: 213	A: 284	B: 372	C: 372
D: 372	E: 426	F: 444	G: 544
H: 544	I: 608	X: 555	NY: 555



Gill Head Farm  
Troutbeck near Penrith

REF: 14434  
Sleeps 8/10  
Friday Arrival



Set against the spectacular backdrop of Blencathra, this impressive stone-built cottage is on a working livestock farm half a mile from the hamlet of Troutbeck. The cottage features a spacious sitting room with oak beams and a woodburning stove, two dining rooms, one with a woodburning stove, a modern kitchen and four bedrooms all with en-suite facilities. Outside is a mature garden and the local tavern welcomes visitors with cask ales and traditional bar food. With Ullswater a short drive, guests can take in the beauty of the lake by embarking on a cruise on one of the steamers. For the experienced mountaineer, Helvellyn is close to hand and Rheidg Visitor Centre is also close by, which regularly holds art exhibitions and hosts special events. A twenty minute drive away is the bustling town of Keswick, situated on the shores of Derwentwater. This cottage is perfect to get away from it all.



Second dining room (seats 6) with woodburning stove. Sitting room (seats 8) with woodburning stove.

**Amenities** Oil central heating with woodburning stoves in sitting room and second dining room. Electric oven and hob, microwave, fridge/freezer, dishwasher, 5 x TVs with Freeview, DVD, CD/radio, WiFi, selection of books, CDs, DVDs and games. Fuel, power and starter pack for woodburning stoves inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Ample off road parking. Enclosed garden 10 yards from front door with patio and furniture. One well behaved pet welcome. Sorry, no smoking. Shop 3 miles, pub 10 mins walk. Note: Gill Farm operates a caravan and camping site on the grounds. The cottage is 100 yards from the edge of the camping areas. On site laundry facilities (coin-operated) available if required.



View more images  
and check live availability  
online at  
[www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)

WSB OSB			
WSB: 491	A: 547	B: 584	C: 692
D: 732	E: 787	F: 825	G: 1028
H: 1065	I: 1185	X: 1695	NY: 1695

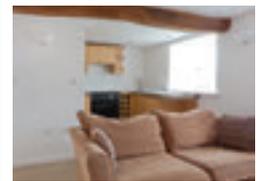


The School House  
Dacre near Ullswater

REF: 15290  
Sleeps 2  
Friday Arrival



A charming, well-presented detached cottage in the small village of Dacre in the Lake District National Park, within 2 miles of beautiful Ullswater. Built in the 18th century as the village school, this quaint cottage offers original features and warm, cosy accommodation, perfect for couples wishing to enjoy the woodburning stove and generous garden. The cottage has one double bedroom with original beams and a pitched ceiling, and an open plan living area with kitchen, dining area and a sitting area with beams and a woodburning stove in an Inglenook fireplace. The spacious lawned garden is perfect to catch the morning sun or unwind after a long day. Dacre is steeped in history with an ancient church and even its own castle! Not forgetting of course the local tavern, conveniently situated next door, which welcomes visitors with cask ales and traditional bar food. With Ullswater a short drive away guests can take in the beauty of the lake by enjoying a cruise on one of the Ullswater steamers. For experienced mountaineers Helvellyn, the third highest mountain in England, is close to hand and of course, the notorious Striding Edge - not for the faint hearted! Rheidg Visitor Centre is also close by, regularly holding art exhibitions and special events. An easy drive is Keswick, on the shores of Derwentwater. A perfect base, any time of the year.



**Accommodation** One double bedroom. Bathroom with bath, shower over, basin & WC. Open plan living area with fitted kitchen, dining area & sitting area with woodburning stove.

**Amenities** Electric heating throughout, additional heating from woodburning stove in sitting area. Electric oven & hob, microwave, fridge, TV with FreeSat, DVD. Fuel, power & starter pack for woodburning stove inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair. Off road parking for 1 car. Lockable bike storage. Enclosed lawned garden to side & rear with furniture & BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles. Village pub next door. Note: Narrow, steep stairs.

"Lovely village location, very pretty little cottage."

Mr Rundell, Cambridgeshire

WSB OSB LMB XSB			
WSB: 222	A: 270	B: 356	C: 356
D: 356	E: 388	F: 398	G: 452
H: 452	I: 493	X: 452	NY: 452



Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚭  
No pets

🚭  
No smoking



**Fellgate Farm  
Helton near  
Ullswater**

REF: 3787  
Sleeps 7/9  
Friday Arrival



A magnificent, detached, beautifully-restored, 350-year old Grade II listed farmhouse, with panoramic views across beautiful countryside to Knipe Scar, in the hamlet of Helton, in the unspoilt Lowther Valley. One of our premier Lake District cottages, Fellgate Farm offers accommodation of character and charm, with a rustic feel throughout, ideal for getting away and enjoying country living at its very best. There is a farmhouse kitchen with AGA and original flagged floors, an open beamed living room with fabulous open fireplace and lovely window seats, and a mature, landscaped garden, making this an ideal retreat. Enjoy immediate access to the fell, and the three mile walk from the doorstep to the edge of Ullswater, one of the finest walks in the Lake District, with nothing but miles of uninterrupted scenery. This lovely home provides the perfect base for those who love the great outdoors, or for exploring this quiet, peaceful corner of Lakeland.



**Accommodation** Three bedrooms: 1 x queen-size double, 1 x family room with 2 single beds (zip-link, double on request) & 1 single bed, 1 x queen-size double & stairs to upper level with double sofa bed. Ground floor bathroom with bath, shower over, basin, WC. Bathroom with roll top bath, shower cubicle, basin, WC. Additional basin, WC. Farmhouse kitchen with AGA, dining area & larder. Utility room for bikes, boots etc. Living room with open fire.

**Amenities** Full oil central heating, AGA & open fire in living room. Oil fired AGA, microwave, fridge, freezer, washing machine, colour TV, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Cot & highchair. Off road parking for 3 cars. Bike storage. Large, enclosed garden with pond & furniture. Sorry, no pets & no smoking. Shop & pub 1 mile. Note: Pond in garden, young children to be supervised. Note: Steep stairs in family bedroom, may be unsuitable for less mobile or young children. Note: No hen/stag. Note: This owner requires a £100 refundable Good Housekeeping Bond for parties of 7 or more. Note: Check-in time at this property is 4pm.

*"A peaceful location with lovely walks from the door."*

Mrs Vimpany, Gloucestershire



WSB OSB			
WSB: 400	A: 455	B: 601	C: 601
D: 601	E: 716	F: 753	G: 1043
H: 1043	I: 1169	X: 1579	NY: 1579



**Mell Fell Cottage  
Penruddock near  
Ullswater**

REF: 12178  
Sleeps 3  
Saturday Arrival



A charming spacious terraced Lake District cottage on the edge of Penruddock, a pretty village four miles from beautiful Ullswater. This traditional little Penruddock cottage provides good quality accommodation, with a cosy sitting room with woodburning stove, a spacious kitchen diner, attractive bedroom and bathroom. An ideal romantic retreat, this Penruddock cottage offers wonderful views of the Northern Fells including Mell Fell, Blencathra and Carrock. The lovely cottage garden is just made for relaxing, or why not head out onto the many footpaths throughout the area or visit the nearby 18th century Herdwick Inn with its selection of real ales and renowned restaurant? Penrith is 6 miles away and Keswick just 11 miles, both with many amenities. A lovely Penruddock cottage, in a village which is ideally placed for exploring the Lakes and surrounding areas. Fell walking, pony trekking, cycling on the famous coast to coast highway and golf at the nearby Keswick Golf Club are all on offer nearby. Enjoy country living at its finest in this beautiful Area of Outstanding Natural Beauty.



**Accommodation** One family bedroom with 1 x double and 1 x single. Bathroom with bath, shower over, basin and WC. Kitchen with dining area. Sitting room with woodburning stove.

**Amenities** Full electric heating throughout, additional heating from woodburning stove in sitting room. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, books/games/DVDs. All fuel and power inc. in rent. Fuel for woodburning stove provided on honest box basis. Bed linen and towels inc. in rent. Travel cot available. Off road parking for one car. Open garden with patio and garden furniture. Sorry, no smoking. One well behaved pet welcome. Shops and pubs 1 mile.

*"We liked the peace and quiet of the cottage."*

Mr Sharp, East Riding of Yorkshire

WSB OSB LMB			
WSB: 227	A: 260	B: 334	C: 334
D: 334	E: 363	F: 373	G: 415
H: 415	I: 453	X: 415	NY: 415



**Mell Fell View  
Penruddock near  
Ullswater**

REF: 2847  
Sleeps 4  
Saturday Arrival



A traditional terraced Lake District cottage on the edge of the pretty village of Penruddock, just four miles from the magnificent Ullswater. This charming cottage provides warm and welcoming accommodation, boasting a spacious sitting room, a dining area with cosy woodburning stove, a spacious mature cottage garden and two delightful bedrooms, each with magnificent views of the Northern Fells including Mell, Blencathra and Carrock. Enjoy a relaxing afternoon in the wonderful cottage garden, take a pleasant stroll on the many footpaths throughout the area or visit the nearby 18th century Herdwick Inn with its selection of real ales and renowned restaurant. With Penrith just 6 miles and Keswick 11 miles away, there are many amenities on offer. A lovely Ullswater cottage, and an ideal romantic retreat, while Penruddock itself is ideally placed for exploring the Lakes and surrounding areas, including fell walking, pony trekking, fishing or golf, not to mention simply taking in the stunning scenery of the National Park and beyond.



**Accommodation** Two bedrooms: 1 x King-size double, 1 x twin. Ground floor bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburning stove. Front porch.

**Amenities** Woodburning stove in sitting room fuelling radiators, additional heating from electric panel heaters, additional hot water from immersion heater if required. Electric cooker, microwave, fridge/freezer, dishwasher, colour TV, DVD player, CD player etc. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for two cars. Spacious mature cottage garden with furniture and BBQ. Sorry, no pets and no smoking. Pub 10 mins walk. Shops 3 miles.

*"The views over the fell are spectacular."*

Mrs Wigston, Lancashire

XSB			
WSB: N/A	A: 271	B: 380	C: 380
D: 380	E: 411	F: 420	G: 517
H: 517	I: 577	X: 517	NY: 517



**Sunny Hill  
Great Strickland near Penrith**

REF: 2423  
Sleeps 3/4



A fabulous single-storey detached cottage in the attractive grounds of the owner's home, on the edge of the pretty village of Great Strickland, 7 miles from Penrith. Built to a high standard, Sunny Hill provides first-class accommodation in a quiet, peaceful location, ideal for a get-away-from-it-all romantic break in the country. The open plan living area is spacious, light and airy, with French doors leading to a private, south-facing patio area, while exposed beams, Velux windows, a cosy woodburner and great views ensure that Sunny Hill will be a holiday home to remember. A wonderful base for enjoying the inspirational Lake District, the Eden Valley Cycle Way passes the cottage, while just a short drive away are Appleby, delightful Pooley Bridge and the magnificent lakes at Ullswater and Haweswater.



**Accommodation** All ground floor. Two bedrooms: 1 x double with en-suite (shower cubicle, basin and WC), 1 x twin (single bed with additional pull out stacker bed). Bathroom with bath with shower over, basin and WC. Open plan living area with kitchen area, dining area and sitting area with woodburner.

**Amenities** Oil fired central heating throughout with additional heating from woodburner in sitting area. Electric cooker, microwave, fridge/freezer, dishwasher, colour TV, DVD player, stereo/CD player/radio etc, library of books/games. Fuel, power and starter pack of fuel for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available. Off road parking for 3 cars. Private patio area with furniture and BBQ, plus area of lawn garden. Cycle storage available. Sorry, no pets and no smoking. Shop 5 miles, pub (selling newspapers/milk) 10 mins walk.



*"My husband and I have a cottage holiday every year. Sunny Hill is by far the best."*

Mrs Johnston, Merseyside

WSB OSB LMB			
WSB: 196	A: 251	B: 373	C: 373
D: 373	E: 420	F: 436	G: 549
H: 549	I: 613	X: 549	NY: 549



Spinney's Watch  
Rosley near Caldbeck

REF: 12596

Sleeps 5

Saturday Arrival



Caldbeck 5 miles. A lovely semi-detached cottage nesting in its own grounds, in the scattered village of Rosley, just five miles from the village of Caldbeck. A good quality cottage, set amongst the lovely rolling countryside of northern Cumbria, the property features a modern, well-equipped kitchen, an adjoining spacious dining room, a warm and cosy sitting room with open fire, three well laid-out bedrooms and a lovely mature, split level garden thriving with birds and occasional red squirrels. In the lee of the northern Lakeland Fells, this is a lovely walking and cycling area, with parts of the C2C Cycleway and Cumbrian Way available locally, and the quiet undiscovered northern Lakeland fells of High Pike, Knott and Carrock Fell are nearby. Within easy driving distance of this cottage is the bustling market town of Penrith, which offers a wide choice of excellent pubs, hotels, restaurants and entertainment, a museum, and Millennium Trails around the historic city streets. The historic city of Carlisle and the Lakeland town of Keswick with its celebrated theatre are also within easy travelling distance, as is the stunning scenery of both the Lake District and Yorkshire Dales. An ideal Cumbrian cottage to get away from it all and enjoy the beautiful landscapes of this quiet and unspoilt area.



**Accommodation** Three bedrooms: 1 x king-size double, 1 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Kitchen. Dining room. Sitting room with open fire.

**Amenities** Full oil fired central heating, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, stereo/CD, radio, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Lockable bike storage. Split level garden with furniture. Off road parking for 2 cars. Sorry, no smoking. One well behaved pet welcome. Shops and pub 2 miles.

“Property was in a lovely, quiet location.”

Miss Stuart, Fife

WSB	OSB	LMB	XSB
WSB: 220	A: 271	B: 368	C: 368
D: 368	E: 409	F: 440	G: 476
H: 517	I: 548	X: 517	NY: 517

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking

HIGH HEAD COTTAGES

High Head Sculpture Valley, Ive Valley near Penrith



Nuthatch  
High Head Sculpture Valley, Ive Valley near Penrith

REF: 4560

Sleeps 2

Friday Arrival



A lovely, semi-detached, ground floor cottage, one of a group of two cottages in the grounds of High Head Sculpture Valley, on the owner's dairy farm, 10 miles from Penrith in the Ive Valley. This Lake District cottage has been lovingly converted and individually styled to provide quality, romantic accommodation in a lovely location, amongst the beautiful, rolling Cumbrian countryside. Boasting lovely features throughout, this Lake District cottage offers a woodburning stove, spacious bedroom with king-size bed, and beautiful gardens from which to enjoy the views across the valley. Enjoy lovely walks through the High Head Sculpture Valley, visit the spa and indulge in a treatment or visit the market towns of Brampton and Penrith, within easy reach. Further afield are the northern Pennines and majestic Hadrian's Wall. Note: This cottage is next to Woodpecker, Ref 4561, and together they sleep 6.



miles. Note: Onsite tea rooms serve food & refreshments. Note: Some Spa facilities/treatments available at discounted rates for guests - contact owner for details.

“Lots of nice walks from the cottage.”

Mrs Macken, Greater Manchester



WSB OSB LMB

WSB: 230	A: 261	B: 335	C: 335
D: 335	E: 353	F: 364	G: 404
H: 404	I: 435	X: 404	NY: 404

Woodpecker  
High Head Sculpture Valley, Ive Valley near Penrith

REF: 4561

Sleeps 4

Friday Arrival



A delightful, semi-detached, ground floor Lake District cottage, one of a group of two in the grounds of High Head Sculpture Valley, on the owner's dairy farm, 10 miles from Penrith in the Ive Valley. Lovingly converted by the owner, this Lake District cottage is set amidst beautiful rolling countryside and provides first-class holiday accommodation, featuring a woodburning stove and two king-size, en-suite bedrooms. Take a wonderful scenic walk through the High Head Sculpture Valley, enjoy a freshly baked scone in the on-site tea room, or indulge in a luxurious spa treatment. If you can tear yourself away from your superb Lake District cottage, visit Brampton, Penrith and beautiful Ullswater. Note: This cottage is next to Nuthatch, Ref 4560, and together they sleep 6.



road parking. Front patio, small garden with furniture, BBQ & lovely views. One well behaved pet welcome. Sorry, no smoking. On-site shop (sells basics such as bread, milk, bacon etc). Shops 5 miles, pub 2 miles. Note: On-site tea rooms serve food & refreshments. Note: Some spa facilities/treatments available at discounted rates for guests - contact owner for details.

“The views from the door were tranquil and picturesque.”

Mr Priest, East Sussex



WSB OSB LMB

WSB: 255	A: 291	B: 366	C: 366
D: 366	E: 393	F: 407	G: 435
H: 435	I: 484	X: 435	NY: 435



Chimney Gill  
Sebergham near Penrith

REF: 9984

Sleeps 10/12

Friday Arrival



An outstanding detached farmhouse, in a beautiful, peaceful location on a working farm just 10 miles from Penrith, 12 miles from Wigton, near the village of Sebergham. Offering country living at its finest, this farmhouse has been lovingly renovated by the owners to provide a first-class holiday home, ideal for a family or friends to get away from it all. Full of character and charm, it boasts outstanding features including original oak beams, a feature fireplace with woodburner, and a beautiful farmhouse kitchen with shaker-style fittings. With spacious, sumptuous bedrooms on both the first and ground floors, many offering zip/link beds and en-suites, and a convenient snug with sofa, the flexible accommodation is perfect for all groups. The first floor bedrooms boast views of the surrounding countryside, while outside, a spacious, enclosed garden provides an ideal area for children to play, or for enjoying a meal. Chimney Gill provides everything to ensure you have a relaxing break in this unspoilt part of the country.



**Accommodation** Five bedrooms (all super king-size doubles are zip/link & can be twins on request): 1 x ground floor super king-size double with TV & en-suite walk-in shower, basin & WC, 1 x super king-size double with TV & en-suite walk-in shower, basin & WC, 1 x super king-size double with TV, 2 x twin. Bathroom with bath, shower, basin & WC. Ground floor basin & WC.

Open plan living area with kitchen with breakfast bar (seats 2), dining area with electric woodburner-effect fire & sitting area with woodburner. Snug/playroom with TV/DVD & sofa. Utility area with boot/equipment store.

**Amenities** Full oil central heating, woodburner in sitting room, electric fire in dining area. Electric oven & hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, 2 x TVs, 1 with Freeview, DVD, CD/radio, books/CDs/DVDs/games, WIFI. Fuel, power & starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Cot & highchair. Off road parking for 6 cars. Enclosed front garden with patio & furniture. Sorry, no pets & no smoking. Shop & pub 3 miles.



“The cottage was fantastic and cosy.”

Mr Mistry, London

WSB OSB LMB XSB

WSB: 585	A: 635	B: 695	C: 785
D: 815	E: 895	F: 965	G: 1015
H: 1035	I: 1135	X: 1535	NY: 1535

Milton near Brampton



The Byre  
Milton near  
Brampton

REF: 3738  
Sleeps 4  
Friday Arrival



A delightful, stone-built, semi-detached cottage on a working livestock farm in the rural hamlet of Milton, two miles from Brampton. Created from the careful, thoughtful conversion of an old dairy, this Milton cottage is tastefully decorated, with exposed crook beams, stonework, a woodburner and modern kitchen. A charming Milton cottage with accommodation all on one level, the property is further enhanced by a spacious main bedroom with exposed beams, and outside, a delightful decked area with countryside views. For those looking to tackle magnificent Hadrian's Wall, or explore the northern Pennines, this is the ideal Milton cottage. Note: This cottage is next to Ref 3739 and 4585, and together they sleep 10.



**Accommodation** All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, shower cubicle, basin, WC. Open plan living area with kitchen, dining area & sitting area with woodburner.

**Amenities** Electric storage heaters throughout, woodburner in sitting area. Electric oven & hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV, DVD, radio, stereo/CD etc. Fuel, power & starter pack for woodburner inc. in rent, additional logs available (honesty box). Bed linen & towels inc. in rent. Cot & highchair available. Shared use of gardens. Shared use (with 2 other cottages on site) of summer house and hot tub all year round at £40 per week or £20 per short break, payable direct to owner on arrival (use is by direct arrangement with owner). Decked balcony area with furniture & BBQ. Ample off road parking. Sorry, no smoking. One well behaved pet welcome at £10 per week. Shop & pub 2 miles. Note: There is a railway line approx 250 metres from the cottage, some noise is audible when trains pass. Note: The Stable is accessed via 2 flights of approx. 9 steps.

tripadvisor			
WSB OSB LMB			
WSB: 201	A: 247	B: 343	C: 343
D: 343	E: 377	F: 389	G: 441
H: 441	I: 491	X: 441	NY: 441



The Stable  
Milton near  
Brampton

REF: 3739  
Sleeps 2  
Friday Arrival



A lovely, stone-built, mid-terraced cottage on a working livestock farm in the rural hamlet of Milton, two miles from Brampton. The result of careful, thoughtful conversion of old farm buildings, this Milton cottage retains much charm, with original beams and exposed stonework. This welcoming Milton cottage features a cosy sitting room with attached summer room, a lovely spot to sit and admire the pretty views, a small modern kitchen, and a delightful main bedroom. An ideal romantic retreat, this Milton cottage is further enhanced by the decked balcony, where guests can enjoy views of the countryside, or watch the world go by. A great base to relax, unwind and enjoy this historic area, the market town of Brampton, the northern Pennines and majestic Hadrian's Wall. Note: This cottage is next to Ref 3738 and 4585, and together they sleep 10.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Kitchen. Small sitting area with woodburner, adjoining summer room with dining area and doors to decked area.

**Amenities** Electric storage heaters throughout, additional heating from woodburner in sitting area. Electric oven & hob, microwave, fridge/freezer, dishwasher, TV, DVD, radio, stereo/CD player etc. Fuel, power and starter pack for woodburner inc. in rent, additional logs available (honesty box). Bed linen and towels inc. in rent. Cot and highchair available. Shared use of gardens. Shared use (with 2 other cottages on site) of summer house and hot tub all year round at £40 per week or £20 per short break, payable direct to owner on arrival (use is by direct arrangement with owner). Decked balcony area with furniture and BBQ. Ample off road parking. One well behaved pet welcome at £10 per week. Sorry, no smoking. Shop and pub 2 miles. Note: There is a railway line approx. 250 metres from the cottage, some noise is audible when trains pass. Note: The Stable is accessed via 2 flights of approx. 7 steps.



tripadvisor			
WSB OSB LMB			
WSB: 181	A: 227	B: 289	C: 289
D: 289	E: 325	F: 336	G: 376
H: 376	I: 411	X: 376	NY: 376



The Dairy  
Milton near  
Brampton

REF: 4585  
Sleeps 4  
Saturday Arrival



An impressive, stone-built, semi-detached cottage on a working livestock farm in the rural hamlet of Milton, two miles from the pretty market town of Brampton. Lovingly restored from a former dairy, this outstanding Milton cottage offers high pitched ceilings with exposed beams, original arrow slit windows and beautifully crafted oak doors. The spacious open plan living accommodation at this Milton cottage has a contemporary feel with a modern kitchen and luxurious sitting area with a relaxing woodburner. All on one level, with two cosy bedrooms, this delightful Milton cottage is ideal for families or friends. Outside, a decked sitting area overlooks pretty rural countryside. Ideally situated to visit the Scottish Borders, northern Lakes and Pennines and the magnificent historic Hadrian's Wall, this beautiful Milton cottage is a perfect rural retreat. Note: This cottage is next to Ref 3738 and 3739, and together they sleep 10.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, separate shower, basin and WC. Ground floor basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with woodburner.

