



# Rock Mill Farm

Rock, Alnwick  
Northumberland



SANDERSON  
YOUNG





## Rock Mill Farm

Rock, Alnwick, Northumberland NE66 3HA

**We are delighted to offer this stunning country farm, which is currently providing four residential dwellings and an option for a fifth. This amazing and beautiful farmhouse, with its cottage and two adjacent dwellings, creates a significant investment income for holiday homes and holiday lets.**

Rock Mill Farmhouse is understood to date back to circa. 1740 and now provides a fabulous, stone built country residence, surrounded by stunning farmland in an area of outstanding natural beauty within North Northumberland.

This stunning south west facing farmhouse is accompanied by three holiday cottages, which bring in a significant annual income as they are all let out for short term furnished holiday lets.

The farmhouse itself provides a fabulous home with a great deal of style and character, and the total gardens and grounds surrounding the properties extends to 7.31 acres. The properties have had a considerable amount of improvement and refurbishment works carried out to them in recent years and the cottages are all listed as 5\* rated holiday homes.

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### Price Guide:

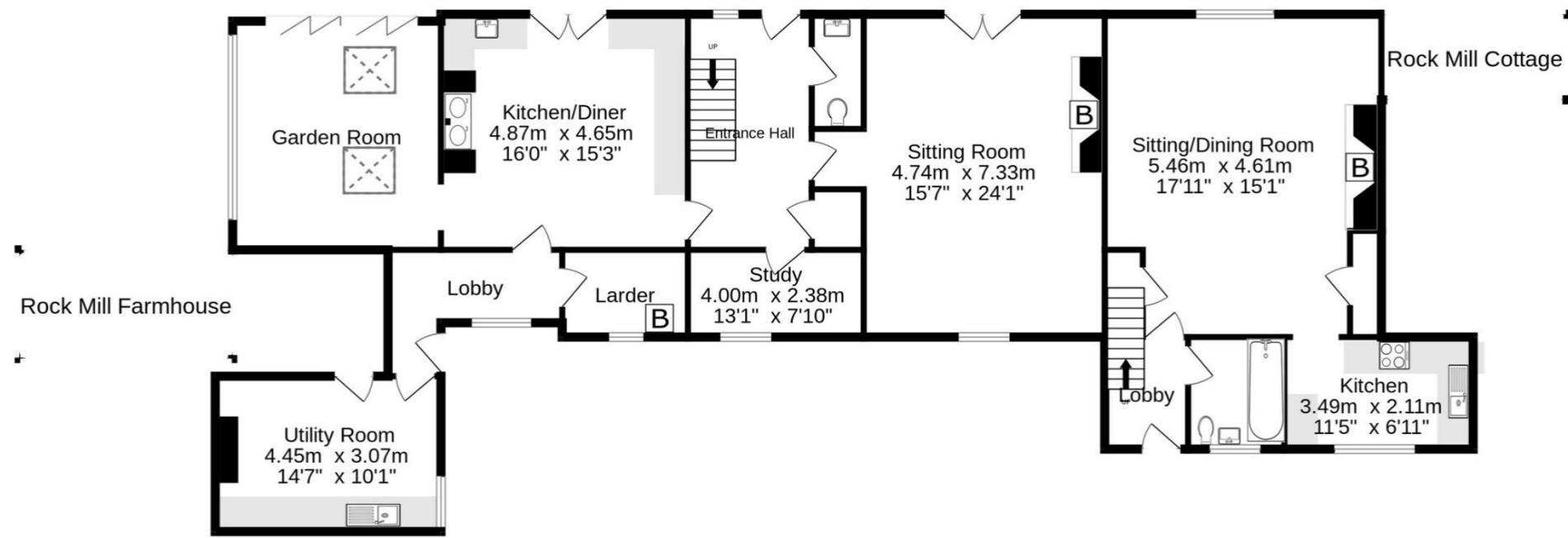
Guide Price £1,950,000