**Amenities** Electric storage heaters throughout with additional heating from woodburner in sitting area. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, radio/CD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Shared use of gardens. Shared use (with 2 other cottages on site) of summer house and hot tub all year round at £40 per week or £20 per short break, payable direct to owner on arrival (use is by direct arrangement with owner). Decked balcony area with furniture and BBQ. Ample off road parking. One well behaved pet welcome at £10 per pet, per week. Sorry, no smoking. Shop and pub 2 miles. Note: There is a railway line approx 250 metres from the cottage, some noise is audible when trains pass.

tripadvisor			
WSB OSB LMB			
WSB: 215	A: 250	B: 358	C: 358
D: 358	E: 378	F: 389	G: 440
H: 460	I: 486	X: 460	NY: 460



Post Office Cottage  
Tindale Fell near Brampton

REF: 7397  
Sleeps 5/6  
Friday Arrival



A delightful, stone-built, terraced cottage in the rural hamlet of Tindale Fell, an Area of Outstanding Natural Beauty just five miles from Brampton and seven miles from Hadrian's Wall. Fully renovated, this beautiful cottage makes a first-class holiday home for those looking to get away from it all and enjoy the peace and tranquility of this unspoilt area. The cottage features a spacious farmhouse kitchen with magnificent woodburner and a cosy sitting room with another woodburner, perfect for settling down in front of after a long day. Outside the cottage, a private garden and small patio provide ideal areas for dining alfresco, whilst the lovely views across the nearby pasture and long distance views across the Halhwhistle Valley will delight in all weathers. For those looking to tackle magnificent Hadrian's Wall, or explore the northern Pennines, this superb cottage is an ideal retreat to enjoy country living at its very finest.



**Accommodation** Three bedrooms: 1 x ground floor single, 1 x double with additional pull-out stacker bed and en-suite shower, basin and WC, 1 x super King-size double (hook/link, can be twin by prior arrangement) with en-suite bath, shower over, basin and WC (also accessed via the landing). Kitchen with dining area and woodburner. Utility/cloakroom with basin and WC. Sitting room with woodburner.

**Amenities** Electric central heating throughout, additional heating from woodburners in sitting room and kitchen. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD player, CD player, library of books and games. Electricity charged by meter reading (first £10 inc. in rent). Starter pack for woodburners inc. in rent. Bed linen and towels inc. in rent. Cot and highchair by prior arrangement. Parking for 2 cars in private gravel parking area. Garden with furniture and small patio overlooking the pasture. One well behaved pet welcome. Medium size built-in pet kennel provided in hallway. Large dog crate provided, dog towel provided, please bring own pet bedding. Sorry, no smoking. Shops 4 miles, pub 1 mile.



"A great place to relax or take in the great landscapes."

tripadvisor			
Mr Black, Northumberland			

WSB OSB LMB			
WSB: 255	A: 296	B: 457	C: 457
D: 457	E: 526	F: 549	G: 651
H: 651	I: 728	X: 651	NY: 651



Bibra  
**Gilsland, Hadrian's Wall**

REF: 5552  
Sleeps 2



Saturday Arrival



A ground floor, one bedroom holiday apartment, part of a larger barn conversion, on the fringes of the pretty rural village of Gilsland near Haltwhistle, in Hadrian's Wall Country. This Gilsland cottage apartment is well-appointed and tastefully decorated, and provides an ideal romantic base to walk stretches of Hadrian's Wall. Vindolanda Roman Fort, famous for the Roman parchment letters and settlement reconstruction, is within 10 miles, Housesteads Roman Fort is only a 15 minute car journey away while 14th century Thirlwall Castle, built of Roman stone, is nearby. The countryside is stunning, with wide panoramic views of the Roman Wall, which follows the contours of the Whin Sill escarpment, as well as numerous walks, and the remains of the Roman river crossing at Willowford. This Gilsland cottage apartment is ideal for those wishing to explore further tracts of the Roman Wall, the north Pennines, Eden Valley or the Scottish Borders.



**Accommodation** All ground floor. One double bedroom. Bathroom with bath with shower over, basin and WC. Small fitted kitchen. Sitting room with compact dining area.



**Amenities** Electric storage heaters throughout. Electric oven and hob, microwave, fridge, washer/dryer, colour TV with Freeview, radio alarm with iPod dock. All power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Small shared patio platform with picnic bench, overlooking countryside. Sorry, no pets and no smoking. Shop 6 miles, pub 10 mins walk.

**"A proper home-from-home; thank you."**

Mrs Hoskins, North Yorkshire

**WSB OSB LMB**

WSB: 194	A: 220	B: 296	C: 296
D: 296	E: 312	F: 338	G: 368
H: 394	I: 425	X: 394	NY: 394

**Key to symbols**

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



2 Eden Grove Cottages  
**Armathwaite near Penrith**

REF: 3577  
Sleeps 6  
Friday Arrival



A delightful, eco-friendly, stone-built terraced cottage, a stable block conversion, just off a quiet lane in the centre of the pretty village of Armathwaite. Solar panels allow guests to enjoy their holiday whilst reducing their carbon footprint. Lovingly restored, decorated and furnished to a high standard, this Cumbria cottage is warm and welcoming, with a combination of original beams, exposed sandstone walls and a woodburner creating a holiday home of real comfort and character. The quaint village of Armathwaite provides an array of interesting walks, and two pubs boast fine cuisine and traditional ales. A great place to stay, and an ideal base for the Lake District, Eden Valley and the Solway Firth.



**"A wonderful cottage in a good location for our daily excursions. The village had a well stocked store and two good pubs."**

Ms MacGillivray, Canada



**WSB OSB**

WSB: 250	A: 291	B: 378	C: 378
D: 378	E: 416	F: 433	G: 540
H: 540	I: 605	X: 540	NY: 540

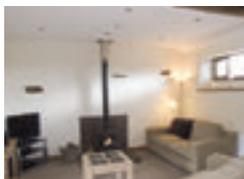


Swallow's Nest  
**Catterlen near Penrith**

REF: 4231  
Sleeps 4  
Saturday Arrival



Penrith 4 miles. A fabulous semi-detached, sandstone barn conversion, situated in the small hamlet of Catterlen, four miles from Penrith. Offering delightful accommodation, this 'upside down' Penrith cottage has an open plan living area with woodburner, exposed beams and French doors that open onto a wonderful Juliet balcony. Downstairs, this Penrith cottage features two light and airy bedrooms, one of which has an en-suite shower room and lovely underfloor heating. Ideally placed for exploring the Lake District and the Eden Valley, the market town of Penrith offers a good selection of restaurants, pubs and shops plus a swimming pool and cinema. Close to this Penrith cottage lies the C2C Cycle Route, whilst a short drive away are Appleby, Keswick and the magnificent lakes of Ullswater and Haweswater. A Penrith cottage providing a great base all year round.



**Accommodation** Two ground floor bedrooms: 1 x double with en-suite (shower, basin & WC), 1 x twin. Ground floor bathroom with bath with shower over, basin and WC. Open plan first floor living area with fitted kitchen, dining and sitting area with woodburner.

**Amenities** Full oil central heating with underfloor heating on ground floor, woodburner in sitting area and solar panelled hot water. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV with Freeview, DVD player, surround sound cinema system, radio, iPod dock, WiFi. Fuel, power and starter pack for woodburner inc. in rent, additional logs for woodburner available to purchase from the owner. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop 5 miles, pub 2 miles.

**"A friendly welcome from the owners; excellent accommodation."**

Mr Perkins, Neath Port Talbot

**WSB OSB LMB**

WSB: 225	A: 277	B: 376	C: 376
D: 376	E: 418	F: 450	G: 487
H: 529	I: 561	X: 529	NY: 529



Lonnin Cottage  
**Glassonby near Penrith**

REF: 11661  
Sleeps 4  
Friday Arrival



A delightful sandstone-built end-terrace cottage, a former village shop, in the centre of the small village of Glassonby, ten miles from the famous old market town of Penrith. Lovingly restored, decorated and furnished to a high standard, this delightful cottage is warm and welcoming, with original beams, exposed sandstone wall, sandstone and wood floors and a woodburner creating a holiday home of real comfort and character. Featuring a cosy sitting room, a well-equipped kitchen/diner, an open staircase to two lovely bedrooms and outside a patio area which overlooks a neighbour's delightful old country cottage garden, it is perfect for a year-round restorative break. The area provides an array of interesting walks and excellent biking opportunities, and is ideally placed for exploring the Lake District and the Eden Valley. The market town of Penrith offers a good selection of restaurants, pubs and shops as well as a swimming pool and cinema, plus nearby villages offer pubs and shops. Close to this Glassonby cottage lies the C2C Cycle Route, whilst a short drive away are Appleby, Keswick and the magnificent lakes of Ullswater and Haweswater. A cosy Glassonby cottage, a great family or romantic base all year round.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Kitchen with dining area. Sitting room with woodburner.

**Amenities** Oil fired central heating throughout, additional heating from woodburner in sitting room and additional electric heater in the shower room. Electric oven, induction hob, microwave, fridge/freezer, dishwasher, TV with Freeview, DVD, radio/CD, selection of books, games and DVDs. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Roadside parking. Lockable bike storage. Front garden accessed by sandstone steps with patio and furniture. One well behaved pet welcome. Sorry, no smoking. Shop and pub 2 miles. Note: The garden is not enclosed and the neighbouring garden has a pond, children and pets to be supervised at all times.

Sorry, no smoking. Shop and pub 2 miles. Note: The garden is not enclosed and the neighbouring garden has a pond, children and pets to be supervised at all times.

**"The owner was really helpful to us."**

Mr Fairclough, West Yorkshire

**WSB LMB**

WSB: 220	A: 271	B: 368	C: 368
D: 368	E: 409	F: 440	G: 476
H: 517	I: 548	X: 517	NY: 517

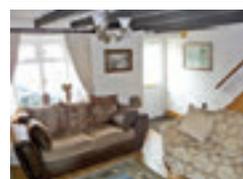


Kings Cottage  
**Alston**

REF: 3604  
Sleeps 2  
Saturday Arrival



A charming and comfortably furnished 400-year old terraced stone cottage, just a short walk from the centre of Alston, the highest market town in England, and the centre of five historic Pennine routes. The cottage is traditional and welcoming, with exposed beams, an inglenook fireplace and a warming woodburner-effect gas stove, and is ideal for a romantic break. Alston retains its traditional character, including a selection of pubs with open fires and real ales just a short walk from the cottage. There are walks onto the moors from the cottage, and the Pennine Way passes through the town, which is also on the C2C Cycle Route. With plenty of places to visit within an hour by car, including Hadrian's Wall, Beamish Open Air Museum, Durham Cathedral and the Lake District, this is a superb Alston cottage for a relaxing break.



**Accommodation** One double bedroom. Bathroom with bath, shower over, basin & WC. Fitted kitchen. Sitting room with fold-away table (occasional use), exposed beams & inglenook fireplace with woodburner-effect gas fire.

**Amenities** Gas central heating throughout, additional heating from woodburner-effect gas fire in sitting room. Electric oven & hob, microwave, fridge, colour TV with Freeview, DVD, radio/CD. Fuel & power inc. in rent. Bed linen inc. in rent. Roadside parking. Cobble yard to rear of property. One well-behaved dog welcome at £10. Sorry, no smoking. Shops & pubs 3 mins walk.

**"Excellent for sightseeing."**

Mr Voyle, Leicestershire

**WSB OSB LMB**

WSB: 153	A: 223	B: 287	C: 287
D: 287	E: 307	F: 314	G: 352
H: 352	I: 384	X: 352	NY: 352





Owl Cottage  
Appleby-in-Westmorland

REF: 4048  
Sleeps 2  
Saturday Arrival



A delightful, stone-built, single-storey cottage, over 200 years old, in the old town of Appleby-in-Westmorland, just a few minutes' walk from all its amenities and also the old Norman castle. Offering traditional, warm and cosy accommodation, this comfortable Appleby cottage has a super king-size double in the bedroom, though this can be made into two single beds if required, meaning Owl Cottage is just as suited to friends as it is to couples. The window in the sitting room overlooks the hustle and bustle of Appleby, so you really feel you are at the heart of this thriving Cumbrian town. There is a welcoming sitting room in this Appleby cottage, a compact but well-equipped kitchen, and just outside the cottage is a communal green with a bench, just right for a cuppa on a sunny evening. This lovely Appleby cottage is an ideal base for enjoying the beauty of the surrounding National Parks, and there are some interesting walks nearby heading out into the open countryside. Alternatively, stay around the town itself and explore the castle, medieval church, shops and eateries.



**Accommodation** All ground floor. One super king-size double bedroom (zip and link, can be made up as a twin by prior arrangement). Bathroom with bath, basin and WC. Kitchen. Sitting room with dining area and gas fire.



**Amenities** Full gas central heating, gas fire in sitting room. Electric cooker, microwave, fridge, colour TV, DVD, radio/CD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking outside cottage for one car (permit supplied). One well behaved pet welcome. Sorry, no smoking. Shops, pubs and cafes 2 mins walk.

"A lovely holiday!"

Mrs MacQuarrie, South Ayrshire



WSB OSB LMB			
WSB: 183	A: 235	B: 287	C: 287
D: 287	E: 307	F: 314	G: 345
H: 345	I: 376	X: N/A	NY: N/A



Eden Cottage  
Appleby-in-Westmorland

REF: 7224  
Sleeps 6  
Friday Arrival

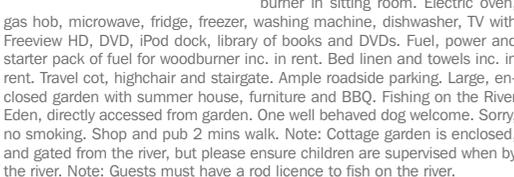


A traditional, terraced Appleby cottage, in the heart of the Cumbrian town of Appleby-in-Westmorland. This lovely cottage has been fully refurbished and provides first-class accommodation in a superb location, just a stone's throw from the village centre. This delightful cottage is full of character and charm, with old beams, a wooden floor, sash windows, a beautiful fireplace and lovely antiques. Sitting alongside the traditional elements in this Appleby cottage are a host of modern comforts and original artworks. Outside is a lovely "layered" garden that backs onto the river and contains a decked area and two lawns, offering glorious views of the river and town. Close to open countryside, situated on the Pennine Cycle Way and just a short drive from the Lake District and the Yorkshire Dales National Parks, not forgetting the Pennine Way, this lovely cottage is perfect for walkers and hikers. With the town's amenities on the doorstep and the Settle-to-Carlisle Railway running through Appleby, you are guaranteed to have a wonderful holiday in this superb cottage.



**Accommodation** Three bedrooms: 1 x king-size double, 1 x double with ensuite shower, basin and WC, 1 x adult bunks. Bathroom with bath, shower cubicle, basin and WC. Outdoor basin & WC. Kitchen with dining area. Sitting room with woodburner.

**Amenities** Full gas central heating with additional heating from woodburner in sitting room. Electric oven, gas hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview HD, DVD, iPod dock, library of books and DVDs. Fuel, power and starter pack of fuel for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stargate. Ample roadside parking. Large, enclosed garden with summer house, furniture and BBQ. Fishing on the River Eden, directly accessed from garden. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Note: Cottage garden is enclosed, and gated from the river, but please ensure children are supervised when by the river. Note: Guests must have a rod licence to fish on the river.



"We were sad to leave and will definitely return."

Mrs James, Tyne and Wear

WSB OSB LMB			
WSB: 281	A: 332	B: 466	C: 466
D: 466	E: 532	F: 558	G: 660
H: 660	I: 732	X: 660	NY: 660



Glen Bank  
Brampton near  
Appleby-in-Westmorland

REF: 16760  
Sleeps 9  
Friday Arrival



A magnificent, 18th century detached, period farmhouse in Brampton, two miles from Appleby-in-Westmorland. This first-class cottage is in a delightful location, a stone's throw from the village pub. Full of character and charm, this cottage features old beams and beautiful period fireplaces, which all combine with modern contemporary styling to provide a holiday home of real elegance. With woodburning stoves in the spacious sitting room and cosy snug, a farmhouse-style kitchen and four welcoming bedrooms, the cottage is perfect for getting together to discover this quiet and peaceful corner of the Eden Valley. Outside is a designer conservation garden, ideal for dining alfresco and enjoying the glorious views of the fells. The cottage is close to open countryside, with walks along the nearby river and Pennine Way. Enjoy the Yorkshire Dales, Lake District National Parks, Settle-to-Carlisle Railway and The Three Peaks. A perfect base for fine country living.



**Accommodation** Four bedrooms: 1 x family room with king-size double and day-bed (can be made into 2 singles), 2 x king-size double, 1 x twin with additional pull-out stacker bed. Bathroom with bath, separate shower, basin and WC. Second bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area (seats 8) and TV. Utility. Sitting room (seats 8) with woodburning stove. Snug with TV and woodburning stove.

**Amenities** Full oil-fired central heating; underfloor heating on ground floor, radiators on first floor, woodburning stoves in sitting room and snug. Range electric cooker, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 3 x TVs with Freeview, DVD, CD, books/DVDs, WiFi. Fuel, power and starter packs for woodburning stoves inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 4 cars. Garage for bike storage. Large enclosed garden with patio, pond, furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles. Pub 2 mins walk. Note: Uncovered pond in garden; children to be supervised at all times.

"A beautiful, well-equipped cottage in a lovely part of the country."

Ms King, Midlothian

WSB OSB LMB XSB

WSB: 452	A: 510	B: 563	C: 705
D: 705	E: 842	F: 888	G: 1033
H: 1033	I: 1158	X: 1633	NY: 1633



Dufton Hall Cottage  
Dufton near  
Appleby-in-Westmorland

REF: 3965  
Sleeps 2  
Friday Arrival



A delightful ground floor studio property, a wing of the Grade II listed Old Dufton Hall, in the heart of the ancient village of Dufton, three miles from Appleby-in-Westmorland. Lovingly restored and individually styled, Dufton Hall Cottage has been transformed from former farm buildings to provide compact, quality Appleby cottage studio accommodation in a wonderful location. This Appleby cottage offers open plan living set over one floor, ideal for couples visiting this lovely area of Westmorland to enjoy great walking and good touring opportunities. The living space is bright and airy with a modern kitchen, dining and sitting area, and a king-size bed. A modern shower room adjoins the living area and there is a quaint patio area outside this Appleby cottage, ideal for dining alfresco. Close to open countryside, with many walks along the nearby river and the lovely Dufton Fell and Pennine Way, and close to the beauty of the National Parks, including the Settle-to-Carlisle Railway and the famous Three Peaks, this location, and this lovely Appleby cottage, are perfect for enjoying country living at its finest.



**Accommodation** All ground floor. Open plan studio accommodation with one king-size double bed (zip and link, can be 2 singles by prior arrangement), kitchen, dining area, and sitting area. Shower room with shower cubicle, basin and WC.

**Amenities** Oil central heating. Microwave with dual function oven, fridge, TV with Freeview, DVD, CD/radio, small library of books/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Patio area with furniture and BBQ. Shared use of owner's garden. One well behaved dog welcome. Sorry, no smoking. Shops 3 miles, pub 2 mins walk.

"A lovely welcome, a great location, with everything to hand."

Mr Reay, Tyne and Wear

WSB OSB LMB XSB

WSB: 176	A: 198	B: 277	C: 277
D: 277	E: 304	F: 314	G: 329
H: 345	I: 376	X: 345	NY: 345



Oak Cottage  
Appleby-in-Westmorland

REF: 2644  
Sleeps 2  
Friday Arrival



A stone-built, semi-detached cottage, next to the owner's home on the edge of the old town of Appleby-in-Westmorland. Oak Cottage provides warm and cosy accommodation, set out in the unusual yet popular 'upside down' configuration. The ground floor contains a spacious king-size double bedroom with en-suite bathroom, while the first floor boasts a lovely open plan living area with open fire, beams, a dining area and a fitted kitchen. A spacious, mature garden with apple trees provides an ideal area for dining alfresco, whilst all the amenities of the town, including pubs and restaurants, are all within a few minutes' walk of the cottage. Situated close to open countryside, with many fine and interesting walks, this property makes an ideal base for exploring all the beauty of the surrounding National Parks. For touring and sightseeing, the nearby attractions of the famous Settle-to-Carlisle Railway line, the Eden Valley and the famous Three Peaks are also within easy reach.



**Accommodation** One ground floor king-size double bedroom with walk-in wardrobe and en-suite bath, shower over, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area with open fire.



**Amenities** Electric heating from storage heaters throughout, open fire in sitting area. Electric cooker, microwave, fridge, washer/dryer (in outside laundry room), colour TV, DVD, radio/CD player, WiFi. Electricity, coal & logs for open fire inc. in rent. Bed linen & towels inc. in rent. Off road parking for one car. Lockable bike storage for 2 bikes. Use of mature garden with garden furniture & BBQ. Sorry, no pets & no smoking. Shops, pubs & cafes 2 mins walk. Note: This property is suitable for guests aged 18 and over only.

"A lovely cottage with all the facilities we needed."

Ms Young, Essex



WSB	OSB	LMB	XSB
WSB: 189	A: 233	B: 287	C: 287
D: 287	E: 315	F: 323	G: 362
H: 362	I: 396	X: 362	NY: 362



The Station  
Appleby-in-Westmorland

REF: 18525  
Sleeps 6  
Saturday Arrival



An imaginative conversion of the former Long Marton Railway Station, built in 1875 as part of the spectacular Settle-to-Carlisle Railway, located just three miles north of the historic town of Appleby. Offering self-catering accommodation with a difference, this well-equipped cottage is a perfect hideaway for those wishing to immerse themselves in railway life, and what better than staying in the original mainline station especially as you may be able to watch an historic steam train pass right by the window? Retaining many of the original features, this cottage features a welcoming waiting room/dining area with the original fireplace, an adjoining kitchen, a spacious sitting room (which was the Ladies Waiting Room) with feature fireplace giving a panoramic view of the eastern Lake District hills, two bedrooms with beams and a ground floor bathroom. Styled and furnished in a Victorian style to match the history of the building, there is a plethora of railway memorabilia throughout the accommodation, with magazines, photographs and the odd toy train to give guests that little extra rail nostalgia. With facilities on the doorstep and the scenic beauty on offer from the Settle-to-Carlisle Railway, doors are guaranteed to have a wonderful holiday in this well-equipped cottage.



**Accommodation** Two bedrooms: 1 x family room with 1 king-size double and 2 singles and basin, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with open fire.



**Amenities** Gas central heating with open fire and air conditioning unit in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD/video, HiFi with CD, record and cassette player, WiFi, selection of records, cassettes, CDs, books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate available. Ample off road parking. Spacious lawned areas with furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shops 3 miles, pub/restaurant 3 mins walk, village bakery 5 mins walk. Note: This property is next to a working railway line with trains passing at regular intervals.

"The property was lovely."

Mr Robertson, North Yorkshire

LMB	XSB
WSB: N/A	A: 267 B: 299 C: 339
D: 353	E: 377 F: 401 G: 439
H: 506	I: 563 X: 563 NY: 563



Orchard Cottage  
Bolton near Appleby-in-Westmorland

REF: 19688  
Sleeps 4  
Saturday Arrival



Appleby-in-Westmorland 4 miles. A pretty, semi-detached 400-year old cottage in the heart of the Eden Valley, in the charming village of Bolton, with both the Lake District National Park and Yorkshire Dales within 30 minutes' drive. Thoughtfully appointed throughout to provide spacious accommodation, this cottage is perfect for couples or families who wish to enjoy this picturesque area. It has two bedrooms with views over the village and a family bathroom. The large sitting room has a woodburning stove and wooden beams. The galley-style kitchen has an exterior door leading to a patio area and further gardens, so no matter what time of day you will always find somewhere to enjoy the peaceful location. Surrounded by rolling countryside and villages, this quiet village is perfect for walking or touring, and the historic market town of Appleby-in-Westmorland is just a 10 minute drive away. Appleby has many excellent shops and tearooms, along with a fine castle. The Settle-to-Carlisle Railway line goes through the town, with steam trains running regularly. With many bridleways and footpaths around this cottage, there are plenty of opportunities for enjoying the area either on foot or by bicycle.



**Accommodation** Two bedrooms: 1 x double, 1 x 4ft double. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburning stove.



**Amenities** Electric central heating with woodburning stove in sitting room. Electric oven and hob, microwave, fridge, TV with Freeview. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Enclosed lawned gardens and patio with furniture. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shops 4 miles. Pub and children's play area 2 mins walk. Note: Some low beams.



WSB	OSB	LMB	XSB
WSB: 226	A: 276	B: 351	C: 351
D: 351	E: 393	F: 407	G: 472
H: 472	I: 528	X: 472	NY: 472



Ash View Cottage  
Maulds Meaburn near Appleby-in-Westmorland

REF: 12050  
Sleeps 2  
Saturday Arrival



A truly delightful, stone-built terraced cottage situated in the heart of the lovely rural village of Maulds Meaburn, just six miles from Appleby-in-Westmorland. Fully renovated, this Appleby cottage offers a perfect retreat for a romantic break or a couple looking to explore this beautiful area. Decorated and furnished to a high standard, this Appleby cottage offers first class accommodation in a village described "as one of the most beautiful villages in the country". This Maulds Meaburn cottage boasts a warm and cosy sitting room with feature fireplace containing a magnificent multi-fuel stove and a spacious master bedroom with lovely views across the village green towards the delightful Lyvennet Beck and the original pack bridge. Outside, a front patio with seating provides the ideal location for sitting out and enjoying a glass of wine after a long day enjoying the many nearby country walks. The nearby attractions of the famous Settle-to-Carlisle railway line, the Eden Valley and the famous Three Peaks are within easy reach, making this Appleby cottage a delightful romantic retreat, ideal for exploring all the beauty of the surrounding National Parks.



**Accommodation** One king-size double bedroom. Shower room with shower, basin and WC. Small fitted kitchen. Sitting room with dining area and multi-fuel stove.

**Amenities** Electric heaters throughout, with additional heating from multi-fuel stove in sitting room. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, iPod dock, radio/CD,

WiFi. Fuel and power inc. in rent. Fuel for multi-fuel stove on honesty box basis. Bed linen and towels inc. in rent. Cot available. Ample off road parking. Small walled front garden with furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop 6 miles. Pub 1 mile. Post Office 2 mins walk.



"The property was clean and tidy, and the setting beautiful and tranquil."

Miss Whitehead, Somerset

WSB	N/A	A	B	C	345
D: 355	E: 375	F: 395	G: 395		
H: 395	I: 395	X: 395	NY: 395		

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



**Rainbow Cottage**  
Soulby near Kirkby Stephen

REF: 2022  
Sleeps 7/8  
Saturday Arrival



An outstanding, stone barn conversion, situated at Sykeside Farm, Soulby. This comfortable, spacious property is stylishly decorated making a feature of the original beams. Surrounded by open countryside, Rainbow Cottage is an excellent base for those who enjoy walking and cycling, or just watching the world pass by. Nearby the market town of Kirkby Stephen offers shops, restaurants and pubs, while the Settle-to-Carlisle Railway, the Howgill Fells, Pennines and the ruins of Brough and Pendragon Castles are all within easy reach.



**Accommodation** All ground floor: Three bedrooms: 1 x family room with twin beds (zip & link - can be made into double on request) & single bed with pull out stacker bed, 1 x double with en-suite (shower cubicle, basin & WC), 1 x twin (zip & link - can be made into double on request). Bathroom with disabled access, bath, separate walk-in shower cubicle, basin & WC. Spacious, fitted kitchen/diner. Sitting room. Games room with table tennis.



**Amenities** Geothermal underfloor heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD, CD/radio. Library of books/games. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair on request. Off road parking for 5 cars. Patio & courtyard with furniture & BBQ. 2 dogs welcome. Horses welcome by arrangement with owners. Sorry, no smoking. Shop & pub 2.5 miles. Note: Water provided from the Sykeside borehole.

"I do not have the words to express how good this cottage is."

Mrs Shackrah, North Yorkshire



WSB OSB			
WSB: 325	A: 396	B: 545	C: 545
D: 545	E: 668	F: 709	G: 815
H: 815	I: 911	X: 1040	NY: 1040



Cherry Tree Cottage  
Soulby near Kirkby Stephen

REF: 2253  
Sleeps 2  
Friday Arrival



Soulby 1 mile. An outstanding semi-detached, stone-built cottage, located a mile from the village of Soulby, and just three miles from the market town of Kirkby Stephen. Surrounded by farm meadows and rolling pastures, Cherry Tree Cottage has been converted from a wing of the original farmhouse. The cottage features a cosy main bedroom, spacious sitting room, delightful kitchen, modern bathroom, and an enclosed courtyard, which is ideal for dining alfresco. Nearby Kirkby Stephen offers a wide array of shops, restaurants, and pubs, while the Settle-to-Carlisle Railway, the Howgill Fells, and the majestic Pendragon Castle - of Arthurian Legend - are all close by. A wonderful location, ideal for a romantic break, or a fabulous touring base, with both the Lake District and Dales National Parks within easy reach.



**Accommodation** All ground floor. One king-size double bedroom, with zip and link bed, can be made-up as twin beds if required. Bathroom with bath with shower over, basin and WC. Modern fitted kitchen. Open plan sitting room with dining area.

**Amenities** LPG central heating. Electric oven, microwave, fridge, washing machine, tumble dryer, TV with DVD, CD/radio, small library of books/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off-road parking. Enclosed courtyard with furniture. One well behaved pet welcome. Sorry, no smoking. Shop and pub 3 miles.

"Amazing views and great location."

Mrs Clark, Greater Manchester



WSB OSB LMB			
WSB: 192	A: 227	B: 297	C: 297
D: 297	E: 335	F: 349	G: 410
H: 410	I: 448	X: 410	NY: 410



The Cow Byre  
Barras near Kirkby Stephen

REF: 7512  
Sleeps 2  
Friday Arrival



A beautiful stone-built, semi-detached cottage, attached to the owners' farmhouse in the quiet hamlet of Barras, just five miles from Kirkby Stephen and the Tan Hill Inn, England's highest pub. This beautiful cottage has been individually styled to provide a first-class romantic retreat, offering an open plan design to take advantage of the space and the stunning views across the Eden Valley. The cottage boasts a magnificent galleried bedroom with four poster bed, a stylish claw footed bath, a cosy woodburner and a glass balustrade overlooking the ground floor seating area. The ground floor is open plan with French windows leading to a small patio area, designed, once again, to take advantage of the views. This lovely cottage is an excellent base for exploring the Yorkshire Dales and Lake District National Park, plus the nearby Howgill Fells, a favourite of Wainwright, offer great walking and cycling opportunities. A wonderful Kirkby Stephen cottage, perfect at any time of year.



**Accommodation** One king-size four poster bed with en-suite bath and shower over. Ground floor basin and WC. Open plan living area with small fitted kitchen, dining area and sitting area with woodburner and French doors to patio area. Note: Living area is split level with the sitting area two steps higher than the kitchen and dining area.

**Amenities** Full oil fired central heating with additional heating from woodburner in sitting area. Electric cooker, microwave, fridge/freezer, washing machine. Wall mounted flatscreen TV with Freeview and built in DVD player, CD/radio, WiFi, library of books and DVDs. Oil, electricity and starter pack for woodburning stove inc. in rent. Extra fuel for woodburning stove available on an honesty box basis. Bed linen and towels inc. in rent. Cot and highchair available. Off road parking for two cars. Outside storage area for bikes, walking equipment etc. Small garden area with patio, garden furniture and BBQ. Sorry, no pets and no smoking. Shop 3 miles, pub 2 miles. Note: The bedroom is accessed via an open plan staircase from the sitting area.

"A fantastic little cottage."

Mr Mugridge, North Yorkshire



WSB OSB LMB			
WSB: 220	A: 254	B: 335	C: 335
D: 335	E: 365	F: 374	G: 425
H: 425	I: 463	X: 425	NY: 425



Fir Tree Lodge  
Barras near Kirkby Stephen

REF: 7890  
Sleeps 5  
Saturday Arrival



Barras 0.7 miles. This delightful log cabin is situated in its own spacious grounds, close to the quiet hamlet of Barras, just five miles from Kirkby Stephen. This welcoming Kirkby Stephen cottage offers peace and tranquility for those wishing to get away from it all and enjoy the far-reaching views of the surrounding countryside and the imposing fells of the Lake District. This Kirkby Stephen cottage features an open plan living area with a well-equipped kitchen and a cosy sitting area with patio doors that lead out onto the spacious decked area. The three lovely bedrooms, one with an en-suite, along with the main bathroom, all go together to provide an excellent holiday home. This Kirkby Stephen cottage is an ideal base for enjoying the beauty of the Yorkshire Dales and the Lake District, plus there are some interesting walks and cycle routes nearby, heading out into the open countryside. The market town of Kirkby Stephen is within driving distance boasting shops, cafes, restaurants and pubs, plus the Settle-to-Carlisle Railway passes nearby. A wonderful Kirkby Stephen cottage, a perfect place to get away from the hustle and bustle of everyday life!



**Accommodation** All ground floor. Three bedrooms: 1 x king-size double with en-suite bath, shower over, basin and WC, 1 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area with electric fire.

**Amenities** Full gas central heating with additional heating from electric fire in sitting area. Electric oven, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, radio/CD, selection of books, DVDs, CDs and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Front decked garden with furniture and BBQ. Sorry, no pets and no smoking. Shops 4 miles, pub 3 miles.



WSB LMB XSB			
WSB: 224	A: 258	B: 360	C: 360
D: 360	E: 403	F: 417	G: 474
H: 474	I: 510	X: 417	NY: 417



Leonard's Crag  
North Stainmore near Kirkby Stephen

REF: 10057  
Sleeps 2  
Saturday Arrival



North Stainmore 0.75 miles. A stone-built, semi-detached farmhouse, located on a remote hillside, just under a mile from the hamlet of North Stainmore and 4 miles from Kirkby Stephen. On the edge of an Area of Outstanding Natural Beauty, this cottage provides a perfect 'away from it all' location, ideal for a couple to enjoy a relaxing break in this lovely area. This rustic cottage provides comfortable accommodation, full of character and charm, and has a real olde worlde feel. Boasting character, it has stone flagged floors, old beams and a cosy woodburning stove, making it a quaint base to return to at the end of each day. The original farmhouse and adjoining barn have been converted using traditional methods and materials, with ecological principles in mind, including electricity supplied from its own wind turbine and a natural reed bed which provides clean water for the wildlife pond at this cottage. Bluebell banks in the spring and wild flower meadows in the summer, along with buzzards, swallows, curlew and lapwing overhead, all provide the ingredients for a memorable cottage holiday in this wonderfully wild and remote location. An ideal Cumbria cottage base for exploring this beautiful area.



**Accommodation** One double bedroom. Bathroom with bath, shower over, basin and WC. Kitchen with dining area. Small sitting room with woodburning stove.

**Amenities** Oil fired central heating, with additional heating from woodburning stove in the sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with FreeSat, DVD, CD/radio, selection of books and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Ample off road parking. Large grounds with unfenced wildlife pond and furniture. Sorry, no pets and no smoking. Shop and pub 3 miles. Note: Last 500 yards approaching cottage are accessed via an unmade track. Note: Babes-in-arms only.



WSB N/A			
WSB: N/A	A: 219	B: 288	C: 288
D: 288	E: 317	F: 336	G: 355
H: 385	I: 413	X: 385	NY: 385

# Northumberland's Scottish Border



Discover an intriguing land shaped by a turbulent past, littered with ruins, castles and amazing abbeys like Jedburgh, Kelso and Melrose. Stand on guard with Her Majesty's troops at the Coldstream Museum. Go fly fishing on the Tweed and horse riding in The Cheviots. Or head east to the craggy coastline for bracing, cliff-top walks.

Cottages start from  
**£207**  
per week

For more information about this area go to

[www.SykesCottages.co.uk/Northumberland](http://www.SykesCottages.co.uk/Northumberland)



The Ramparts  
Berwick-upon-Tweed

REF: 3982  
Sleeps 6  
Saturday Arrival



A magnificent Georgian first floor apartment, overlooking the historic ramparts of Berwick, situated in a quiet corner of the old town, just inside Berwick-upon-Tweed's historic town walls. This wonderful Berwick cottage apartment is decorated and furnished with great attention to both comfort and detail, and boasts a well-equipped kitchen with Victorian range cooker, sitting room, attractive bedrooms and scenic views onto and over the town walls. On the doorstep of this Berwick cottage apartment is Berwick-upon-Tweed itself, with its border bridges, shops, pubs and restaurants, which provide plenty to see and do. The glorious Heritage Coastline is within easy driving distance from this Berwick cottage apartment, with Berwick Beach a mere 10 minute walk away, making this an excellent base for exploring all of Northumberland and the Scottish Borders.



**Accommodation** All first floor. Three bedrooms: 2 x double, 1 x twin. Bathroom with bath, shower over and basin. Separate WC. Fitted kitchen and dining area with well-preserved Victorian range. Sitting room with gas fire.

**Amenities** Gas central heating throughout, additional heating from gas fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, colour TV, DVD, radio/CD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. One resident's parking permit provided for off road parking space accessed via narrow lane, additional parking available in nearby car park at extra charge. One well behaved pet welcome. Sorry, no smoking. Shop and pub 2 mins walk.



"The apartment was first class, very welcoming."

Mrs Fox, Lincolnshire

WSB: N/A	A: 277	B: 329	C: 354
D: 376	E: 423	F: 471	G: 539
H: 608	I: 651	X: 608	NY: 608



Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Thomas Sword Good House  
Berwick-upon-Tweed

REF: 1713  
Sleeps 6  
Saturday Arrival



A magnificent Grade II\* listed Georgian town house built on Berwick-upon-Tweed's historic Quay Walls in the 18th century, overlooking the River Tweed estuary. Formerly the home of the 19th century artist Thomas Sword Good, this charming property retains many original features including Venetian windows and shutters, all in excellent working order. Set over three floors, the house is decorated and furnished with great attention to comfort and historical context and boasts a well-equipped kitchen, two delightful sitting rooms and scenic views of the River Tweed estuary. Berwick-upon-Tweed with its town walls, border bridges, shops, pubs and restaurants provides plenty to see and do, whilst the glorious Heritage Coastline is within easy driving distance. An excellent base for exploring Northumberland and the Scottish Borders!



**Accommodation** Over three floors. Three bedrooms: 1 x first floor king-size double, 2 x second floor twin. First floor bathroom with bath with hand held shower over, basin and WC. Second floor shower room with shower, basin and WC. Fitted kitchen leading to breakfast/dining room with open fire. First floor sitting room with open fire. Ground floor sitting room (seats 5).

**Amenities** Gas central heating with additional heating from open fires in sitting and dining rooms. Gas AGA, microwave, fridge/freezer, washing machine, dishwasher, 2 x TVs, one with Sky Sports channels, DVD, CD player/cassette/radio etc. Fuel, power and starter pack of fuel for fires inc. in rent. Bed linen inc. in rent. One resident's parking permit provided, additional parking available in nearby car park at extra charge. Private enclosed courtyard area with summer house, garden furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: Due to external stairs to garden this property only accepts children aged 8 years and over.



View more images and check live availability online at [www.SykesCottages.co.uk](http://www.SykesCottages.co.uk)



WSB OSB XSB	A: 453	B: 537	C: 650
D: 681	E: 804	F: 937	G: 988
H: 1059	I: 1059	X: 988	NY: 988



Tigh na rudh  
Berwick-upon-Tweed

REF: 891  
Sleeps 5  
Saturday Arrival



Tigh na rudh is one of a group of properties, which together make up Cleet Court - a modern development in a quiet part of Berwick, tucked into the leeward side of the ancient town walls with their grassy embankments and ramparts. The location is excellent, just a short stroll from the town centre, the mouth of the Tweed Estuary and the lovely coast. Inside, the property is warm, well equipped and comfortable. A great base for walking and exploring the surrounding countryside by day and then perhaps enjoying the short stroll into the town centre for a bite to eat, or a drop to drink, in the evening!



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath with shower over, washbasin and WC. Additional downstairs WC and washbasin. Spacious fitted kitchen and separate dining area with back door out to small rear gravelled sitting out area and glass doors opening into sitting room. Sitting room with electric fire.



**Amenities** Full gas central heating with additional heating from electric fire in sitting room. Electric cooker and hob, microwave, fridge/freezer, automatic washing machine, TV, DVD player, radio, CD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Small shared garden to rear, with own gravelled area and garden furniture. Allocated off-road parking for one car, roadside parking nearby. Sorry, no pets and no smoking. Unsuitable for children under 5 (as no enclosed garden areas). Town walls and coast 1 min walk. Shops, pubs, restaurants etc in town centre 3 mins walk away.

"A home-from-home!"

Mrs Bryan, Merseyside



WSB: N/A	A: 274	B: 326	C: 355
D: 380	E: 411	F: 442	G: 489
H: 537	I: 537	X: 537	NY: 537



West Sunnyside House  
Berwick-upon-Tweed

REF: 15047

Sleeps 4

Saturday Arrival



This charming apartment is ideally situated on the outskirts of the historic town of Berwick-upon-Tweed in Northumberland. Offering cosy accommodation, this lovely holiday apartment has been thoughtfully decorated and furnished throughout to provide excellent accommodation for a family or friends wishing to explore this exciting area. Your holiday home offers a compact, well-equipped kitchen on the ground floor, providing all that's needed to rustle up a first-class supper, while on the first floor you will find the sitting room with dining area and two bedrooms. The decked area to the rear of the apartment is just the spot to unwind in after a busy day's sight-seeing in this fabulous area. In a great location, the apartment is next door to the popular Swan Leisure Centre where swimming, ice skating and bowls are just some of the leisure activities available, great for those rainy days, while on the doorstep is the town of Berwick-upon-Tweed, with its magnificent border bridge, bustling shops, restaurants, pubs and cafes. Steeped in history, the battlefields of Flodden and Halidon Hill are just a short drive away, as are the many castles and golden beaches of the Heritage Coastline. Just a 45 minute train journey from Berwick-upon-Tweed station will take you to the cultural centres of Edinburgh to the north and Newcastle to the south. A lovely apartment, in a perfect holiday location at any time of year.



**Accommodation** Two twin bedrooms (1 accessed via sitting room). Ground floor bathroom with bath, shower over, basin and WC. First floor basin and WC. Ground floor kitchen. First floor sitting room with dining area and electric fire.

**Amenities** Electric central heating with electric fire in sitting room. Combination microwave with convection oven and double electric hob, fridge, washing machine, TV with Freeview, radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Rear decked and lawned area with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Beach 2 miles.

WSB OSB LMB

WSB: 207	A: 247	B: 281	C: 305
D: 309	E: 371	F: 404	G: 457
H: 511	I: 547	X: 371	NY: 371

MURTON WHITE HOUSE

### Murton White House near Berwick-upon-Tweed

Berwick-upon-Tweed 3 miles. Two charming properties, part of a stylish barn conversion, in a rural location 3 miles from the interesting border town of Berwick-upon-Tweed. Finished to a high standard, these properties are full of character and charm, with some exposed beams in both, and a lovely first floor lounge in one, perfect for making the most of the views over open fields. These properties are well placed for exploring all the attractions of north Northumberland and the Scottish Borders, while the glorious Heritage Coastline is within easy driving distance, and vibrant Edinburgh is readily accessible by both car and train.



#### No 5 Murton White House Murton White House near Berwick-upon-Tweed

REF: 2542

Sleeps 5/6

Saturday Arrival



A lovely, spacious terraced barn conversion in a rural hamlet, offering cosy and comfortable accommodation of a high standard. Superb touring base, close to Scottish Borders and Northumberland coast. Note: This property can be booked with ref 2541 to accommodate 12 people.



**Accommodation** Three bedrooms: 1 x king-size double, 1 x twin, 1 x single with pull-out stacker bed. Bathroom with bath with shower over, basin & WC. Large fitted kitchen with range cooker, dining area & patio doors. Sitting room with patio doors.



**Amenities** Electric heating from storage heaters throughout & underfloor heating in all bathrooms. Electric cooker, microwave, fridge/freezer, washer/dryer, colour TV, DVD player, CD player, radio, WiFi. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available (if requested at booking). Off road parking for 2 cars. Enclosed garden with furniture. Communal courtyard area. One well behaved pet welcome. Sorry, no smoking. Shop & pub 3 miles.

"A lovely cottage in a great place. Super!"

Mrs Haigh, North Yorkshire

WSB OSB LMB XSB

WSB: 204	A: 282	B: 341	C: 374
D: 407	E: 451	F: 494	G: 571
H: 647	I: 693	X: 647	NY: 647



No 4 Murton White House

#### Murton White House near Berwick-upon-Tweed

REF: 2541

Sleeps 5/6

Saturday Arrival



A charming and spacious terraced barn conversion offering well-finished accommodation. First floor lounge with countryside views, two ground floor bedrooms and great base for touring. Note: This property can be booked with ref 2542 to accommodate 12 people.



**Accommodation** Three bedrooms: 1 x ground floor king-size double with patio doors & en-suite shower, basin & WC, 1 x twin, 1 x smaller ground floor twin comprising single bed and additional pull out bed. Ground floor basin & WC. Bathroom with bath, basin & WC. Large fitted kitchen with range cooker & dining area. First floor sitting room with views over open countryside.