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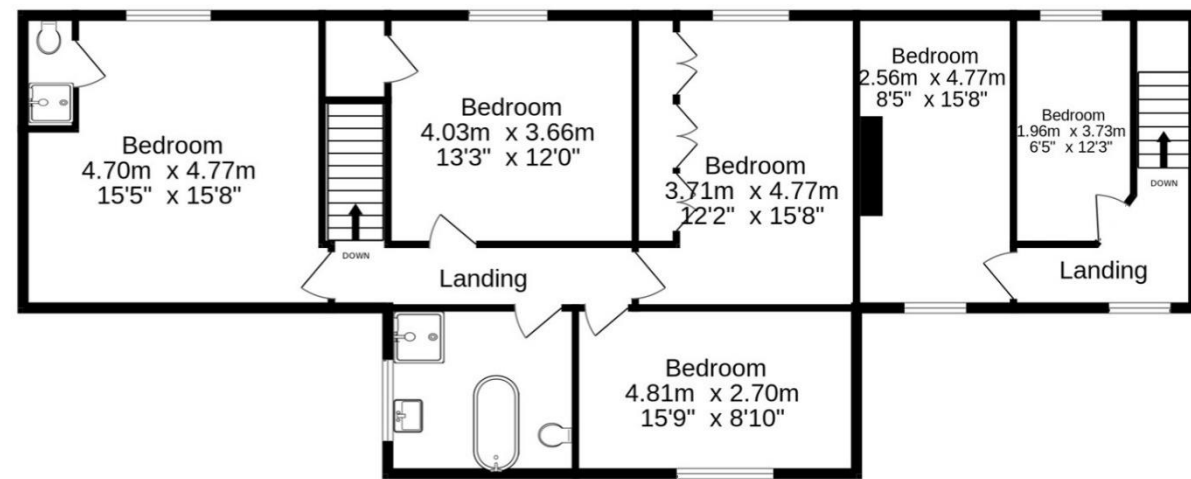
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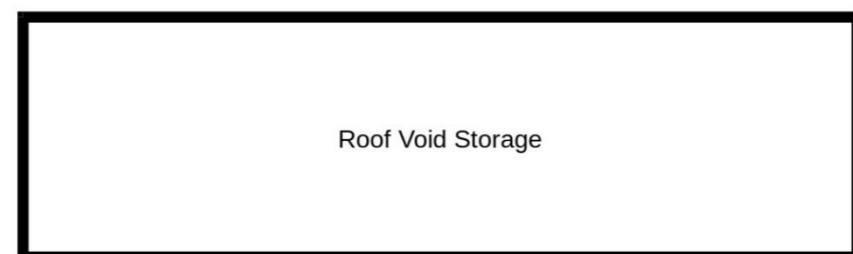
Ground Floor  
179.7 sq.m. (1935 sq.ft.) approx.



1st Floor  
110.9 sq.m. (1194 sq.ft.) approx.



2nd Floor  
53.1 sq.m. (572 sq.ft.) approx.



TOTAL FLOOR AREA : 343.8 sq.m. (3700 sq.ft.) approx.

The principal farmhouse has a highly impressive internal layout and accommodation, including a beautiful farmhouse kitchen, a superb garden room/conservatory, a charismatic living/dining room with a log burning fire, as well as a separate study, ground floor WC, and useful storage rooms.

To the first floor of the property, there is access to four double bedrooms, with the master bedroom having its own ensuite shower room and the other three having access to a family bathroom with a feature roll top bath and a separate shower. The property is double glazed and has great views over the surrounding open countryside.

The private garden has its own patio terrace and alfresco dining area, which leads from the doors immediately in front of the kitchen, as well as those from the garden room. The gardens are extremely well planted and stocked, providing a great deal of colour throughout the year.

The farmhouse has its own primary garden areas which are entirely separate from the cottages.