**Amenities** Electric heating from storage heaters throughout & underfloor heating in all bathrooms. Electric cooker, microwave, fridge/freezer, washing machine, colour TV, DVD player, CD player, radio, WiFi. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available (if requested at booking). Off road parking for 2 cars. Large enclosed garden with furniture. Communal courtyard area. One well behaved pet welcome. Sorry, no smoking. Shop & pub 3 miles.



"The cottage was lovely and exactly as described in the brochure."

Mrs Murray, Northamptonshire

WSB OSB LMB XSB

WSB: 216	A: 306	B: 356	C: 389
D: 421	E: 466	F: 510	G: 604
H: 695	I: 745	X: 695	NY: 695



Rowan Cottage  
New Haggerston near Holy Island

REF: 16820

Sleeps 3

Saturday Arrival



Berwick-upon-Tweed 6 miles. A delightful, red brick former farm worker's cottage, situated in the rural hamlet of New Haggerston. Surrounded by fields, this cottage is situated in an excellent location close to Holy Island and Haggerston Castle and is a lovely base from which to enjoy days out in this picturesque area. This traditional cottage provides comfortable accommodation offering country charm, perfect for a relaxing and romantic break. It has two cosy bedrooms, both offering views over fields to The Cheviots in one direction and the shimmering North Sea in the other. A well-equipped kitchen with breakfast area and a comfortable sitting room with a warming woodburner also help to make it a lovely setting for your holiday. To the front is a light and airy conservatory which opens out on to an enclosed garden, with meandering pathways and rose covered arches, leading to a delightful part of the garden with furniture and a summerhouse. With endless beaches to discover, the Cheviot Hills within easy reach and not forgetting the many ancient castles of the Heritage Coastline, this cottage provides a great base for exploring this vast county at any time of year.



**Accommodation** Two bedrooms: 1 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with breakfast area. Utility area in rear porch. Sitting room with woodburner. Small conservatory with dining area.

**Amenities** Night storage heaters on ground floor, electric heater on first floor with woodburner in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer in utility, TV with Freeview, DVD, radio. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car, additional garage parking for motorbike if required. Enclosed front garden with decking, furniture and summerhouse. One well behaved dog welcome. Sorry, no smoking. Shop and pub 3 miles.



WSB OSB LMB XSB

WSB: 216	A: 259	B: 295	C: 309
D: 355	E: 390	F: 425	G: 481
H: 538	I: 575	X: 425	NY: 425





Corbett Cottage  
**Haggerston near Holy Island**

REF: 7390

Sleeps 3

Saturday Arrival



Berwick-upon-Tweed 6 miles. A charming, end-terrace red brick farm worker's cottage, situated just 4 miles from Holy Island and 10 minutes' drive from the centre of the ever-popular town of Berwick-upon-Tweed. This Berwick-upon-Tweed cottage has been lovingly restored, and features comfortable cottage accommodation throughout. Ideal as a romantic retreat, this Berwick-upon-Tweed cottage boasts good quality fixtures and fittings and a great location, making it a fantastic base for a variety of breaks. With excellent walks from the doorstep, and with Berwick-upon-Tweed close by with its traditional shops, good pubs, wine bars and restaurants, any stay in this Berwick-upon-Tweed cottage is sure to be a memorable one. With Holy Island, the Heritage Coastline and Edinburgh an easy drive away, this is a superb base for touring Northumberland and enjoying the spectacular scenery the region has to offer. A perfect Northumberland cottage for a relaxing break in the very heart of The Borders, close to the historic Holy Island.

**Accommodation** Two bedrooms: 1 x double, 1 x single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen with breakfast area (seats 2). Utility area. Sitting room with Inglenook fireplace and woodburner. Small conservatory with dining area (seats 2).

**Amenities** Heating from night storage heaters throughout, additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview and DVD, radio. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed front patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pubs 3 miles.

*"Cosy and warm, it felt like home-from-home."*

Mr Gleave, Cheshire

**WSB OSB LMB XSB**

**WSB: 221** A: 265 B: 302 C: 316

**D: 363** E: 399 F: 435 G: 492

**H: 551** I: 589 X: 435 NY: 435



Blue Lobster  
**Lower Burnmouth near Berwick-upon-Tweed**

REF: 5401

Sleeps 4

Saturday Arrival



A charming stone-built, end-terrace cottage, in the quaint hamlet of Lower Burnmouth, overlooking tranquil Burnmouth Bay. Full of artistic touches which reflect its seaside location, this Burnmouth cottage is ideally based for walkers, while the rockpools, enormous range of sea birds and visiting grey seals will fascinate nature lovers of all ages. This Burnmouth cottage benefits from an open fire in the sitting room, which also has views of the sea, as well as two comfortable bedrooms and access to a garden at the rear. A superbly relaxing spot, and a wonderful Burnmouth cottage from which to explore the coast, venture inland or even take a trip to Edinburgh.

**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Kitchen with dining area and woodburner. Sitting room with open fire and dining area.

**Amenities** Electric storage heating throughout with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, colour TV, DVD, library of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot available. Roadside parking for 1 car opposite property. Tiered garden to rear with garden furniture. Sorry, no smoking and no pets. Shop 3 miles, pub 1 mile. Note: There are steep wooden stairs to access the garden at the rear of the property.

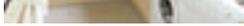
*"Excellent position - loved the sea views"*

Mr Stubberfield, Essex

**WSB: N/A** A: 249 B: 284 C: 311

**D: 337** E: 366 F: 394 G: 446

**H: 499** I: 534 X: 499 NY: 499



Shoreside Cottage  
**Burnmouth near Berwick-upon-Tweed**

REF: 11232

Sleeps 5

Saturday Arrival



A delightful, terraced, stone-built former fisherman's cottage in the seafront hamlet of Burnmouth, overlooking tranquil Burnmouth Bay. Positioned right by the sea, this traditional fisherman's cottage offers spectacular views around the bay from both the seating area at the front of the cottage and from the raised garden to the rear. This Berwickshire cottage offers welcoming accommodation for holidaymakers. There are three bedrooms, each with sloping ceiling and wooden beams, providing a traditional, seaside cottage feel, while the open plan kitchen with dining area centres around a cosy, woodburner, ideal for warming cold fingers and toes after an invigorating day by the sea. Outside your Burnmouth cottage is a tiered garden with raised seating area, an ideal spot to relax and take in the wonderful views after a day exploring the area. Visit Berwick-upon-Tweed, just 6 miles away, or venture to Holy Island, St. Abbs or the Farnes Islands. With the historic and cultural delights of Edinburgh only 40 minutes away by rail there is no shortage of things to do from your Burnmouth cottage.



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Shower room with shower, basin and WC. Kitchen with dining area and woodburner. Sitting room with open fire.

**Amenities** Full electric heating throughout with additional heating from woodburner in kitchen and open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV, DVD, CD, selection of books, games and DVDs. Fuel, power and starter packs for woodburner and open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Tiered lawned garden to rear with furniture. Sorry, no pets and no smoking. Shop 3 miles, pub 15 mins walk up 300 ft hill.



**WSB OSB LMB**

**WSB: 301** A: 347 B: 373 C: 390

**D: 421** E: 463 F: 506 G: 566

**H: 625** I: 668 X: 609 NY: 609



Traquair  
**Eyemouth**

REF: 11846

Sleeps 5/6

Friday Arrival



A delightful detached holiday bungalow located in the fishing village of Eyemouth on the Berwickshire coast. Refurbished to a good standard, this Eyemouth holiday cottage is an ideal retreat for families wishing to explore this dramatic coastline. Offering accommodation all on the ground floor level, this Eyemouth cottage boasts three bedrooms, a spacious kitchen with dining area and a comfortable sitting room with warming gas fire. To the rear of this Eyemouth cottage is a spacious, enclosed garden with patio area, a perfect spot in which to relax with your favourite tipple after a day exploring this wonderful part of the Scottish Borders. It is only a short stroll from your Eyemouth holiday home to the beach, working harbour and the many bars and restaurants on offer. Seals can sometimes be spotted in the harbour in the summer months, while fishing and sightseeing trips are also available. Further afield is a golf course, along with the beach, cliffs and nature reserves of St. Abbs. Less than an hour from Edinburgh and with Berwick-upon-Tweed only eight miles to the south, this Eyemouth cottage is a delightful base for exploring this corner of the country.

**Accommodation** All ground floor. Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Utility. Sitting room with gas fire and sofas/beds.

**Amenities** Gas central heating with additional heating from gas fire in sitting room. Electric oven and gas hob, microwave, fridge, dishwasher, TV with Freeview, DVD, CD, radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen inc. in rent. Carry cot and highchair. Ample roadside parking on first come, first served basis. Enclosed, lawned garden to rear with patio and furniture. One well behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 5 mins walk.

*"The cottage felt very homely."*

Ms R Colledge, Durham

**WSB OSB LMB XSB**

**WSB: 247** A: 295 B: 343 C: 371

**D: 401** E: 442 F: 484 G: 542

**H: 601** I: 642 X: 484 NY: 484



Invereye  
**Eyemouth**

REF: 8614

Sleeps 11

Saturday Arrival



A well-presented detached cottage in the heart of the traditional fishing town of Eyemouth on the beautiful coast of the Scottish Borders. Taking its name from the town's Gaelic name, Invereye is suitable for larger groups wishing to explore this dramatic coastal part of Scotland. Set over three floors, the cottage boasts five bedrooms, including a ground floor double with fully equipped en-suite wet room. Guests can relax in a comfortable sitting room with warming gas fire, while the kitchen is ideally-equipped for a self-catering holiday. Outside is a courtyard area, perfect for enjoying an evening drink while you relive the day's highlights. It's just a short stroll to the working harbour with its bars, restaurants, beach, swimming pool and dramatic cliff views. Slightly further afield is a cliff-top golf course, along with the villages of Reston, Ayton and Burnmouth, while St. Abbs with its Marine Reserve and National Trust Nature Reserve is only a short drive. A charming holiday cottage that has something to offer everyone.

**Accommodation** Over three floors. Five bedrooms: 1 x ground floor double with adjoining wet room with shower, basin and WC (wet room can also be accessed through utility room), 1 x first floor twin, 1 x first floor family room with 3 single beds, 1 x second floor double, 1 x second floor family room with double and single beds. First floor bathroom with bath, shower over, basin and WC. Kitchen with dining area (seats 10). Utility room with WC. Sitting room (seats 5) with gas fire.

**Amenities** Gas central heating with additional heating from gas fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, dishwasher. Washing machine and tumble dryer in utility. TV with Freeview, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot available on request. Off road parking for 2 cars, additional roadside parking available in front of the property. Courtyard with garden furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk. Harbour and beach 1 min walk. Note: Max. 11.



*"A quiet, comfortable, detached house."*

Mr Daniel, North Carolina

**SPR**

**WSB: N/A** A: 396 B: 483 C: 535

**D: 587** E: 655 F: 724 G: 817

**H: 911** I: 977 X: 911 NY: 911

**Key to symbols**

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Ayton Mill Cottage  
Eyemouth

REF: 3762  
Sleeps 4/5  
Saturday Arrival



Eyemouth 3 miles. A delightful, detached Ayton holiday cottage, situated in the town of Ayton, 3 miles from the fishing town of Eyemouth. Set in its own grounds, this superb Ayton cottage is ideally located opposite the magnificent Ayton Castle, and offers peace and quiet in a rural setting, whilst still being within walking distance of a shop! Set in the Scottish Borders, there are numerous walks available from the doorstep of this wonderful Ayton cottage; try a brisk inland walk, or perhaps a stroll by the sea. With many interesting places to visit close by, including Manderston House and Floors Castle, there is no shortage of things to keep you occupied while staying at this Ayton cottage. Within an hour's drive north you can be in the vibrant city of Edinburgh, or, to the south, lies delightful Newcastle upon Tyne. A wonderful Scotland cottage, ideal for touring and exploring the area, all year round.



**Accommodation** Two bedrooms: 1 x king-size double, 1 x twin (zip & link - can be made into double on request). Shower room with shower cubicle, basin and WC. Ground floor bathroom with corner bath, basin and WC. Fitted kitchen. Sitting room with open fire and dining area. Study with sofa bed.

**Amenities** Full gas central heating, open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, colour TV, DVD player, CD/radio, library of books and games. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for two cars. Enclosed, lawned garden with furniture. Two well behaved pets welcome. Sorry, no smoking. Shop 4 mins walk, pub 1.2 miles.



WSB	OSB	LMB	XSB
WSB: 174	A: 244	B: 303	C: 327
D: 352	E: 365	F: 377	G: 446
H: 512	I: 548	X: 377	NY: 377



Near Bank Cottage  
St. Abbs near Berwick-upon-Tweed

REF: 801  
Sleeps 4  
Saturday Arrival



Originally built for the lighthouse keepers of St. Abbs, this delightful traditional end-terraced stone-built cottage is a very special retreat for the nature lover, being in a wonderful position beside St. Abbs Head nature reserve and surrounded by beautiful countryside. There is access to the nature reserve directly from the cottage and St. Abbs village is a short half a mile walk or drive away. The cottage provides comfortable, cosy accommodation and is a great base for walking, cycling or touring this lovely area of Berwickshire. The A1 is just 4 miles away, giving excellent access to the Scottish Borders and the Northumberland coast. Boat trips and fishing are also available locally.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Shower room with shower, washbasin and WC. Well equipped fitted kitchen with pantry. Cosy sitting room with dining area and open fire.

**Amenities** Electric heating from night storage heaters and additional heating from open fire in sitting room and wall-mounted fan heaters in shower room and kitchen. Electric cooker, fridge/freezer, automatic washer/dryer, colour TV etc. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for two cars. Recently extended rear garden with garden furniture. One well-behaved dog under strict control welcome. Sorry, no smoking. Shop and pub 1 mile.



"A wonderful cottage in a great location."

Mrs Ackerman, Nottinghamshire



WSB	A	B	C
WSB: N/A	A: 273	B: 326	C: 346
D: 364	E: 393	F: 419	G: 462
H: 504	I: 540	X: 504	NY: 504



Seaview Cottage  
St. Abbs near Berwick-upon-Tweed

REF: 2036  
Sleeps 2  
Saturday Arrival



A delightful stone-built, semi-detached cottage situated on the stunning Berwickshire coastline, in the quaint fishing village of St. Abbs, just 11 miles from Berwick-upon-Tweed. Lovingly converted with exposed timbers and sloping ceilings throughout, this former fishing store offers 'upside down' accommodation with an open plan living area on the first floor, providing a wonderful place to relax and enjoy some of the spectacular sea views on offer. Explore the harbour, take a boat trip around the coast, enjoy the coastal walks and fantastic beaches close by or visit the renowned St. Abbs Head Nature Reserve or some of the great castles, stately homes and gardens available in the area. With the historical City of Edinburgh, the Farnes Islands and Holy Island all within easy reach, this charming property provides the perfect romantic retreat!



**Accommodation** One ground floor double bedroom. Ground floor shower room with shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area with electric woodburning-effect stove.

**Amenities** Oil central heating and electric convector heaters throughout with additional heating from electric woodburning-effect stove in sitting area. Gas oven and hob, microwave, fridge, colour TV, DVD, radio etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking for 1 car. Small patio area with garden furniture. Sorry, no pets and no smoking. Shop 2 mins walk, pub 1 mile, beach 10 mins walk.

"Splendid views of the harbour and coastline."

Mrs Jagger, West Yorkshire

WSB OSB LMB XSB

WSB	A	B	C
WSB: 162	A: 229	B: 273	C: 288
D: 303	E: 324	F: 345	G: 370
H: 397	I: 422	X: 397	NY: 397



Rocklyn  
St. Abbs near Berwick-upon-Tweed

REF: 5378  
Sleeps 5  
Saturday Arrival



A delightful, semi-detached, traditional stone-built fisherman's cottage, a very special retreat for nature lovers, in a wonderful position in St. Abbs, close to the St. Abbs Head Nature Reserve. This cosy St. Abbs cottage provides comfortable, welcoming accommodation, including three bedrooms, a fitted kitchen with dining area, and a sitting room with an open fire. This St. Abbs cottage is just a few minutes' walk from the sea, with the coastal path on the doorstep, and is a great base for walking, cycling or touring this lovely area. While this St. Abbs cottage makes a wonderfully peaceful retreat, the A1 is just 4 miles away, giving excellent access to the Scottish Borders and the Northumberland coast. Boat trips and fishing are also available locally, while the walled town of Berwick-upon-Tweed, Holy Island and the landscapes of the Cheviots are all an easy drive away from this St. Abbs cottage.



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath with shower over, basin and WC. Fitted kitchen with dining area. Utility room. Sitting room with open fire.

**Amenities** Electric storage heating throughout, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, dishwasher. Freezer, washing machine and tumble dryer in utility room. TV, DVD, radio, library of books, games and DVDs. Electricity inc. in rent. Fuel for fire can be purchased locally. Bed linen inc. in rent. Cot, highchair and stairgate on request. Off road parking at rear of property for 2 cars. Sorry, no pets and no smoking. Shop 2 mins walk, pub 1.5 miles.

"The cottage was so close to the sea and to Coldingham Bay."

Mrs Hustler, Lincolnshire

WSB LMB

WSB	A	B	C
WSB: 255	A: 312	B: 343	C: 378
D: 414	E: 455	F: 507	G: 568
H: 635	I: 681	X: 635	NY: 635





**Tweed Apartment, Press Castle  
St. Abbs near  
Berwick-upon-Tweed**

REF: 860  
Sleeps 2



Saturday Arrival



St. Abbs 3 miles. A romantic retreat set in 12 acres of mature parkland and forest, only 3 miles from St. Abbs and the rugged Berwickshire coastline. Press Castle is a fortified Mansion House dating back to 1609. Recently the castle has been carefully divided into individual apartments, which share the impressive entrance steps and main hallway. The Tweed Apartment is situated on the first floor and enjoys views over the gardens and surrounding woodland. Guests are welcome to enjoy peaceful strolls in the extensive grounds, which include a river walk. Press Castle is only a short drive from the popular villages of Coldingham, St. Abbs and Eyemouth and makes an ideal base from which to explore the beautiful coastline, including the pristine, MCS approved beach at Coldingham Bay. Press Castle is within easy travelling distance of Bamburgh Castle, Holy Island, Berwick and the City of Edinburgh, and fishing, golf and riding are all available locally.



**Accommodation** One double bedroom. Bathroom with shower over bath, washbasin and WC. Well-equipped fitted kitchen. Spacious sitting room with period fireplace with electric log fire and pleasant dining area in bay window overlooking castle entrance.



**Amenities** Full oil central heating and additional heating from electric log fire in sitting room. Electric cooker with solid ring hob, microwave, fridge, washer/dryer, colour TV, CD/radio etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Ample parking. Use of garden and grounds. Sorry, no pets and no smoking. Shop and pub 2 miles. Beach 3 miles.

“The apartment ticked all the boxes.”

Mr Round, Greater Manchester



WSB OSB LMB			
WSB: 151	A: 224	B: 257	C: 281
D: 294	E: 323	F: 339	G: 377
H: 406	I: 442	X: 406	NY: 406



**Meadow Lodge  
Coldingham near  
Berwick-upon-Tweed**

REF: 1855  
Sleeps 4



Saturday Arrival

Coldingham 3 miles. One of four delightful timber lodges nestled in the grounds of the 17th century Press Castle Estate, 3 miles west of Coldingham. The tranquil surroundings belie the history of the area, once feared and renowned for its Border Reiver raids and battles fought between the Scots and English. Decorated and furnished to a high standard, this charming accommodation boasts two ground floor bedrooms and a lovely lounge/diner with cathedral-style roof, woodburning stove and access via French windows to a veranda, surrounded by lovely gardens and with beautiful, rural views beyond. Enjoy the tranquility of the estate, with its mature woodland and wildlife, explore the surrounding countryside and Heritage Coastline, which offer great walking opportunities or enjoy safe bathing and sandy beaches at Coldingham, Eyemouth and Berwick. An ideal family base or a wonderful romantic retreat at any time of year!



**Accommodation** All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath with shower over, basin and WC. Modern fitted kitchen. L shaped sitting area and dining area with woodburning stove and full length picture window with sliding door to deck, gardens and meadow.

**Amenities** Electric convection heaters throughout with additional heating from woodburning stove in sitting area. Electric fan assisted oven, gas hob, microwave, fridge, washing machine, tumble dryer, dishwasher, colour TV, DVD player, radio/CD player etc. Small library of books. Electricity and complimentary fuel pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Large lawned garden with garden furniture and BBQ area. Sorry, no pets and no smoking. Shops, restaurants and pub 3 miles. Note: This property only accepts children of 8 years and over (due to woodburning stove).



den with garden furniture and BBQ area. Sorry, no pets and no smoking. Shops, restaurants and pub 3 miles. Note: This property only accepts children of 8 years and over (due to woodburning stove).

“A quiet location, lovely view and cosy woodburning stove.”

Mr Brown, Fife



WSB OSB LMB XSB			
WSB: 239	A: 309	B: 359	C: 389
D: 419	E: 453	F: 484	G: 548
H: 611	I: 653	X: 611	NY: 611



**Lammermuir Cottage  
Birnieknowes near  
Dunbar**

REF: 3644  
Sleeps 4



Saturday Arrival

Dunbar 6 miles. A traditional, terraced cottage in Birnieknowes, a small rural hamlet 6 miles from Dunbar in southern Scotland. Set in an “L” shaped terrace, the cottage retains much of its traditional character, and offers cosy, comfortable accommodation, with views of the open sea. Relax in the enclosed garden and enjoy a glass of wine after a day exploring the surrounding areas. With the excellent walking of the Southern Upland Way on the doorstep, historic houses and churches, and the beaches of East Lothian, Cove and Coldingham to enjoy, this traditional Scotland cottage offers an excellent base from which to explore Dunbar and all the surrounding areas.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with open fire and exposed beams.

**Amenities** Electric storage heaters with additional heating from extra radiators which are fuelled by open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, colour TV with Freeview, DVD, stereo/CD player, library of books/games. Electricity and starter pack of fuel for open fire inc. in rent. Bed linen and towels inc. in rent. Off-road parking for 2 cars. Enclosed terrace to front with garden furniture, rear lawned garden with sea views. Two well behaved pets welcome. Sorry, no smoking. Shop 2 miles, pub 6 miles.



“A lovely, quiet location, very nice cottage with great views.”

Mr Senior, Lancashire



WSB OSB LMB			
WSB: N/A	A: 281	B: 319	C: 342
D: 364	E: 380	F: 397	G: 464
H: 531	I: 568	X: 445	NY: 445

**NEWTONLEA HOLIDAYS  
Chirside near Berwick-upon-Tweed**



**The Coach House  
Chirside near  
Berwick-upon-Tweed**

REF: 2994  
Sleeps 2



Friday Arrival

A semi-detached, stone-built cottage, converted from a stable block, on the main street of the village of Chirside, 9 miles from Berwick-upon-Tweed. Set in the grounds of the owners' home, this welcoming Scottish cottage in the borders offers warm, cosy accommodation, ideal for a romantic break or for exploring this quiet, peaceful area, full of historical features and monuments. The area offers walks, fishing, shooting, golf, riding, tennis, birdwatching and even sailing on the Whiteadder Reservoir. Just a short drive away, Berwick-upon-Tweed provides town walls, border bridges, shops, pubs and restaurants, whilst the glorious Heritage Coastline is within easy driving distance. A cosy Chirside cottage, and an excellent base for exploring Northumberland and the Scottish Borders! This property is next door to Ref. 3663, and together they accommodate 9.



**Accommodation** One king-size double bed. Bathroom with bath, shower over, basin & WC. Kitchen with dining area. Sitting room.

**Amenities** Oil fired central heating throughout. Electric oven & hob, microwave, fridge, colour TV, DVD, CD/radio etc. Broadband WiFi access available. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Roadside parking. Small front patio area with furniture & BBQ. Sorry, no smoking. One well behaved pet welcome. Shop & pub 2 mins walk.



“A great base for visiting the surrounding towns and beaches.”

Mrs McBurnie, West Lothian



WSB LMB			
WSB: 167	A: 207	B: 248	C: 271
D: 292	E: 311	F: 328	G: 346
H: 363	I: 388	X: 363	NY: 363



**Bank View  
Chirside near  
Berwick-upon-Tweed**

REF: 3663  
Sleeps 7



Friday Arrival

A delightful Chirside holiday cottage apartment, in a wonderful, elevated position overlooking the Tweed Valley, and enjoying stunning countryside views towards the magnificent Cheviot Hills. This stone-built detached upper Victorian villa lies on the main street of the village of Chirside, and provides an excellent base from which to explore the Scottish Borders. Enjoy Chirside village with its historic landmarks, shops and pubs, venture to nearby Berwick-upon-Tweed and explore the quaint narrow streets and exciting activities on offer, or visit the resort of Spittal and spend the day relaxing on the soft sandy beaches before returning to this spacious Chirside cottage apartment. The ideal base for discovering northern England, Edinburgh, and the Scottish Borders. This property is next door to Ref. 2994, and together they accommodate 9.



**Accommodation** All first floor. Three bedrooms: 1 x super king-size double (zip & link) can be made into a twin if requested from owner at time of booking, 1 x twin, 1 x adult bunk (single on top, double on bottom). Bathroom with bath with shower over, basin and WC. Fitted kitchen with dining area. Living room. Ground floor entrance hall.

**Amenities** Full oil central heating. Electric oven and hob, microwave, fridge, washer/dryer, colour TV with Freeview, DVD/CD player, radio. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available on request. Roadside parking (there is also a small off road space available in front of wrought iron gates, which guests are welcome to use if suitable). Enclosed garden with garden furniture and BBQ accessed via wrought iron gates. One well behaved dog welcome. Sorry, no smoking. Shop 1 min walk, pub 3 mins walk.



“A really good-sized family property.”

Mrs Simpson, Midlothian



WSB OSB LMB			
WSB: 210	A: 284	B: 327	C: 348
D: 369	E: 412	F: 454	G: 496
H: 539	I: 577	X: 454	NY: 454

**Key to symbols** ★★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚫 No pets

🚫 No smoking



Millside Chase  
Chirnside near Berwick-upon-Tweed

REF: 1972  
Sleeps 6  
Saturday Arrival



Chirnside 2 miles. An impressive, duplex apartment, part of a thoughtful mill conversion, located in a small hamlet on the banks of Whiteadder Water, 2 miles from Chirnside village. Tastefully renovated and furnished in a contemporary style, this charming property is spacious and comfortable, boasting a large, open plan living area and a delightful master bedroom with en-suite. Visitors are invited to while away the hours in the beautiful, secluded communal grounds that run along the banks of the River Whiteadder and absorb the stunning, rural views. Just 7 miles away, Berwick-upon-Tweed provides a host of shops, pubs and restaurants, while the nearby seaside resort of Spittal offers golden sandy beaches. A fabulous base from which to explore North Northumberland, the Scottish Borders and the breathtaking Heritage Coast.



**Accommodation** Over two floors. Three 2nd floor bedrooms: 1 x double with en-suite (shower, basin & WC), 2 x double (can be made into twins on request). 2nd floor bathroom with bath with shower over, basin & WC. 1st floor WC/basin. 1st floor open plan living area with fitted kitchen, dining area, sitting area & doors to railed balcony. Ground floor double garage/utility room.

**Amenities** Full LPG central heating throughout. Electric oven & hobs, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, colour TV with Sky, DVD, CD/radio, library of books/DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair on request. Garage parking for 2 cars, extra off road parking for 2 cars. Balcony overlooking river. Lawned, communal gardens. Garden furniture (stored in garage) for sitting on river bank. Sorry, no pets & no smoking. Shops & pubs 2 miles.



"A fantastic property, very well equipped."

Mrs Booth, Lancashire



WSB OSB LMB			
WSB: 245	A: 300	B: 392	C: 420
D: 450	E: 513	F: 575	G: 634
H: 693	I: 742	X: 693	NY: 693

ALLANBANK COURTYARD  
Chirnside near Berwick-upon-Tweed



Gardener's Cottage  
Chirnside near Berwick-upon-Tweed

REF: 4276  
Sleeps 4  
Saturday Arrival



Chirnside 1 mile. A charming semi-detached property in a courtyard location, in the rural hamlet of Allanton, 1 mile from Chirnside. This delightful Chirnside cottage offers very comfortable accommodation, with modern facilities, attractive décor and some appealing views over the woodland outside. Standing in beautiful grounds, this Chirnside cottage offers peace and tranquility, and guests are welcome to explore the surrounding woodland - an ideal spot to relax and unwind. Chirnside offers local inns, whilst nearby Berwick-upon-Tweed provides a good range of shops, pubs and restaurants. This area is a golfer's dream, with outstanding courses such as Goswick, Bamburgh and Roxburgh all within easy reach. This Chirnside cottage offers a great base to explore exceptional countryside such as the rolling Lammermuir Hills, as well as the stunning coastline with miles of sandy beaches, including Holy Island. This Chirnside cottage adjoins Ref 4278, with Ref 4277 across the courtyard, together they accommodate 10.



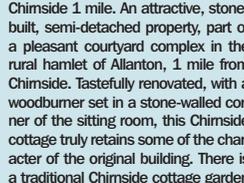
**Accommodation** Two bedrooms: 1 x double, 1 x twin (zip/link, can be double by prior arrangement) with en-suite shower, basin and WC. Bathroom with bath, hand-held shower attachment on taps, basin and WC. Open plan living area with small fitted kitchen, dining area and sitting area with electric fire.

**Amenities** Night storage heaters throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, video, DVD, CD/radio. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Small, enclosed patio with furniture, access to shared woodland grounds. One well behaved dog welcome. Sorry, no smoking. Shop 1.5 miles, pub 1 mile.



The Coach House  
Chirnside near Berwick-upon-Tweed

REF: 4277  
Sleeps 2  
Saturday Arrival



Chirnside 1 mile. An attractive, stone-built, semi-detached property, part of a pleasant courtyard complex in the rural hamlet of Allanton, 1 mile from Chirnside. Tastefully renovated, with a woodburner set in a stone-walled corner of the sitting room, this Chirnside cottage truly retains some of the character of the original building. There is a traditional Chirnside cottage garden leading to woodland walks, which complements the restful feel of the house, and helps make this an ideal romantic venue for two. This Chirnside cottage is also well-equipped, and decorated to a high standard. Set just a short distance from rolling hills and expansive beaches, this charming Chirnside cottage is very well placed for those who prefer outdoor pursuits. There are several outstanding golf courses nearby including Bamburgh, Roxburgh and Goswick. Lindisfame and the Farnes Islands are only 30 minutes' drive away. This Chirnside cottage is across the courtyard from Ref 4276 and 4278, together they accommodate 10.



**Accommodation** All ground floor. One double bedroom (zip/link, can be twin by prior arrangement). Bathroom with bath, shower over, basin and WC. Fitted kitchen overlooking garden, ad-joining utility room. Sitting room with dining area and woodburner.



**Amenities** Full oil central heating, additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge, freezer, dishwasher, colour TV with Freeview, CD/radio. All fuel and power inc. in rent, additional logs available from logpile when available. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Cottage garden with patio, furniture and BBQ, access to shared woodland grounds. Sorry, no pets and no smoking. Shop 1.5 miles, pub 1 mile.

"The surrounding countryside is good for walking."

Mr Padley, Gloucestershire



WSB OSB LMB			
WSB: 162	A: 213	B: 228	C: 238
D: 275	E: 309	F: 330	G: 357
H: 399	I: 433	X: 399	NY: 399



Groom's Cottage  
Chirnside near Berwick-upon-Tweed

REF: 4278  
Sleeps 4  
Saturday Arrival



Chirnside 1 mile. An attractive semi-detached property in a courtyard setting, in a rural, tranquil location 1 mile from Chirnside. This Chirnside cottage offers welcoming accommodation with an open plan living area, and two light and airy bedrooms. A particular feature of this Chirnside cottage are the large, well established and secluded grounds, complete with small private patio, making this an ideal property for simply relaxing. This location offers some great walking countryside, rolling hills and coastal paths. Nearby Berwick-upon-Tweed has a good selection of inns, shops and eating places. There are splendid golf courses in the vicinity of this Chirnside cottage, and wildlife spectacles nearby such as the Farnes Islands, and Bass Rock off the Scottish coast. Holy Island is just over half an hour's drive. If you are looking for an outdoor adventure or just some rest and relaxation for all the family, this property will fit the bill. This Chirnside cottage adjoins Ref 4276, with Ref 4277 across the courtyard, together they accommodate 10.



**Accommodation** Two bedrooms: 1 x double, 1 x twin (zip/link, can be double by prior arrangement) with en-suite shower, basin and WC. Bathroom with bath, hand-held shower attachment on taps, basin and WC. Open plan living area with small fitted kitchen, dining area and sitting area with electric fire.

**Amenities** Night storage heaters throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, video, DVD, CD/radio. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Small, enclosed patio with furniture, access to shared woodland grounds. One well behaved dog welcome. Sorry, no smoking. Shop 1.5 miles, pub 1 mile.



WSB OSB LMB			
WSB: 191	A: 264	B: 302	C: 330
D: 358	E: 388	F: 418	G: 443
H: 512	I: 537	X: 512	NY: 512





**Greenock House**  
Paxton near Berwick-upon-Tweed

REF: 4307  
Sleeps 6  
Friday Arrival



A charming brick-built semi-detached cottage in the small rural Scottish village of Paxton, 5 miles from Berwick-upon-Tweed over the border in Northumberland. This cosy Paxton cottage offers comfortable accommodation with a warming woodburner in the dining room, just right for the colder months. Traditionally furnished, this attractive, well-maintained Paxton cottage has a mature, enclosed garden nearby, with a summer house that makes a lovely spot for alfresco dining, in a quiet rural setting. This Paxton cottage is in the ideal location for outdoor pursuits, being very close to miles of unspoilt beaches, as well as Lindisfarne, and the Farne Islands, where you have the chance of a close encounter with pelagic seabirds in the summer months. This is a perfect Paxton cottage base for discovering the borders of Scotland and the Northumbrian countryside.



**Accommodation** Three bedrooms: 1 x ground floor double with sofa, en-suite shower, basin and WC, 1 x double, 1 x twin. Bathroom with bath, basin and WC. Small triangular fitted kitchen. Dining room with woodburner. Sitting room (seats 5) with electric fire.

**Amenities** Full oil-fired central heating, additional heating from storage heaters, woodburner in dining room and electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, 2 x colour TVs, DVD, CD/radio. Fuel, power and starter pack for woodburner inc. in rent. Bed linen inc. in rent. Travel cot and highchair on request. Roadside parking for one car outside property, additional roadside parking for 2nd car nearby. Garage for cycle storage. Enclosed garden approx 20 metres from property, with lawn area, furniture, BBQ and access to summer house. One well behaved dog welcome. Sorry, no smoking. Shop 5 miles. Pub 5 mins walk.

“The cottage was a relaxing place to come back to.”

Mr Munro, Midlothian



WSB: N/A	A: 276	B: 300	C: 327
D: 357	E: 389	F: 425	G: 463
H: 507	I: 534	X: 507	NY: 507



**Gerrick Cottage**  
Swinton near Coldstream

REF: 16987  
Sleeps 8  
Saturday Arrival



Swinton 1 mile. An impressive, detached bungalow nestling on the hillside a mile above the pretty village of Swinton in the glorious Scottish Borders, next to the owner's working arable farm. All on one level, with stunning views over Swinton and The Cheviots beyond, the property has four spacious bedrooms comprising one super king-size with en-suite bathroom and three super king-size with zip and link beds, allowing for flexible sleeping arrangements. A particularly enviable feature is the light and airy, south-facing conservatory, which spans a large area to the front of your holiday cottage and is just the spot to curl up on the sofa with a good book and soak up the views of the Cheviot Hills. Outside your wonderful cottage is a large patio area with garden furniture, a little sun trap perfect for getting together and enjoying evening drinks or a barbecue. The village of Swinton has a first-class pub and restaurant, whilst close by, the delights of Duns, Kelso and Berwick await. With outstanding golf courses in the area, not to mention cycle routes galore, fishing on the nearby River Tweed, birdwatching and the glorious Heritage Coastline with its endless miles of sandy beaches, this is a perfect holiday cottage at any time of the year!



**Accommodation** All ground floor. Four bedrooms: 1 x super king-size double with en-suite bath, separate shower, basin and WC, 3 x super king-size doubles (zip and link - can be made up as twins). Bathroom with bath, separate shower, basin and WC. Wet room with walk-in shower, basin and WC. Fitted kitchen with dining area. Utility room. Sitting room. Large conservatory with French doors to front patio.

**Amenities** Full oil fired central heating. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request (no cot bedding provided). Ample off road parking. Lawned garden to front and side with furniture and BBQ. Sorry, no pets and no smoking. Shop 6 miles, pub and restaurant 1 mile.



“The cottage was about as perfect as you could get.”

Mrs Carruthers, Falkirk

WSB: 313	A: 370	B: 476	C: 523
D: 571	E: 656	F: 741	G: 823
H: 905	I: 971	X: 971	NY: 971



4 Swinton Hill Farm Cottages  
Swinton near Coldstream

REF: 2821  
Sleeps 6  
Saturday Arrival



Swinton 2 miles. A delightful, very well restored, terraced former farm cottage in a hamlet 2 miles from the village of Swinton, 5 miles from Coldstream. This lovely property retains all the character of a rural cottage, but with all the comforts associated with modern living - the kitchen is well-equipped, the bedrooms are cosy and offer flat screen TVs, and the spacious sitting room has exposed beams and a woodburning stove for that added warmth. This is an excellent base for exploring Northumberland, or for enjoying the rural tranquility of the Scottish Borders. Fishing, golf and shooting are available in the area, and there is great walking all around.



**Accommodation** Three bedrooms: 1 x ground floor twin with TV, 2 x doubles with TV and en-suite shower, basin and WC. Ground floor bathroom with bath, shower cubicle, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove. Study.

**Amenities** Oil fired central heating, additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, 4 x colour TVs, each with Freeview and DVD player, radio/CD player. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Parking in private access lane to rear of property. Large front garden, small rear garden with furniture. Sorry, no pets and no smoking. Restaurant and shop 2 miles, pub 5 miles. Note: There are some internal steps between different levels on the ground floor.



“Warm, cosy, homely accommodation. Lovely countryside.”

Mr Massey, West Midlands

WSB: 184	A: 270	B: 303	C: 325
D: 347	E: 391	F: 433	G: 483
H: 532	I: 570	X: 433	NY: 433



The Bakehouse  
Greenlaw near Duns

REF: 4133  
Sleeps 6  
Saturday Arrival



Once a woollen mill and then the village bakery, The Bakehouse offers comfortable accommodation in the traditional borders village of Greenlaw, with charming shops and family-run pubs just a short walk. Set away from the road in a walled courtyard, this semi-detached Greenlaw cottage has been tastefully refurbished and well equipped, but has lost none of the original character. Indeed, the old commercial oven is still at the centre of this Greenlaw cottage, with the front of the oven forming one wall in the sitting room. The River Blackadder runs alongside this lovely Greenlaw cottage, and fishing on the river is available in season. Duns is the nearest town in the area and is just a ten minute drive away, offering a greater selection of shops, pubs and visitor attractions. This cosy and comfortable Greenlaw cottage is ideally placed for visiting the many attractions available all year round in the Scottish Borders.



**Accommodation** Three bedrooms: 1 x double, 2 x twin (1 accessed via the double room & screened by curtains). Ground floor bathroom with bath, electric shower over, basin & WC. First floor shower, basin & WC. Kitchen with breakfast area. Sitting room with dining area.

**Amenities** Full oil fired central heating, electric hot water heating. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, colour TV, DVD, CD/radio. Bed linen & towels inc. in rent. Fuel & power inc. in rent. Off road parking for 3 cars with large carport. Enclosed terraced side patio garden with BBQ & gated access to river. Sorry, no smoking & no pets. Shops & pubs 3 mins walk.



“Very spacious and in a good location.”

Mrs Soden, Republic of Ireland

WSB: 180	A: 265	B: 297	C: 319
D: 339	E: 381	F: 423	G: 466
H: 508	I: 543	X: 423	NY: 423



**Key to symbols**

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



2 Swinton Hill Farm Cottage  
Swinton near Coldstream

REF: 15302  
Sleeps 6/8  
Saturday Arrival



Swinton 2 miles. This is a beautifully presented semi-detached former farm cottage, near the village of Swinton in the heart of the Scottish Borders. Delightfully refurbished, decorated to a high standard throughout and providing spacious accommodation, this cottage is ideal for families or friends seeking a stylish base to explore this beautiful part of Scotland. With open views across the borders countryside from the upper floor, the cottage has four bedrooms, with flexible accommodation to suit families, friends, walkers and more. The large kitchen has a dining area and French doors opening onto the rear patio area. A spacious sitting room with a woodburning stove set in a fireplace fashioned from traditional cottage steps completes the accommodation. At the front of the cottage is a lawned garden with a pleasant arbour, an ideal place to relax and soak up the tranquil atmosphere. There is plenty of golf and walking in the area, along with fishing in the River Tweed nearby, and the coast is only 12 miles away. With Edinburgh less than an hour away and the delightful Borders towns of Peebles and Galashiels even closer, this cottage promises an ideal break.



**Accommodation** Four bedrooms: 1 x ground floor double, 1 x double, 1 x twin, 1 x children's bunks. Ground floor bathroom with bath, shower over, basin and WC. Shower room with shower, basin and WC. Fitted kitchen with dining area and doors to patio. Sitting room with woodburning stove.

**Amenities** Oil central heating throughout, additional heating from woodburning stove in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate on request. Off road parking for 1 car, additional roadside parking for 3 cars outside property. Lawned garden across quiet road at front of cottage, additional enclosed rear patio with furniture. Sorry, no pets and no smoking. Shop 4 miles. Pub and restaurant 2 miles.



"A lovely cottage"

Miss Hannon, London

WSB OSB LMB

WSB: 227	A: 355	B: 415	C: 455
D: 485	E: 545	F: 595	G: 665
H: 725	I: 725	X: 725	NY: 725



Carriage House  
Coldstream near  
Cornhill-on-Tweed

REF: 1826  
Sleeps 8  
Saturday Arrival



A fabulous, former stable block conversion, built using two coach houses and a four storey central tower, situated around a sympathetically renovated courtyard, in the sleepy borders town of Coldstream. Built in the late 1700s on the rural outskirts of the Hirsell Estate, this spacious conversion beautifully combines modern living with original character to offer four bedrooms, and two sitting rooms, each with a balcony offering lovely views over the courtyard. Take a riverside walk, fish on the famous River Tweed or visit Coldstream's great 18 hole golf course. With Alnwick and Berwick-upon-Tweed close by, this is an ideal property, any time of year.



**Accommodation** Over four floors. Four bedrooms: 1 x ground floor king-size double with sitting area & en-suite (double shower, basin & WC), 1 x 1st floor twin, 1 x 2nd floor twin, 1 x 3rd floor king-size double. Bathroom with roll-top bath, separate double shower, basin & WC. Spacious kitchen with large dining table, leading upstairs to the 1st floor main sitting room. 2nd sitting room/games room on 1st floor. Each sitting room has a balcony overlooking courtyard.



**Amenities** Gas central heating. Gas oven/grill & hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x colour TVs, DVD player, PlayStation 2. CD/cassette/radio. Large library of books/DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 4 cars. Small front patio and shared lawn. Large, enclosed rear courtyard. Sorry, no pets & no smoking. Shops & pubs 2 mins walk. Please note: 09th - 23rd Feb 2013 charged at £470, 30th June - 06th July 2013 charged at £783, 06th July - 20th July 2013 charged at £958 and 12th - 26th Oct 2013 charged at £783.

"Unique and interesting."

Miss Mason, Ross and Cromarty

WSB OSB LMB

WSB: N/A	A: 379	B: 470	C: 534
D: 598	E: 691	F: 783	G: 871
H: 958	I: 1028	X: 958	NY: 958



Sunningdale  
Norham near  
Cornhill-on-Tweed

REF: 2859  
Sleeps 6  
Saturday Arrival



A spacious, detached cottage in a quiet location, on a very private plot just off the centre of the village of Norham, next to St Cuthbert's church. The accommodation, which is all on one level, is cosy, comfortable and welcoming, with an open fire in the sitting room, a small study and a pleasant lawned garden, close to the River Tweed. Norham still has a bakery, butcher's, village shop and two pubs, one of which serves food (Sunday only). The village green, just around the corner from the cottage, has children's play equipment. Nearby, Berwick-upon-Tweed and Cornhill-upon-Tweed both offer much in the way of amenities, while further afield yet still within easy reach are the fishing villages of the Northumberland coastline, and even the vibrant Scottish city of Edinburgh.



**Accommodation** All ground floor. Three bedrooms: 1 x double, 2 x king-size doubles, one with colour TV. Bathroom with bath, separate shower cubicle, basin and WC. Cloakroom with WC and basin. Fitted kitchen with dining area. Utility area. Sitting room with open fire. Small study area.

**Amenities** Oil fired central heating throughout, additional heating from open fire in sitting room. Electric cooker, microwave, slow cooker, washing machine, tumble dryer, dishwasher, 2 x colour TVs, one with basic Sky, DVD player, CD/radio, WiFi and landline telephone calls available at an additional cost of £12 per week, payable direct to owner. Fuel, power and starter pack for the open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 4 cars. Lawned garden with furniture. Kennel for two dogs - sorry, no pets allowed in the house. Sorry, no smoking. Shop and pubs 3 mins walk. Note: While the accommodation is on one level, the property itself is accessed via 2 small external steps.

"A real home-from-home."