To the south eastern elevation, planning permission has been granted for a two storey extension/granny house that could be utilised as further holiday accommodation.



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### **Rock Mill Cottage**

Attached to the side of the farmhouse, on its northern elevation, is Rock Mill Cottage, a south west facing property which has its own independent small rear entrance and courtyard, as well as an open lounge, a separate kitchen under a single storey roof, and to the ground floor there is a well appointed bathroom/WC. Stairs lead up to the second floor where there are two double bedrooms.

The cottage is very well presented and has both night storage and convection heating.









### **Croft Cottage**

Croft Cottage provides an independent stone built detached house, which was a former Georgian bothy and store shed. It is a 1 ½ storey building which is situated to the east and northern elevation of the site and its entrance. It has its own separate driveway and parking for many vehicles, with a lovely east facing garden which is very large in size and features good recreation areas and a patio.

Croft Cottage has been refurbished to a very high standard with a superb large open plan lounge, dining room and a kitchen, under a beamed ceiling, with a central free standing log burning stove. The open plan living areas are a tremendous feature of this property.

The ground floor has two double bedrooms and a fabulous family bathroom WC and there is a separate utility and ground floor cloakroom/WC, as well as the potential to build and extend out further if required.

The staircase leads to a galleried landing above the open plan living area and this connects to a useful third bedroom or store.

Croft Cottage has its own oil fired central heating and double glazing and is a very popular cottage, which has some excellent rental yields in the peak season of just under £1900 per week. It easily accommodates 4 people but has the potential to take up to 6 people.









### **Newton Retreat**

Newton Retreat is an old barn that has been redeveloped to create a unique detached holiday home. It has its own extensive south west facing gardens and grounds, as well as a parking area.

The property is constructed in timber under an 'Onduline' feature roof and has some very high insulation qualities providing a very warm and cosy family cottage.

The internal accommodation has been significantly refurbished to a high standard with a lovely feature open plan lounge, a kitchen, and a dining room with open beamed ceilings, and two large double bedrooms, as well as two amazing marble ensuite bath and shower rooms.

The outside terraces, sitting areas and the beautiful lawned gardens, are a tremendous feature, as well as the small lake which is situated to one corner of the garden.

Newton Retreat has a multi fuel stove, oil fired central heating and double glazing.







Rock Mill Farm is located just to the north of the village of Rock and surrounded by good agricultural land with local lane access connecting to the road, which leads to Embleton and Seahouses to the north and Alnwick to the south. It is also located only a 5 minute drive to Newton-By-The-Sea with the popular The Ship Inn. The nearby dual carriageway linking between Alnwick and Berwick is very convenient, as is the main trainline service which connects to Edinburgh in the north and London Kings Cross in the south.

Rock Mill Farm is a very special and unique investment and holiday home development; it could of course be kept as a private residential dwelling with options of independent living for family relatives or visitors, but it currently provides a very strong investment income used as holiday homes.

Its location just to the north of Alnwick and on the coastline of Northumberland is very special, surrounded by many landmarks with stunning walks, beaches and castles, as well as golf courses.

Viewing of the properties is only principally available on a Saturday when the changeover takes place in the peak weeks in particular, however other viewings may be possible on alternative days by separate arrangement.

#### **Rental Information**

*The rental and investment income for the three cottages is recently considered to be around £85,000 per annum and whilst peak rental yields have been achieved in 2021 and part of 2022, we are still seeing excellent rentals for two bedroom cottages throughout the Northumberland Coast. Figures for £2000 in the peak weeks are not unusual. There is a great deal of potential within the Farmhouse and steading to further enhance the investment of the holiday cottages, including the construction of the new bothy from the existing outbuildings which would create a further two bedroom unit. There is existing investment income well exceeding £100,000 per annum with 35% -40% net yield, which is common within the FHL industry, which currently provides a £35,000 - £40,000 a year income for an owner.*

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