Mrs Carlin, Midlothian

WSB OSB LMB XSB

WSB: 228	A: 303	B: 358	C: 386
D: 412	E: 461	F: 511	G: 587
H: 664	I: 712	X: 664	NY: 664



1 Lempitlaw Farm  
Lempitlaw near Kelso

REF: 3767  
Sleeps 6/7  
Saturday Arrival



Kelso 4 miles. This delightful terraced farm holiday cottage lies in the hamlet of Lempitlaw, just 4 miles north of the Scottish border and 4 miles out of Kelso, well known for its racecourse and historic town centre. Set on a working arable farm and tastefully modernised, this Kelso cottage offers welcoming accommodation including a woodburner in the cosy sitting room and three comfortable bedrooms. Outside this Kelso cottage, there is a large, well-established enclosed garden with beautiful views over open countryside. A short drive from this charming Kelso cottage lies the town of Kelso itself, with a choice of shops, restaurants and pubs, public swimming baths and an ice rink. With excellent walking and cycling available along the Heritage Coast and in the delightful border forests, and with the lovely towns of Melrose, Jedburgh and Peebles just a short drive away, this is a perfect Kelso cottage base from which to explore this most beautiful of regions.



**Accommodation** Three bedrooms: 1 x king-size double with colour TV, 1 x double with colour TV, 1 x family with 3 single beds (zip/link, can be double & single by prior arrangement). Ground floor bathroom with bath, basin & WC. Fitted kitchen with dining area (seats 6). Sitting room with woodburner. Outside games room with pool table, darts & air hockey.

**Amenities** Full oil central heating, woodburner in sitting room. AGA stove, gas hob, microwave, fridge, freezer, washing machine, colour TV, Freeview, DVD, CD/radio, WiFi, PlayStation 2, books/games/DVDs. Fuel, power & starter pack for woodburner inc. in rent, power in games room charged by coin meter. Bed linen & towels inc. in rent. Cot, highchair & folding bed on request. Off road parking for 2 cars. Large, well-established rear garden with patio area, furniture & BBQ. Two well behaved pets by arrangement. Sorry, no smoking. Shops & pubs 4 miles. Note: This property is suitable for a max. of 6 adults and one child under 12.

"The rooms are cosy and the fireplace is especially great."

Miss England, Tyne and Wear

WSB OSB LMB

WSB: 201	A: 287	B: 330	C: 352
D: 372	E: 410	F: 448	G: 501
H: 555	I: 593	X: 448	NY: 448





Linton Mill Farmhouse  
Linton near Kelso

REF: 5675  
Sleeps 8  
Friday Arrival



Kelso 6 miles. A handsome, stone-built, semi-detached cottage, in a rural location near the village of Morebattle, 6 miles north of the Scottish Border and 6 miles out of Kelso, well known for its racecourse and historic town centre. Set in rolling countryside, this Kelso cottage offers welcoming accommodation including an open fire in the sitting room, a spacious kitchen and dining room, and four generously sized bedrooms. There is also a useful area for drying clothes and even dogs! Outside this Kelso cottage is a large garden with plenty of space for children and dogs to enjoy, along with beautiful views. Hill walking can be enjoyed from the doorstep of this Kelso cottage, and the attractive towns of Kelso, Jedburgh and Melrose are nearby. Edinburgh's park and ride is an hour away, while just over an hour's drive on quiet country roads will take you to Bamburgh, and Seahouses with daily boat trips available to the bird sanctuary and seal colony on the famous Farnes Islands. A perfect Kelso cottage base from which to explore this most beautiful of regions.



**Accommodation** Four bedrooms: 1 x double with en-suite shower, basin and WC, leading to a first floor twin, a further first floor twin and a ground floor double. Bathroom with bath, basin and WC. Kitchen. Utility. Dining room. Sitting room with open fire. Note: One twin bedroom is only accessed via the double.

**Amenities** Full oil central heating, additional heating from open fire in sitting room. Gas hob, electric oven, fridge/freezer, washing machine, tumble dryer, dishwasher, colour TV, DVD, CD/radio, books/games/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Lawned garden with garden furniture. Up to 3 dogs welcome at £20 pppw. Sorry, no smoking. Shop and pub 1 mile. Note: There is an open burn (stream) running through the garden.



“A beautiful area, lovely house, beautiful garden.”

Mrs Atkinson, Greater Manchester



WSB: N/A	A: 371	B: 433	C: 479
D: 525	E: 585	F: 646	G: 729
H: 813	I: 871	X: 813	NY: 813



16 Larkhall Cottages  
Jedburgh near Kelso

REF: 8482  
Sleeps 5/6  
Saturday Arrival



This charming end-terraced cottage occupies a wonderful hillside location overlooking the attractive market town of Jedburgh, and the countryside which surrounds it. The welcoming sitting room of this cosy Jedburgh cottage offers expansive views over the town, including its famous 12th century Augustinian abbey. A dining area and well-equipped kitchen complete the downstairs accommodation of this Jedburgh cottage. The spiral staircase leads up to the three comfy bedrooms and bathroom of this Jedburgh cottage, which offers welcoming family accommodation throughout. Outside this Jedburgh cottage is a pleasant decked area, again with expansive views. Stairs lead down to a shared garden with a gazebo, perfect for BBQs, and a gentle walk brings you into the town centre. There is excellent walking, cycling, golf and fishing available near to your cottage in Jedburgh, as well as in the delightful border forests. The lovely towns of Melrose, Kelso and Peebles are just a short drive away, ensuring this Jedburgh cottage is a perfect base from which to explore this most beautiful of regions.



**Accommodation** Three bedrooms: 1 x double, 1 x twin, 1 x single with additional pull-out stacker bed. Bathroom with bath, shower over, basin and WC. Additional basin and WC. Fitted kitchen. Sitting room with dining area.

**Amenities** Full electric heating throughout. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, colour TV with Freeview, DVD, CD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair on request. Off road parking for up to 2 cars. Decked area to front of property with garden furniture. Shared use of garden with gazebo and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: Spiral staircase. Note: Due to stairs and hillside location this cottage is not suitable for the infirm.



“Fabulous views and a good position.”

Mr Templeman, West Yorkshire



WSB	OSB	LMB	XSB
WSB: 206	A: 298	B: 347	C: 376
D: 406	E: 448	F: 490	G: 549
H: 606	I: 648	X: 606	NY: 606



Primrose Cottage  
Jedburgh near Kelso

REF: 10834  
Sleeps 6  
Friday Arrival



Jedburgh 1 mile. A beautifully refurbished semi-detached cottage wonderfully situated overlooking open countryside near the beautiful Borders town of Jedburgh. Tastefully renovated and decorated throughout, the cottage is an ideal base for relaxing in the spacious south-facing garden or exploring this historic and beautiful part of the country. The upstairs accommodation comprises three double bedrooms including one with an en-suite shower room and a wonderful roomy bathroom with a traditional freestanding bath. The generous farmhouse-style country kitchen exudes quality and style and leads out to an acre of garden at the rear of this property, with a patio and large lawn on which you can relax and soak up the tranquil atmosphere. An elegant sitting room with an open fire, an upright piano and a thousand books to choose from, provides a welcome place to unwind in comfort after a day exploring. The Borders town of Jedburgh, with its dominant 12th century Augustinian abbey, is an ideal place to spend time and discover its historical connections with Bonnie Prince Charlie or Mary Queen of Scots. The surrounding countryside is famed for its beauty while Scotland's capital Edinburgh is just over an hour's drive meaning there is something for everyone at this lovely cottage.



**Accommodation** Three double bedrooms (one with en-suite shower, basin and WC). Bathroom with freestanding bath, separate shower, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Sitting room with open fire. Study in separate annex.

**Amenities** Oil central heating with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, PC with internet access, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Enclosed lawned garden and patio to rear with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 1 mile. Note: There is a stream at the bottom of the garden.

WSB	OSB	LMB
WSB: 276	A: 329	B: 385
D: 446	E: 498	F: 551
H: 671	I: 718	X: 671



The Granary  
Jedburgh near Kelso

REF: 17400  
Sleeps 8  
Saturday Arrival



This immaculately presented semi-detached converted steading is located on a hillside overlooking the charming town of Jedburgh in the Scottish Borders. Furnished to a high standard throughout to provide contemporary accommodation, this cottage is ideal for families or friends wishing to explore this beautiful part of Scotland. With panoramic views over Jedburgh and the surrounding countryside, this cottage has four spacious bedrooms with one of the double rooms offering en-suite facilities. Accommodation on the ground floor exudes quality with a well-equipped kitchen and a large L shaped sitting room comprising of two sitting areas, which means adults can relax in one part of the room, whilst children play in the other. Outside is a rear patio, a side decked area and lawned gardens, so no matter what time of day, you can unwind with a refreshing drink as you plan your activities. Jedburgh offers many attractions, including the spectacular ruined 12th century Augustinian abbey. From fishing on the renowned River Tweed or on one of the beats at Floors Castle, to cycling or walking in the beautiful Borders scenery, this superb cottage is an excellent base throughout the year.



**Accommodation** Four bedrooms: 1 x double with en-suite shower, basin and WC, 1 x king-size double, 2 x twin. Bathroom with Jacuzzi bath, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area. Utility. Large sitting room.

**Amenities** Oil central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD, Nintendo Wii, PlayStation 2, WiFi, selection of books, games, DVDs and toys. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Ample off road parking. Large lawned garden surrounding property (part enclosed) with decked area, patio, furniture and BBQ. Vegetable patch in enclosed garden. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile.



“This property was stunning and had fantastic views.”

Mrs Lawlor, West Lothian

WSB	OSB	LMB	SPR	XSB
WSB: 304	A: 360	B: 438	C: 485	
D: 532	E: 593	F: 655	G: 739	
H: 824	I: 883	X: 824	NY: 824	

Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



The Bungalow  
Lanton near Jedburgh

REF: 6296  
Sleeps 4  
Saturday Arrival



Jedburgh 2 miles. This beautifully presented Jedburgh cottage is situated in the quiet hamlet of Lanton and has been lovingly refurbished to a high standard throughout. With delightful gardens to the front and rear, this Jedburgh cottage looks every inch the country retreat. There are two lovely bedrooms at this Jedburgh cottage as well as a family bathroom, making it the ideal holiday destination for two couples or a small family. The welcoming sitting room at this Jedburgh cottage boasts a woodburning stove and provides pleasant views over the front garden and fields beyond. A bright kitchen to the rear of this Jedburgh cottage leads onto the garden which is the perfect spot for relaxing and enjoying the tranquility of this area after a day's sightseeing. Offering accommodation to a high standard and tastefully decorated throughout, this Jedburgh cottage is perfectly located for exploring the beautiful and historic Borders countryside.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburning stove.

**Amenities** Oil central heating throughout with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, library of books, games and DVDs. All fuel and power and starter pack of fuel for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned garden to front and rear with furniture. Two dogs welcome. Sorry, no smoking. Shop and pub 2 miles.



"We found the property very comfortable and well appointed."

Ms Hill, Aberdeenshire

XSB

WSB: N/A	A: 278	B: 318	C: 348
D: 377	E: 409	F: 442	G: 501
H: 562	I: 602	X: 562	NY: 562



2 Baillie Hall  
Newtown St Boswells

REF: 4167  
Sleeps 7  
Saturday Arrival



Baillie Hall was built in 1886 by Lady Grisell Baillie, in memory of her brothers. Once used as a church hall, school and meeting rooms, the hall is now split into different properties. 2 Baillie Hall is a stone-built, semi-detached property, part of the original hall, overlooking the Bowden Burn to the rear. Retaining much original character, this Newtown St Boswells cottage offers comfortable accommodation, and is well equipped with modern facilities. Set over three floors, with a balcony off the living room, a decked area off the kitchen, and steam showers in the two en-suite bathrooms, this is a well-presented Newtown St Boswells cottage, offering comfortable family accommodation. Shops and pubs are just a short walk away, and there are many attractions nearby, including walking, cycling, abbeys, castles and historic houses, making this Newtown St Boswells cottage a superb base all year round.



**Accommodation** Three bedrooms: 1 x family room with double bed, single bed and en-suite steam shower, basin and WC, 1 x twin with en-suite steam shower, basin and WC, 1 x ground floor double. Ground floor bathroom with bath with shower over, shower cubicle, basin and WC. Basement kitchen with dining area. Utility. Sitting room with balcony. Hall with reading area.

**Amenities** Gas central heating throughout. Electric oven, gas hob, microwave, fridge/freezer, washing machine, colour TV with Freeview, DVD, CD/radio etc. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stargate by prior request. Off road parking for 2 cars. Decked front sitting area. Two well behaved pets welcome. Sorry, no smoking. Shops and pubs 3 mins walk. Note: Unfenced river runs to the rear of the cottage.

"Everything a holiday home should be."

Mrs Barnes, Lincolnshire

WSB OSB LMB

WSB: 255	A: 323	B: 397	C: 439
D: 480	E: 561	F: 641	G: 703
H: 765	I: 820	X: 765	NY: 765



CLEATHAUGH COTTAGES  
Jedburgh near Kelso



The Bungalow  
Jedburgh near Kelso

REF: 6974  
Sleeps 5/6  
Friday Arrival



Jedburgh 5 miles. This delightful 3 bedroom Jedburgh cottage sits in the owner's grounds and enjoys a tranquil location surrounded by fields and hills, only 5 miles south of the town and Royal Burgh of Jedburgh, with its famous abbey. The sitting room opens onto a balcony which looks over trees and fields, adding to the restful nature of this Jedburgh cottage. A pleasant decked area to the side of this Jedburgh cottage allows you to dine outdoors enjoying the lovely surrounding scenery. With excellent walking, golf and horse riding nearby as well as fishing rights on Jed Water only 100 metres from your front door, this is the perfect Jedburgh cottage for a varied family holiday. This Jedburgh cottage is next to Ref 6975, together they sleep 8.



**Accommodation** All ground floor. Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x super king-size double, 1 x bunk (adult on bottom, child's bunk on top). Bathroom with corner bath, shower over, basin and WC. Fitted kitchen with breakfast area. Sitting room with gas fire. Conservatory with dining table.

**Amenities** Full oil central heating, additional heating from gas fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV with FreeSat, DVD, books, games, DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned rear garden with decked area and garden furniture. Two dogs welcome. Sorry, no smoking. Shop and pub 5 miles.



"Excellent for dogs! Will definitely revisit."

Mrs Jackson, West Yorkshire

WSB OSB LMB

WSB: 211	A: 306	B: 356	C: 386
D: 416	E: 459	F: 502	G: 562
H: 622	I: 666	X: 622	NY: 622



The Annexe  
Jedburgh near Kelso

REF: 6975  
Sleeps 2  
Friday Arrival



Jedburgh 5 miles. This charming, cosy, one bedroom Jedburgh cottage in the owner's grounds offers a pleasant retreat in a superb location, only 5 miles south of the town and Royal Burgh of Jedburgh with its famous abbey. The open plan living area opens onto a balcony which looks over trees and fields down to the Jed Water river, where you enjoy fishing rights when you rent this Jedburgh cottage. Full underfloor heating ensures this Jedburgh cottage will be as welcoming in the winter months as in the summer. With excellent walking, cycling and riding nearby, as well as the towns of Jedburgh, Kelso and Melrose to explore, this is the ideal Jedburgh cottage retreat for enjoying this beautiful part of the borders countryside. This Jedburgh cottage is next to Ref 6974, together they sleep 8.



**Accommodation** All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with kitchen, sitting area and dining area.

**Amenities** Full underfloor central heating. Electric oven and hob, microwave, fridge, washing machine, colour TV, DVD, books, games, DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned garden to side and rear. One dog welcome. Sorry, no smoking. Shop and pub 5 miles.



"Perfect dog walking environment. Friendly and helpful owner."

Mr Ryan, Tyne and Wear

WSB OSB LMB

WSB: 171	A: 245	B: 289	C: 309
D: 328	E: 349	F: 370	G: 399
H: 428	I: 457	X: 428	NY: 428



The Syke  
Selkirk

REF: 16921  
Sleeps 6  
Friday Arrival



Selkirk 5 miles. A charming detached cottage with open views over the Ashkirk Valley, superbly located on the owner's livestock farm near Selkirk in the beautiful Scottish Borders. Tastefully presented throughout to provide comfortable, spacious accommodation, this cottage is ideal for families or groups of friends wishing to get away together and enjoy the space and activities that the Scottish countryside provides. Set all on the ground floor, it has three spacious bedrooms, which can each be set up as twins or super king-size doubles on request. A well-equipped fitted kitchen, dining room and sitting room with French doors offering superb views over the Ashkirk Valley complete the accommodation. Outside is a front patio and lawned garden, and nearby, set within the owner's grounds is a tennis court and a 17 acre fly fishing loch, both of which are available for guests' use. Surrounding this cottage are all the attractions and beauty you would expect from this part of the country. Golf, horse riding and walking are in plentiful supply, as are attractive towns like Selkirk and Hawick with their many shops, cafes, bars and restaurants. A wonderful cottage to be enjoyed throughout the year.



**Accommodation** All ground floor. Three bedrooms: 2 x super king-size double (zip/link, can be twin on request), 1 x twin (zip/link, can be super king-size double on request). Bathroom with bath, shower over, basin and WC. Shower room with shower, basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with electric fire and doors to patio.

**Amenities** Oil central heating with electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV, DVD, CD, telephone. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Ample off road parking. Shared use of grass tennis court. Use of fly fishing loch. Lawned front garden with patio and furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 5 miles. Pub 8 mins walk.

WSB OSB LMB XSB

WSB: 281	A: 334	B: 392	C: 423
D: 454	E: 507	F: 561	G: 622
H: 683	I: 731	X: 683	NY: 683





Blacknowe Cottage  
Ettrickbridge near Selkirk

REF: 12826  
Sleeps 4  
Friday Arrival



Selkirk 7 miles. A charming end terraced cottage, delightfully located in the quiet village of Ettrickbridge, seven miles from Selkirk in the middle of the beautiful Scottish Borders. Providing comfortable, contemporary accommodation, this Ettrickbridge cottage is ideal for a family wishing to enjoy the Borders countryside and attractions. The first floor has a shower room and two bedrooms with views of the surrounding hills. The ground floor of this Ettrickbridge cottage is given over to open plan living accommodation, with a fitted kitchen, dining area and sitting area with French doors opening onto a shared secluded seating area at the front. To the rear of this Ettrickbridge cottage is an enclosed gravelled garden, a pleasant place to sit and plan the day's activities. A delightful pub offering meals is a short walk away and there is easy access to the hills surrounding the village for walking, cycling or fishing. The historic Borders town of Selkirk is only seven miles away and is well worth a visit, as are the many golf courses in the area. A charming Ettrickbridge cottage, to be enjoyed at any time of the year.



**Accommodation** Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and seating area. Utility.

**Amenities** Electric central heating throughout. Electric oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, CD, radio, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 1 car with additional parking nearby. Shared front seating area. Rear gravelled garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 7 miles. Pub 1 min walk. Note: No mobile phone reception at this property.

*"A peaceful location with easy access to other places."*

Mr Jackson, Cumbria

WSB OSB LMB			
WSB: 221	A: 264	B: 302	C: 330
D: 359	E: 389	F: 420	G: 476
H: 533	I: 570	X: 533	NY: 533

Key to symbols

★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Castle Hill  
Kirkton Manor near Peebles

REF: 1931  
Sleeps 6  
Saturday Arrival



Peebles 5 miles. A delightful, terraced house, peacefully situated in the rural hamlet of Kirkton Manor, 5 miles from the Royal Burgh town of Peebles. This superb, modern property is tastefully furnished and provides quality, well-equipped accommodation including 3 spacious bedrooms, a delightful sitting room and a charming garden boasting spectacular views of the surrounding hills and countryside. Explore the ancient castle ruins, just 50 yards from the property, enjoy a walk from the door, or take a short, gem of a drive to the historic town of Peebles with its selection of shops, restaurants and fine pubs offering a vast selection of beers and whiskies. The town hosts many interesting events throughout the year, including traditional highland games and a renowned agricultural summer show, attracting visitors from near and far. The surrounding area abounds in fantastic walking, fishing and mountain biking, whilst the colourful city of Edinburgh is within easy driving distance. A holiday home you'll want to return to time and again.



**Accommodation** Three bedrooms: 1 x double with en-suite (shower, basin & WC), 1 x double, 1 x triple bunks (double on bottom, single on top). Bathroom with bath, shower over, basin & WC. Ground floor basin & WC. Fitted kitchen with dining area. Sitting room with access via patio windows to garden.

**Amenities** Full oil central heating throughout. Electric oven & hob, microwave, fridge, freezer, dishwasher, washer/dryer, TV with basic Satellite, DVD, radio/cassette/CD, small book/map selection, WiFi. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair. Off road parking for 3 cars. Large lawned garden with furniture & BBQ. Bike storage and washing facilities. Drying cabinet for boots and clothing. Sorry, no pets & no smoking. Shop & pub 5 miles. Note: Property's water is supplied from a private fresh water spring. Note: For further information please see the owner's website at [www.castlehillpeebles.com](http://www.castlehillpeebles.com). Note: Due to property's location, the internet speed may vary.



*"Very comfortable accommodation in a picturesque area."*

Mrs McDonald, Ayrshire



WSB OSB LMB XSB			
WSB: 261	A: 379	B: 412	C: 430
D: 448	E: 503	F: 558	G: 674
H: 789	I: 846	X: 789	NY: 789



The Nook - Kings Inn Steading  
Carnwath near Lanark

REF: 4508  
Sleeps 2  
Saturday Arrival



Carnwath 4 miles. This delightful first floor Carnwath cottage apartment is in a rural location with stunning open views of the countryside. Set apart from the owner's house, this Carnwath cottage apartment is accessed via an external flight of steps into a private hideaway. Well equipped and comfortable, this Carnwath cottage apartment has a welcoming studio room with double bed, fitted kitchen area, dining area and a sitting area. Close to this Carnwath cottage apartment is wonderful countryside, which is waiting to be explored, while the cities of Edinburgh and Glasgow are within driving distance, making this Carnwath cottage apartment perfect for a relaxing getaway.



**Accommodation** All first floor. Studio room with double bed, fitted kitchen, dining area and sitting area with electric heater. Bathroom with bath, shower over, basin and WC.

**Amenities** Oil central heating with additional heating from electric heater in sitting room. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, CD, DAB radio, library of books, games and DVDs. Freezer, washing machine and tumble dryer in garage beneath property. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Bike storage. Lawned garden to rear with furniture. Sorry, no pets and no smoking. Shop and pub 4 miles. Note: This property is not suitable for children.



*"A spotlessly clean cottage in an ideal location."*

Mr Maurice, East Sussex

WSB OSB LMB

WSB: 160	A: 225	B: 269	C: 283
D: 297	E: 318	F: 338	G: 364
H: 389	I: 415	X: 389	NY: 389



Sky Blue Cottage  
Braehead near Lanark

REF: 11265  
Sleeps 2  
Saturday Arrival



Carnwath 3.5 miles. A fully refurbished traditional terraced cottage in the quiet village of Braehead close to Carnwath in South Lanarkshire. Decorated throughout to a high standard, this Lanarkshire cottage is ideal for a couple who wish to explore the beautiful Borders countryside or visit Edinburgh or Glasgow. With a spacious double bedroom upstairs, the accommodation is completed downstairs with a well-equipped fitted kitchen and spacious sitting room. A generous garden to the rear of this Lanarkshire cottage offers a relaxing place to sit and plan your sightseeing, or maybe take a short stroll to the local pub and have a glass of something refreshing after a day spent exploring the area. Within easy reach of this Lanarkshire cottage is the beautiful Borders countryside with delightful towns like Peebles and Melrose. Equally accessible are the cosmopolitan cities of Edinburgh and Glasgow for a fantastic day of sightseeing and shopping. A wonderfully located cottage with something for everyone.



**Accommodation** One double bedroom. Shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with electric fire.

**Amenities** Electric central heating with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot/cot bed (suitable for children up to 7 years of age) and highchair on request. Roadside parking next to cottage. Lawned garden and patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 2 miles, pub 2 mins walk. Note: This property is suitable for a maximum of 2 adults and 1 child of 7 years or under.



*"We hope to go back for another stay."*

Mrs Hubbard, Lincolnshire

WSB OSB LMB XSB

WSB: 173	A: 208	B: 245	C: 261
D: 276	E: 293	F: 312	G: 335
H: 359	I: 384	X: 359	NY: 359



### 35 Barony Street New Town, Edinburgh

REF: 4532  
Sleeps 6  
Friday Arrival



This fully refurbished, Georgian Edinburgh self-catering apartment is in the central New Town area just a ten minute walk from Princes Street. This spacious Edinburgh self-catering apartment has traditional internal features such as window shutters and feature fireplaces and has been lovingly refurbished to a high standard. With three bedrooms and a fully equipped modern kitchen, this Edinburgh self-catering apartment will suit everyone's needs, with access to the large, communal Queen Street Garden also available. Right in the heart of the city, this Edinburgh self-catering apartment is the perfect base from which to explore Scotland's capital city and its historic surroundings.



**Accommodation** All ground floor. Three bedrooms: 2 x double (1 with super king-size bed), 1 x twin. Bathroom with bath with shower over and basin. Shower room. Separate WC and basin. Fitted kitchen. Sitting room with dining area.

**Amenities** Gas central heating with underfloor heating in bathroom. Electric twin oven and separate ceramic hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, CD player, library of books, games and DVDs, WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Free roadside parking outside property between 5.30pm and 8.30am weekdays and all weekend. Additional parking available in NCP car park, St James Centre (approx. £20 per day). Keys to large, communal Queen Street Garden. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: Edinburgh Festival weeks commencing 9th, 16th and 23rd August 2013 charged at £1130.



WSB	OSB	LMB	XSB
394	A: 440	B: 491	C: 548
D: 594	E: 599	F: 645	G: 701
H: 747	I: 804	X: 829	NY: 870



### 5 Bellevue Crescent New Town, Edinburgh

REF: 14663  
Sleeps 4  
Friday Arrival



A stunning first floor self-catering apartment in a Georgian terrace, just a few minutes' walk from Edinburgh city centre. Fully refurbished and providing elegant city accommodation, this great apartment is ideal for a family or friends wishing to explore the vibrant sights and sounds of Scotland's capital. All on the first floor, the apartment has two bedrooms, a fitted kitchen and a spacious sitting room. At the rear of the property is a secluded, private garden where you can sit with a drink and plan the day or the evening's activities. Set in a beautiful Georgian terrace only a few minutes' walk from Princes Street and the city centre, there are also local shops, bars and cafes nearby. As Scotland's capital city, Edinburgh has an international reputation for beautiful buildings, as well as the castle and the Palace of Holyroodhouse, excellent shopping and, of course, the Festival held each year in August that attracts many famous names. A charming self-catering apartment to be enjoyed at any time of the year.



**Accommodation** All first floor. Two bedrooms: 1 x double, 1 x twin (zip/link can be double on request). Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with gas fire.

**Amenities** Gas central heating with gas fire in sitting room. Gas oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Free roadside parking nearby. Private garden to rear of property with lawned area and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Edinburgh Festival weeks commencing 9th, 16th and 23rd August 2013 charged at £935.



"It was spacious, in an ideal location, and with a very helpful owner."

Mr Muller, Holland

WSB	OSB	LMB	XSB
322	A: 359	B: 399	C: 445
D: 482	E: 486	F: 523	G: 567
H: 604	I: 650	X: 935	NY: 935



### The Barn at Daldorch Tarbolton near Mauchline, Ayrshire

REF: 13688  
Sleeps 4/6  
Friday Arrival



Mauchline 4 miles. A charming semi-detached stone cottage next to the owners' home, superbly located amidst arable farmland in tranquil countryside in rural Ayrshire. Beautifully appointed throughout, the cottage provides comfortable accommodation for a family or couple who wish to explore one of Scotland's most attractive regions. All ground floor, the cottage offers a well-equipped kitchen with a dining area opening onto the rear garden, a comfortable sitting room with woodburning stove, and has two bedrooms, one of which is a double with an en-suite shower room. Outside is a rear garden with sitting area and furniture, allowing you to relax and enjoy the views of the surrounding countryside. Fishing rights on a 2 mile stretch of the nearby River Ayr can be bought from the cottage owner with the River Ayr Way, a 44 mile walk following the river from source to sea, a treat for walkers. Pub dining is available in nearby Falldorf and Stair, as well as the village of Tarbolton, only 2 miles away. Further afield are the Galloway Hills with many walking and cycling routes, with the hills also designated a Dark Sky Park, one of only ten in the world. The Ayr coast is only 12 miles away, as well as Royal Troon and Turnberry golf courses. A delightful cottage with something for everyone.



"A beautiful cottage with stunning views."

Miss Gibb, Renfrewshire



**Accommodation** All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, walk-in shower, basin and WC. Fitted kitchen with dining area and French doors to garden. Sitting room with double sofa bed and woodburning stove.

**Amenities** Gas central heating throughout, additional heating from woodburning stove in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Ample off road parking. Enclosed lawned rear garden with furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 miles.

WSB	OSB	LMB	XSB
227	A: 271	B: 310	C: 339
D: 368	E: 399	F: 431	G: 489
H: 548	I: 586	X: 548	NY: 548

### Mote Cottage New Cumnock, Ayrshire

REF: 4238  
Sleeps 4  
Saturday Arrival



New Cumnock 2 miles. A stone-built, detached cottage standing alone in open farmland on a 210 acre working farm, near to the River Nith, 2 miles from the village of New Cumnock in Ayrshire. The accommodation is set over one level, and is tastefully furnished and decorated, including a cosy woodburner in the sitting room. Outside is a large enclosed garden, a birdwatcher's delight, which provides a perfect spot for BBQs and relaxation. In season, guests are welcome to harvest fruits and vegetables from the garden, while all year round the private and peaceful setting of the cottage is sure to help re-charge your batteries. Use of two adult season tickets for New Cumnock Angling Association mean you can enjoy free fly fishing on the Glen Afton Reservoir, while free river and loch fishing is available from the farm. With walking and cycling opportunities from the doorstep and over 40 golf courses in the area, this charming cottage makes an ideal base for touring the wonderful countryside, lovely gardens and the nearby Ayrshire beaches.



**Accommodation** All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower cubicle, basin and WC (shower stool and bath seat available if requested at time of booking). Fitted kitchen. Sitting room with dining area and woodburner.

**Amenities** Full oil central heating with additional heating from woodburner in sitting room. Electric oven and hob, fridge/freezer, washer/dryer, dishwasher, 32" colour TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Use of two adult season tickets for New Cumnock Angling Association inc. in rent. Travel cot and highchair available on request. Ample off road parking. Large, enclosed garden to the side and rear with furniture, BBQ and children's play area. One well behaved pet welcome. Sorry, no

smoking. Shop 2.5 miles, pub 4 miles. Please note: 09th - 23rd Feb 2013 charged at £336, 30th June - 06th July 2013 charged at £428, 06th July - 20th July 2013 charged at £541 and 12th - 26th Oct 2013 charged at £428.

"The cottage was excellent and well worth the price."

Mrs Haseldine, Leicestershire



WSB	OSB	LMB	XSB
228	A: 274	B: 336	C: 353
D: 398	E: 455	F: 428	G: 506
H: 541	I: 609	X: 541	NY: 541



Riverview  
Irvine, Ayrshire

REF: 4269  
Sleeps 2/4  
Saturday Arrival



Irvine 1 mile. A ground floor apartment in a traditional, terraced property, with open views over the esplanade and estuary in the Ayrshire town of Irvine. Finished to a high standard, including feature ceiling roses and original combed plasterwork, this Irvine cottage apartment offers lovely welcoming accommodation for all visitors. The interior is contemporary and comfortable, and this Irvine cottage apartment is the perfect place to relax and enjoy the scenic views from the quiet sitting room. A small, neat, shared garden to the rear of this Irvine cottage apartment gives opportunities for BBQs and dining alfresco. Walking directly from the gate of this Irvine cottage apartment, guests can enjoy the esplanade, appreciate the views over the estuary, or relax in one of the harbourside coffee shops. This Irvine cottage apartment is within a short drive of some of the key beaches on the Ayrshire coast, not to mention historic castles and top-quality golf courses.



**Accommodation** All ground floor. One double bedroom with walk-in wardrobe. Shower room with shower, basin and WC. Well-equipped fitted kitchen with dining area and sofa bed. Elegant sitting room with electric fire and esplanade views.

**Amenities** Full gas central heating, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, washing machine, tumble dryer, flat screen colour TV with Freeview, DVD, CD/radio. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Roadside parking generally available for 2 cars in front of the property. Small shared rear garden with furniture and BBQ. Sorry, no pets and no smoking. Shop, pub and railway station 5 mins walk.



WSB	OSB	LMB	XSB
167	A: 213	B: 247	C: 276
D: 298	E: 347	F: 370	G: 390
H: 410	I: 426	X: 410	NY: 410

Key to symbols

★★★★★  
Star Rating awarded by Regional Tourist Board

✓✓✓✓  
Sykes Cottages Rating

tripadvisor  
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥  
Open fire

🐾  
One pet welcome (check for extra pets)

🚫  
No pets

🚫  
No smoking



Darnhay Cottage  
Mauchline near Ayr, Ayrshire

REF: 2289  
Sleeps 4  
Saturday Arrival



Mauchline 2.5 miles. A lovely, detached barn conversion situated in the owners' grounds, on the rural outskirts of Mauchline, 12 miles from Ayr. Enjoying splendid views over the peaceful, rolling Ayrshire countryside, this lovingly renovated property has been furnished to a high standard and boasts two spacious bedrooms, an open plan sitting/dining area with woodburner and a delightful patio area ideal for dining alfresco. The surrounding countryside provides good birdwatching opportunities, whilst many walks are available from the doorstep. With a range of activities nearby, including links golf courses, the cliff-top castle at Culzean, Dumfries House and the seaside resort of Ayr, this great property makes a perfect romantic retreat or a good base for a relaxing family holiday.



**Accommodation** Two bedrooms: 1 x double with en-suite (shower, basin and WC), 1 x ground floor twin. Ground floor bathroom with bath, separate shower cubicle, basin and WC. Fitted kitchen with dining area and woodburner.

**Amenities** Oil fired central heating throughout with additional heating from woodburner in sitting room.

Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, flat screen TV, DVD, radio/CD player, small library of books/games/CDs/DVDs. Fuel, power and starter pack of logs for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available. Off road parking for 2 cars. Small patio area with garden furniture and shared use of owners' lawned paddock. Sorry, no pets and no smoking. Shops and pub 2.5 miles.



"It was welcoming, clean, cosy, comfortable and quiet."



WSB	OSB	LMB	XSB
199	A: 294	B: 330	C: 348
D: 365	E: 402	F: 438	G: 490
H: 540	I: 578	X: 540	NY: 540



Eliock  
Thornhill near Dumfries, Dumfries & Galloway

REF: 14739  
Sleeps 6  
Friday Arrival



A very well presented, detached cottage, delightfully located on the outskirts of the charming village of Thornhill in Dumfries and Galloway, in southern Scotland. Well appointed throughout, this Thornhill cottage is ideal for families or groups of friends wishing to relax and soak up the tranquil country atmosphere. All ground floor and with open views across farmland to the hills beyond, this Dumfries cottage has three double bedrooms, two of which can be configured as a twin if required. A well-equipped kitchen with a large airing cupboard, a spacious sitting room with an open fire, a dining room and a comfortable conservatory complete this lovely Dumfries holiday accommodation. To the rear of your Dumfries cottage is a large garden with decked area, where you can relax with a drink as you plan your itinerary for the following day. The attractive village of Thornhill offers a selection of shops, cafes, pubs and boutiques as well as a golf course and excellent fishing on the River Nith, with walking available in the nearby hills. Just a short distance from Thornhill is Ae Forest (part of the 7stanes mountain bike trail), spectacular Drumlanrig Castle offering a range of attractions including the castle itself and the country estate with wildlife, walking and cycling. With Ayr and Glasgow within easy driving distance, this is a wonderful Scottish cottage, with something for everyone to enjoy.



**Accommodation** All ground floor. Three double bedrooms (2 x zip/link - can be twins on request). Bathroom with double Jacuzzi bath, separate shower, basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with open fire. Conservatory.

**Amenities** Gas central heating with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 3 cars. Lawned garden to rear with decked terrace and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"The house was lovely, and the views great."

Mrs Mohadeb, Midlothian



WSB	OSB	LMB	XSB
276	A: 329	B: 385	C: 415
D: 446	E: 498	F: 551	G: 611
H: 671	I: 718	X: 671	NY: 671



The Cabin at North Lodge  
Canonbie near Gretna, Dumfries & Galloway

REF: 4464  
Sleeps 2  
Saturday Arrival



Canonbie 1.5 miles. A delightful detached wooden chalet in the grounds of the owner's property, near the rural village of Canonbie, half a mile from the border with England. A wonderful contemporary property, this Canonbie cottage offers open plan studio accommodation. Decorated to a high standard, this Canonbie cottage looks out over farmland and overlooks a large pond. There is also shared use of a traditional cedar hot tub within the grounds of North Lodge, which is heated by a woodburner, a perfect spot to relax whilst gazing at the night sky. A superb holiday cottage for fishing enthusiasts, guests can make use of 1.8 miles of water across Canonbie, Langholm, Lower Liddle and Newcastleton. Less than ten minutes' drive from Gretna, this makes a fantastic hideaway, or is an ideal base for simply exploring the Dumfries and Galloway region and the surrounding Borders countryside. Cosy and stylish, this Canonbie cottage is an ideal romantic retreat that you'll want to return to again and again.



**Accommodation** All ground floor. Open plan studio accommodation with double bed, fitted kitchen, dining area and sitting area with woodburner-style gas fire. Shower room with shower, basin and WC.

**Amenities** Full oil central heating, additional heating from woodburner-style gas fire in sitting area. Gas hob, microwave, fridge, colour TV, books/games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Covered seating area on porch. Shared use (with owner) of hot tub in property grounds - guests can arrange times for sole use direct with owner. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: There is a large unfenced pond at the bottom of the sloping garden area in front of this property. The owner can arrange fishing on the River Esk and Liddle Water. The cost is £100 per week by arrangement with the owner.

"The owners made us feel we were welcome."



WSB	OSB	LMB	XSB
196	A: 230	B: 276	C: 297
D: 318	E: 339	F: 361	G: 398
H: 435	I: 464	X: 435	NY: 435

Johnstonebridge near Lockerbie, Dumfries & Galloway

Lockerbie 6 miles. A group of converted, stone-built properties, within a farm complex in the rolling countryside and farmland of Dumfries and Galloway, at Johnstonebridge near Lockerbie. All three Lockerbie cottages benefit from modern touches throughout, yet retain a traditional, welcoming feel. There are enclosed gardens at these Lockerbie cottages, perfect for children, and a woodburner in each property ensures a warm welcome all through the year. These Lockerbie cottages are ideally placed for exploring the beautiful south west of Scotland. Locally there is ample walking and cycling over open hillsides and through forest landscapes, and within easy reach of these Lockerbie cottages are rugged coastlines and pretty towns to be explored. Further afield are the cities of Carlisle, Edinburgh and Glasgow, easily reachable for a day's sightseeing and shopping. These Lockerbie cottages really are in an ideal location to explore southern and central Scotland at its best.



Grouse Cottage  
Johnstonebridge near Lockerbie, Dumfries & Galloway

REF: 5283  
Sleeps 6  
Saturday Arrival



Pheasant Cottage  
Johnstonebridge near Lockerbie, Dumfries & Galloway

REF: 5284  
Sleeps 5  
Saturday Arrival



Mallard Cottage  
Johnstonebridge near Lockerbie, Dumfries & Galloway

REF: 5285  
Sleeps 6  
Saturday Arrival



A lovingly refurbished, semi-detached former cattle shed, a cosy Lockerbie cottage within a larger complex near Johnstonebridge. Wonderful contemporary accommodation with single-storey, open plan living. This property adjoins refs. 5284 and 5285, together they accommodate 17.



**Accommodation** All ground floor. Three bedrooms: 1 x twin with TV and en-suite wet room with shower, basin and WC, 2 x twin. Bathroom with bath, shower cubicle, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with woodburner.



**Amenities** Full oil central heating, additional heating from woodburner in sitting area. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD, CD player. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Enclosed lawned garden. Two well behaved dogs welcome. Sorry, no smoking. Bar and cafe available on site. Shops and pubs 6 miles. Note: Cottage is situated on separate area of Lockerbie Lory Park close to A74(M), minimal noise disruption inside the cottage.

"We would certainly go back."

Mrs Logie, Moray



WSB OSB LMB			
WSB: 215	A: 313	B: 367	C: 396
D: 424	E: 474	F: 524	G: 581
H: 637	I: 682	X: 682	NY: 682



A delightful semi-detached farmhouse conversion, a lovely Lockerbie cottage forming part of a complex in the rolling farmland of Dumfries and Galloway. Lovingly refurbished, this Lockerbie cottage has a dramatic open plan living area including kitchen, dining area and sitting area with woodburner, plus a staircase along one wall leading to the bedrooms upstairs. This property adjoins refs. 5283 and 5285, together they accommodate 17.



**Accommodation** Three bedrooms: 1 x king-size double, 1 x double, 1 x single. Bathroom with bath, shower cubicle, basin and WC. Ground floor shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area, utility and sitting area with woodburner.

**Amenities** Full oil central heating, additional heat from woodburner in sitting area. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD, CD player. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lawned enclosed garden. Two well behaved dogs welcome. Sorry, no smoking. Bar and cafe available on site. Shops and pubs 6 miles. Note: Cottage is situated on separate area of Lockerbie Lory Park close to A74(M), minimal noise disruption inside the cottage.



WSB OSB LMB			
WSB: 231	A: 296	B: 335	C: 364
D: 393	E: 432	F: 471	G: 515
H: 558	I: 597	X: 597	NY: 597



A fully refurbished semi-detached former cattle shed, a cosy Lockerbie cottage within a larger complex near Johnstonebridge. This is a contemporary Lockerbie cottage, with open plan living accommodation all on one level, and an enclosed garden. This property adjoins refs. 5283 and 5284, together they accommodate 17.



**Accommodation** All ground floor. Three bedrooms: 1 x twin with en-suite wet room with shower, basin and WC, 2 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with woodburner.



**Amenities** Full oil central heating, additional heating from woodburner in sitting area. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV, Freeview, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Enclosed lawned garden. Two well behaved dogs welcome. Sorry, no smoking. Bar and cafe available on site. Shops and pubs 6 miles. Note: Cottage is situated on separate area of Lockerbie Lory Park close to A74(M), minimal noise disruption inside the cottage.

WSB OSB LMB			
WSB: 215	A: 313	B: 367	C: 396
D: 424	E: 474	F: 524	G: 581
H: 637	I: 682	X: 682	NY: 682



Winterhope Farm Cottage  
Winterhope near Lockerbie, Dumfries & Galloway

REF: 10129  
Sleeps 6  
Friday Arrival



Lockerbie 11 miles. An immaculately presented, detached cottage, superbly located in the grounds of the owner's working livestock farm 11 miles from Lockerbie in beautiful Dumfries and Galloway. Luxuriously appointed throughout to provide quality holiday accommodation, this lovely cottage is ideal for any group looking to enjoy a superb cottage in delightful surroundings. All ground floor, the cottage has three bedrooms, the king-size master room boasting an en-suite shower room. The large open plan living area exudes quality with a well-equipped kitchen, a dining area with French doors leading to the patio and separate hot tub, and a sumptuous sitting area with woodburning stove and glorious views to the garden and hills beyond. Outside are a lawn and patio with furniture and BBQ, allowing summer evenings to be spent relaxing or dining alfresco, before taking advantage of the fabulous hot tub available. The fantastic rural location offers country walking from the doorstep while nearby is the beautiful town of Langholm, the home of Thomas Telford, with its picturesque riverside location. Lockerbie offers a range of amenities including pubs and restaurants and a day trip Glasgow or Edinburgh is recommended. A wonderful cottage offering something for everyone year-round.



**Accommodation** All ground floor. Three bedrooms: 1 x king-size double with en-suite shower, basin & WC, 1 x double, 1 x twin. Bathroom with bath with separate shower, basin & WC. Open plan living area with fitted kitchen, dining area & sitting area with woodburning stove. Utility. Hot tub.

**Amenities** Oil underfloor heating with additional heating from woodburning stove in sitting area. Electric oven & hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, WiFi, telephone, selection of books, games & DVDs. Fuel, power & starter pack for woodburning stove inc. in rent. Bed linen & towels inc. in rent. Cot & highchair on request. Off road parking for 4 cars. Lawned garden to front with patio, furniture & BBQ. Hot tub. Sorry, no pets & no smoking. Shop & pub 6 miles.



"A lovely spacious cottage in a lovely setting."

Mrs Mckellar, West Lothian

WSB OSB LMB			
WSB: 308	A: 368	B: 432	C: 466
D: 501	E: 560	F: 620	G: 688
H: 756	I: 809	X: 756	NY: 756

For full guide to cottage pricing see page 73

# Sykes Cottages UK booking conditions

PLEASE READ THIS CAREFULLY. WHEN YOU MAKE A RESERVATION REQUEST WITH US (WHETHER BY EMAIL, TELEPHONE OR POST), THESE CONDITIONS ARE DEEMED TO HAVE BEEN ACCEPTED BY YOU.

## 1 DEFINITIONS

1.1 'Additional Fees' means any fees payable by the Holidaymaker other than the Rental Charge and Booking Fee, including (but not limited to) card handling fees, insurance costs, heating supplements, pet charges and linen charges.

1.2 'Agent' means Sykes Cottages Limited (Company Number 4469189) whose registered office is at Lime Tree House, Hoole Lane, Chester CH2 3EG.

1.3 'Booking' means the reservation of the Property by the Holidaymaker.

1.4 'Booking Conditions' means these terms and conditions.

1.5 'Booking Fee' means the booking fee payable by the Holidaymaker to the Agent, being £35.00 per Property per Week or £35.00 per Property per Short Break (as appropriate).

1.6 'Deposit' means:

(a) 30% of the Rental Charge; or

(b) if the holiday is due to commence within six weeks of the date of a Reservation Request, 100% of the Rental Charge.

1.7 'Holidaymaker' means the person or persons making the Booking.

1.8 'Holiday Confirmation' means the confirmation of the Booking issued by the Agent to the Holidaymaker (by email and/or post) once the Initial Payment has been processed.

1.9 'Initial Payment' means the payment of the Booking Fee, the Deposit and any applicable Additional Fees.

1.10 'Property' means the accommodation for which a Booking is made.

1.11 'Property Owner' means the owner of the Property.

1.12 'Rental Charge' means the total rental charge payable in respect of the Booking.

1.13 'Reservation Request' means a request to make a Booking in the form of a completed holiday booking form (whether submitted via the post, email, website or otherwise) or a telephone booking.

1.14 'Short Break' means a holiday for a duration of less than seven nights.

## 2 ROLE OF SYKES COTTAGES LIMITED

2.1 The Agent acts as agent for the Property Owner to take and arrange Bookings. The Agent does not own or manage the Property but reserves the right to refuse any Booking.

2.2 Once the Initial Payment has been made and a Holiday Confirmation has been issued by the Agent, a legally binding contract shall exist between the Holidaymaker and the Property Owner pursuant to which the Property Owner will make the Property available for the period set out in the Booking. For the avoidance of doubt, the Agent shall not be a party to such contract.

2.3 The contract shall be subject to these Booking Conditions and any other special conditions made known to the Holidaymaker at the time of the Booking.

2.4 The Agent accepts no liability for any defects or unavailability of the Property or any other problems with the holiday. The Holidaymaker's right of action (if any) shall be against the Property Owner and not the Agent.

## 3 BOOKINGS AND PAYMENT

3.1 Following receipt of a Reservation Request the Agent shall check the availability of the Property. If the Property is available for the Holiday, the Agent shall reserve the Property.

3.2 Upon reservation of the Property in accordance with clause 3.1, the Holidaymaker must make the Initial Payment to the Agent, unless advised otherwise. If payment is not received, the reservation will be cancelled.

3.3 Upon receipt of the Initial Payment, the Agent will issue a Holiday Confirmation to complete the Booking.

3.4 The balance of the Rental Charge (if any) must be paid by the Holidaymaker to the Agent no later than six (6) weeks prior to the commencement of the holiday (the Agent shall endeavour to inform the Holidaymaker of the due date at the time of the Booking).

3.5 Where the Agent has not received the balance by the due date, an overdue reminder letter will be issued to the Holidaymaker and a charge of £10 will be added to the balance due. If the balance is not received within four (4) days of that reminder, the Agent reserves the right to treat the Booking as cancelled by the Holidaymaker and clause 5 shall apply and the Holidaymaker shall have no claim against the Agent or the Property Owner for compensation or reimbursement whatsoever.

3.6 The prices stated on the Agent's website and in the Agent's brochure are cash prices in pounds sterling. The Agent incurs charges from credit card companies when the Holidaymaker pays by credit card, and therefore a £7.50 charge will be made for each credit card transaction. Any charges raised against the Agent by its bank for handling dishonoured cheques, bank transfers or any other payments, must be reimbursed by the Holidaymaker to the Agent within seven (7) days of the Agent's request to do so.

3.7 All payments must be made in pounds sterling.

3.8 The Agent reserves the right to correct any error in advertised and/or confirmed prices.

3.9 Please note some Property Owners may charge a good housekeeping bond (as mentioned in the individual Property details). The Owner shall liaise directly with the Holidaymaker to collect and (if appropriate) return this bond. The Agent has no control over any good housekeeping bond that may be collected.

3.10 Rental Charges in respect of Properties outside the UK are based on exchange rates at the date on which they are set. If changes in exchange rates result in an effective increase in excess of 5% of the Rental Charge the Agent reserves the right to charge a surcharge, for which an invoice shall be issued to the Holidaymaker. The surcharge must be paid with the balance of the Rental Charge or within fourteen (14) days of the date of the surcharge invoice, whichever is the later.

3.11 A surcharge will not be levied within fourteen (14) days of the commencement of the holiday.

## 4 BOOKING DETAILS

Immediately upon receipt of the Holiday Confirmation from the Agent, the Holidaymaker should check the details and notify the Agent of any mistakes/errors made by the Agent as soon as possible and in any event within seven (7) days; no changes can be made to the Booking after this time. The Agent reserves the right to charge a holiday booking amendment fee to administer/correct any error by the Holidaymaker.

## 5 CANCELLATION BY THE HOLIDAYMAKER

5.1 The Holidaymaker should notify the Agent immediately in writing if he/she wishes to cancel the Booking. The cancellation only takes effect when the Agent has received written confirmation from the Holidaymaker. If the Booking is cancelled after the balance of the Rental Charge becomes payable, such balance shall remain payable notwithstanding cancellation.

5.2 No refunds will be given on the cancellation of a Booking by the Holidaymaker.

## 6 OTHER CANCELLATIONS

6.1 In the event of the Agent being unable to arrange the holiday accommodation requested by the Holidaymaker, or if the Property becomes unavailable for whatever reason, the Agent will endeavour to arrange alternative accommodation for the Holidaymaker of an equivalent type and standard in a similar location.

6.2 If the Holidaymaker has paid any money in respect of a Property and that Property subsequently becomes unavailable, the Agent shall use its reasonable endeavours to obtain a refund from the Property Owner to the Holidaymaker of all monies paid by the Holidaymaker.

6.3 The Agent is not liable for any costs associated with alternative accommodation, which must be paid by the Holidaymaker.

6.4 Save as set out above, the Agent shall have no liability for the cancellation or alteration of a Booking.

## 7 BROCHURE ACCURACY

7.1 To the best of the Agent's knowledge the details relating to any Property described in the Agent's brochure were correct at the time of printing.

7.2 Upon becoming aware of any material inaccuracies in any published description of the Property or material changes to the Property, the Agent shall endeavour to correct them in future publications and inform the Holidaymaker. The Agent may, in its sole and absolute discretion, offer the Holidaymaker the option to treat the change as a Cancellation Event and clause 6 shall apply accordingly.

7.3 The Agent cannot accept responsibility for any changes or closures to area amenities or attractions mentioned in the brochure.

## 8 INSURANCE

When the Holidaymaker makes a Booking the Agent will quote a price inclusive of the Booking Fee and holiday insurance cover. This insurance is arranged through UK General Insurance Ltd (registration number 4506493) on behalf of Ageas Insurance Limited (registration number 354568). Both are registered in England, and authorised and regulated by the Financial Services Authority. The insurance page of the Agent's website contains more details of the insurance cover provided and a sample policy. If the Holidaymaker does not require insurance to be arranged by the Agent, the insurance premium will be deducted from the quotation. To minimise the financial risks associated with going on holiday it is strongly recommended that the Holidaymaker arranges travel insurance that matches their needs when booking the holiday.

## 9 RESPONSIBILITIES OF THE HOLIDAYMAKER

9.1 During the period of the holiday, the Holidaymaker (personally and on behalf of all other people visiting the Property) undertakes (for the benefit of the Property Owner and the Agent) as follows:

(9.1.1) that the number of people occupying the Property will not exceed the number stated on the Holiday Confirmation;

(9.1.2) that the Property will be used solely for the purpose of a holiday by the Holidaymaker and his party;

(9.1.3) to show due consideration for other parties (to include, but not be limited to, refraining from abuses of the Property and/or dangerous, offensive or rude behaviour to the Property Owner, his representative or any third parties such as neighbours);

(9.1.4) to allow the Property Owner or his representative access to the Property at any reasonable time during the period of the holiday;

(9.1.5) to keep the Property and all furniture, utensils, equipment, fixtures and fittings in or on the Property in the same state of repair and condition as at the commencement of the holiday and to ensure that at the end of the holiday the Property is left in the same state of order and cleanliness in which it was found. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy and for any consequential loss;

(9.1.6) to report as soon as possible to the Property Owner (or his representative) any breakages or damage caused by the Holidaymaker during the holiday and to reimburse the Property Owner with the cost

# Sykes Cottages UK booking conditions & insurance

of replacement. The Property Owner reserves the right to make a claim against the Holidaymaker for repair or loss as a result of damage caused; (9.1.7) to arrive after 3 p.m. on the arrival day and to vacate the Property by 10 a.m. on the day of departure unless prior arrangement has been agreed with the Property Owner and/or the Holiday Confirmation states otherwise;

(9.1.8) not (without the express permission of the Property Owner) to allow any person other than guests booked and staying in the Property for their holiday to use the facilities and amenities of the Property; and (9.1.9) to notify all other members of the Holidaymaker's party of these undertakings.

9.2 In the event of a breach of any of the undertakings set out in clause 9.1 the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the Holiday. In either case the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

## 10 PETS

10.1 Pets are only allowed at Properties that are advertised as allowing a pet/pets. If a Holidaymaker takes a pet to a Property that does not allow them, or exceeds the stated number/size of pet, the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10.2 The Holidaymaker is liable for all damage caused by his/her pets. The Holidaymaker should remove all traces (inside and out) from the Property of pet occupation before final departure. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy. The Holidaymaker must not allow pets on beds or furniture within the Property and pets must not be left alone in the Property at any time. If the Holidaymaker breaches this clause the Property Owner (or his representative) may notify the Holidaymaker of the breach and if the Holidaymaker continues to breach this clause the Property Owner (or his representative) may make the Holidaymaker leave the Property before the end of the Holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

## 11 LIABILITY

11.1 The Holidaymaker's (and all other members of the Holidaymaker's party's) personal belongings and vehicles (together with their contents) are left at the Property entirely at their own risk.

11.2 The Agent shall accept no liability to the Holidaymaker for any loss, damage or injury howsoever caused to the Holidaymaker or to the Holidaymaker's personal property (or to persons in the Holidaymaker's party or their personal property) during their stay at the Property except to the extent such loss, damage or injury is caused by the negligence or wilful default of the Agent.

11.3 No representative, agent or sales person (whether employed by the Agent or not):

(11.3.1) has authority to vary, amend or waive any of these Booking Conditions and no amendment or addition to any of these Booking Conditions shall be deemed to have been accepted unless accepted in writing by a senior manager of the Agent; and/or

(11.3.2) has authority to make any verbal representations or provide additional information over and above information contained in the Agent's brochures and website. The Agent cannot accept responsibility

and gives no warranty in respect of information or representations not contained in these Booking Conditions, the Agent's brochures and/or the Agent's website.

## 12 COMMUNICATION AND INFORMATION

12.1 For the purpose of the Data Protection Act 1998, all personal and other information and details collected by the Agent in the course of its business, belong to the Agent and will not be disclosed to any third party except to the Property Owner (and/or his representatives) in connection with a Booking.

12.2 Provided the Holidaymaker has not told the Agent otherwise, the Agent may use the Holidaymaker's personal information for marketing the Agent's services.

12.3 If the Holidaymaker or other individual wishes to be removed from the Agent's marketing lists, they should contact the Agent by phone on 01244 352286 or by email at [info@sykescottages.co.uk](mailto:info@sykescottages.co.uk).

12.4 Telephone calls between the Agent and the Holidaymaker may be monitored or recorded by the Agent for training and quality control purposes.

## 13 COMPLAINTS

13.1 In the unlikely event the Holidaymaker may have cause for dissatisfaction, the Holidaymaker should contact the Property Owner (or his representative) as soon as possible. The Agent encourages all Property Owners to take complaints from Holidaymakers seriously and to resolve them if at all possible.

13.2 If the Holidaymaker is unhappy with the Property Owner's response, the Holidaymaker should contact the Agent as soon as possible (and in any event within 28 days of the end of the holiday) and provide details of the complaint and the Property Owner's response.

13.3 Without prejudice to clause 2.2, upon receipt of details of a complaint from a Holidaymaker, the Agent may (in its absolute discretion) liaise with the Holidaymaker and the Property Owner and attempt to resolve the outstanding complaint.

13.4 This clause 13 is without prejudice to any cause of action the Holidaymaker may have against the Property Owner.

## 14 FORCE MAJEURE

No liability can be accepted and no compensation will be paid by the Agent or the Property Owner, where the Holidaymaker or his personal property (and/or any person in the Holidaymaker's party and/or their personal property) suffer any loss, damage, injury, disappointment, inconvenience or otherwise, or where the performance or prompt performance of any obligations by the Agent or the Property Owner are prevented or affected, by any event which the Agent or the Property Owner could not have reasonably foreseen or avoided including war, threat of war, riot, civil strife, industrial action, terrorist activity, natural or nuclear disaster, fire, adverse weather conditions, closure of international borders, disease, non availability of transport services, interruption to services/utilities and all similar events outside the control of the Agent or the Property Owner.

## 15 HOLIDAYS OUTSIDE THE UK

In the event that the Property is outside the UK, the Agent may be able to provide travel booking services. The provision of such services will be subject to further terms and conditions, copies of which shall be available on request.

## 16 LAW AND JURISDICTION

All contractual obligations arising out of these conditions shall be subject to English Law and the exclusive jurisdiction of the English Courts.

For Sykes Cottages Ireland booking conditions please see our website at [www.sykescottages.co.uk/Ireland-booking-conditions](http://www.sykescottages.co.uk/Ireland-booking-conditions) or call 01244 352286.

## Sykes Cottages UK holiday insurance

At Sykes Cottages we believe that arranging suitable travel insurance cover is just as important as watering the plants and locking the front door before you set off on your holiday. Sykes Cottages is an Appointed Representative of UK General Insurance Ltd. The travel insurance is arranged by UK General Insurance Ltd and underwritten by Ageas Insurance Limited. We offer comprehensive cover for up to 16 people that offers peace of mind and great value for money.

- Cancellation and Curtailment - up to £5,000 per booking
- Medical and treatment expenses - up to £2,000,000
- Personal Accident - up to £10,000
- Personal Liability - up to £2,000,000
- Personal Effects and Baggage - up to £1,000

### Details of premiums

Holiday Price	Insurance Premium
Holidays up to £200	£10
£201 to £350	£17
£351 to £450	£21
£451 to £600	£28
£601 to £800	£37
£801 to £1,000	£46

Thereafter £4.50 for each additional £100.

Premiums include Insurance Premium Tax @ 20%

For full details please see our website at

[www.SykesCottages.co.uk](http://www.SykesCottages.co.uk) or call 01244 352286

# Other questions answered

## Q: How do you maintain your high standards?

**A:** Our reputation is central to our success and we go to great lengths to protect it. That's why we strive to ensure every holiday cottage is of the highest standard and offers excellent value for money. Ultimately, we want to make sure you have a pleasurable stay and want to return for years to come.

The key to our success is in the selection and the quality of our properties. The criteria we use to select a property cannot be rigidly itemised: a farmhouse in its own grounds and a waterside apartment will each have special qualities that might not apply to the other. We try to capture the essence of each property as fully as possible in our descriptions and pictures, but it's what you think that really counts. That's why we ask you for your comments at the end of your holiday to help us ensure standards are maintained or even improved. All feedback, positive and negative, is summarised weekly and forwarded to the cottage owner. Each property also has the added benefit of being supervised personally by the owner or caretaker.

Please remember that your holiday cottage may have quirks you aren't used to. Old properties often have thick walls and small windows, and as a result may feel colder and darker than modern homes. Rural areas may have little or no reception for mobile phones or television, while properties on farms may experience animal or machinery noise. Please make sure you check with us at the time of booking if you have any specific requirements, such as mobile phone reception. If a cottage is advertised as having a 'private water supply,' it means the water will not have been processed in a water treatment facility, so we advise you to drink bottled or boiled water. On rare occasions, such as extremely hot spells, the water supply may be interrupted.

## Q: Will our cottage have everything we need?

**A:** Every holiday cottage is unique, individually furnished and generously equipped. All our properties have everything you need for an enjoyable holiday, whether you choose a modern minimalist apartment or a farmhouse-style property with Aga and slate flooring.

All have hot water, bathrooms and flushing toilets. Kitchens will be equipped with all the utensils and appliances you'd expect for everyday use. Sitting rooms will normally have enough comfortable chairs for the maximum number of people the property accommodates and room for everyone at the dining table. There will usually be at least one colour TV.

The 'Amenities' section of each property description gives a good idea of what to expect in your property. The interior photographs will give you an accurate idea of its standard and decor.

## Q: Can we take our pet with us?

**A:** To see if pets are allowed in your chosen cottage, and if there is a charge, please check the

'Amenities' section of the property description. Pets are welcome provided they are kept under control, exercised off the premises, kept out of bedrooms and off the furniture and that they are never left in the property unattended. You should also bear in mind that many beaches only allow guide dogs during the summer months.

Don't forget to tell us about all the pets you're taking with you when you book. Please note that even if a property has an enclosed garden, it does not necessarily mean it is totally escape-proof. We cannot accept responsibility for your pet's safety.

## Q: Is linen provided?

**A:** In most cases linen is included in the rental price. Please check the 'Amenities' section of the cottage description to see if there is an additional charge for linen hire (usually £3.50 per person per week unless stated otherwise).

If you're bringing your own linen please check with the cottage owner or caretaker to see what you need. You should bring your own bath, tea and beach towels unless stated otherwise. If towels are provided, they must not be removed from the property. Cot linen is not provided.

## Q: Are fuel and power included?

**A:** Most of our properties include fuel and power in the rental price. If not, this will be made clear in the 'Amenities' section of the cottage description. Some properties may charge a supplement, have a coin meter or make a charge based on a meter reading at the end of your stay. You may also have to pay extra for logs/coal for open fires and wood burning stoves.

## Q: How much will our holiday cottage cost?

**A:** We've divided the year into a series of price periods or bands – A/B/C/D/E/F/G/H/I/X/NY. The weekly price for each band is shown in the pricing panel beneath the cottage description. Please see the calendar opposite to see which band applies.

The price is per property not per person. Any additional charges, eg linen, heating, taking your pet, will be detailed in the 'Amenities' section of the cottage description. Our Booking Fee of £35.00 per property, per week or short break, is included in the price on the pricing panel. We accept payment by debit cards (Switch/Maestro or Delta) and credit cards (Visa or Mastercard). A £7.50 charge will be made for all credit card transactions (not for Switch/Maestro or Delta cards).

## Q: How do we pay for our holiday?

**A:** If you book well in advance, we charge a deposit of 30% of the rental plus a booking fee of £35.00 per property, per week or short break and any extras. The balance is payable 6 weeks before the start of the holiday. Within 6 weeks of the holiday start date you will need to pay in full when you book.

## Q: What are the arrival and departure times?

**A:** Lettings start at 3pm on the first day of your holiday (usually a Friday or Saturday) and end at 10am on the day of departure, unless stated otherwise in the cottage description or holiday confirmation letter. This is to give the Owner or Housekeeper enough time to prepare the cottage for new arrivals. Please contact the owner/caretaker at least 2 days before setting off, where required to do so, to check the arrival time and arrange to collect the keys.

## Q: Can we make changes to our holiday?

**A:** Call us to discuss your changes and we'll try to help. Changing an existing booking involves extra administration and contacting the owner of the holiday property. To cover this extra work you'll be charged an administration fee of £30. Please note that, once confirmed, bookings can only be moved to a closer date. We can't change bookings to a later date.

## Q: What happens if I need to cancel my holiday?

**A:** We strongly recommend that you arrange holiday/travel/cancellation insurance to cover your holiday expenses, as we cannot give refunds on cancellations. A comprehensive insurance policy can be purchased from Sykes Cottages – full details are on the website. If you have your own policy which covers UK travel, this may act as a suitable alternative. You can find details of our Cancellation Policy in Section 5 of our Booking Conditions.

## Q: What are your Booking Conditions?

**A:** When you make a booking you enter into a legal contract with the owner of the holiday property. The Booking Conditions are set out on page 70 and are shown on our website.

## Q: Problems - what do we do if there's a problem?

**A:** At Sykes Cottages we do everything possible to ensure you have an enjoyable stay, but occasionally things go wrong. If a problem occurs, first contact the owner/caretaker responsible for the management and maintenance of the property. Any assistance we give to resolve a complaint in relation to your booking is provided on a goodwill basis and in our capacity as an Agent. Any problem must be reported immediately – complaints made after your occupancy cannot be entertained.

## Q: How far ahead can I book?

**A:** We can provisionally hold almost any date, if the owner is happy for us to do so. Prices for the year are usually confirmed in the spring/summer of the preceding year. If the date you want hasn't been priced yet, then we'll simply hold the week for you.

# Short breaks

There are four types of short break available:

WSB WINTER BREAKS	OSB OFF SEASON BREAKS	LMB LAST MINUTE BREAKS	XSB XMAS & NY BREAKS
Bookable any time. <b>Available:</b> Price band A (Winter). <b>Price:</b> 3 night WSB price quoted for each cottage in pricing panel at foot of cottage description. Extra nights charged pro rata of weekly rental.	Bookable within one calendar month of the start date. <b>Available:</b> 13th April – 25th May 2013 28th Sept – 26th Oct 2013 <b>Price:</b> 3 night price calculated as 75% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable within one week of the start date. <b>Available:</b> Price bands B, C, D, E, F, G, H, I, X, NY i.e. all price bands except band A (Winter season). <b>Price:</b> 3 night price calculated as 65% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable any time. <b>Available:</b> Christmas week and New Year week. Booking must commence on specified changeover day. <b>Price:</b> 5 nights calculated as 85% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.
<b>SPR – SMALLER PARTY REDUCTIONS</b> Only applicable to participating cottages, sleeping 8 or more in 4 or more bedrooms. Reductions available on weekly rental for smaller groups. Bookable all year round.		<b>Available:</b> Price bands D, E and F. <b>Price:</b> 25% off normal weekly rental where occupancy does not exceed 6 people. Note: Smaller Party Reductions do not apply to short breaks.	

# Calendar & price guide

To offer you the best value whenever you book, Sykes has split the year into a series of price bands – A, B, C, D, E, F, G, H, I, X and NY. When making your reservation, follow these simple steps:

1. Use the calendar below to see which price band applies to your desired dates - usually a Friday or Saturday arrival
2. Look at the pricing panel for your chosen property to see the price per week for that price band
3. If you're happy to proceed, make your booking

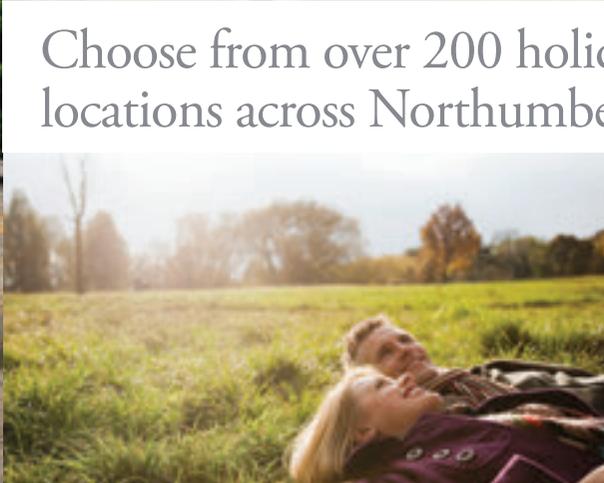
2013	January	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band NY	Band A		
	February	F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Band B			
	March	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band A	Band E		
	April	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band F	Band E	Band C	Band D
	May	W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band D	Band H		
	June	S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D			
	July	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band E	Band F	Band G	Band H
	August	T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band I	Band H	Band G	
	September	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D	Band C		
	October	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band B	Band F		
	November	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band A			
	December	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band X	NY		

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