



# Whitehill House

Beal Farm









## Whitehill House

Beal Farm, Beal, TD15 2PB

A fabulous, four/five bedroom stone built detached house, occupying a magnificent elevated site at Beal, with impressive uninterrupted views to Holy Island, Bamburgh Castle and the stunning Northumberland coastline. This excellent family home, converted from the former Farm Steading around 35 years ago, has gardens extending to approx. 0.7 acres, with generous parking and a detached double garage. NO UPWARD CHAIN.

Whitehill House offers a rare opportunity for those buyers seeking a large traditional main or second home, with generous gardens extending to circa 0.7 acres, enjoying excellent privacy and fantastic coastal and rural views.

. Built in beautiful old stone under a pitched pantile roof, the house has retained interesting features including an attractive canopied veranda with exposed metal pillars at the ground floor, and has recently been partly refurbished with a new ground floor Ensuite and family shower room, redecorated throughout and new carpets fitted (2024/2025).

**Price Guide:**

Offers Over £950,000

 4  3  3  D















Ground Floor - Reception hallway | Ground floor double bedroom one, with a refurbished En suite shower/WC | Second double bedroom with a window to the front | Versatile third ground floor bedroom/study | Well appointed and refurbished ground floor family shower room | Fabulous 17ft living room with steps leading down into the sitting room | Generous 18ft sitting room with a feature fireplace and doors opening to the terrace garden - fantastic views to three elevations | Excellent 19ft family kitchen/breakfast room with a range of wood cabinets and built in appliances, and views to the south | Large laundry/utility room with a door to the garden and WC | Ground floor WC

First Floor - Spacious first floor landing with a dormer window to the east, with scope (subject to normal approvals) to create an en suite shower room | Two large double bedrooms, both with east facing dormer windows and ample space for freestanding bedroom furniture | Family bathroom/WC.

Office/Studio - There is separate access from the front of the house, to an independent office/studio which could be incorporated into the main house if required.

Externally - The initial entrance into the former steading is shared with two other properties, Bee Hill House and Bee Cottage, with the private driveway then leading into an impressive open courtyard with parking for a number of vehicles | Detached double plus garage, with two garage doors and excellent storage at the rear | Attractive mature gardens surround the house, with well maintained open lawns, stone terrace seating areas, and a traditional stone wall and fencing to the boundary - all enjoying uninterrupted views to the south, east and west.



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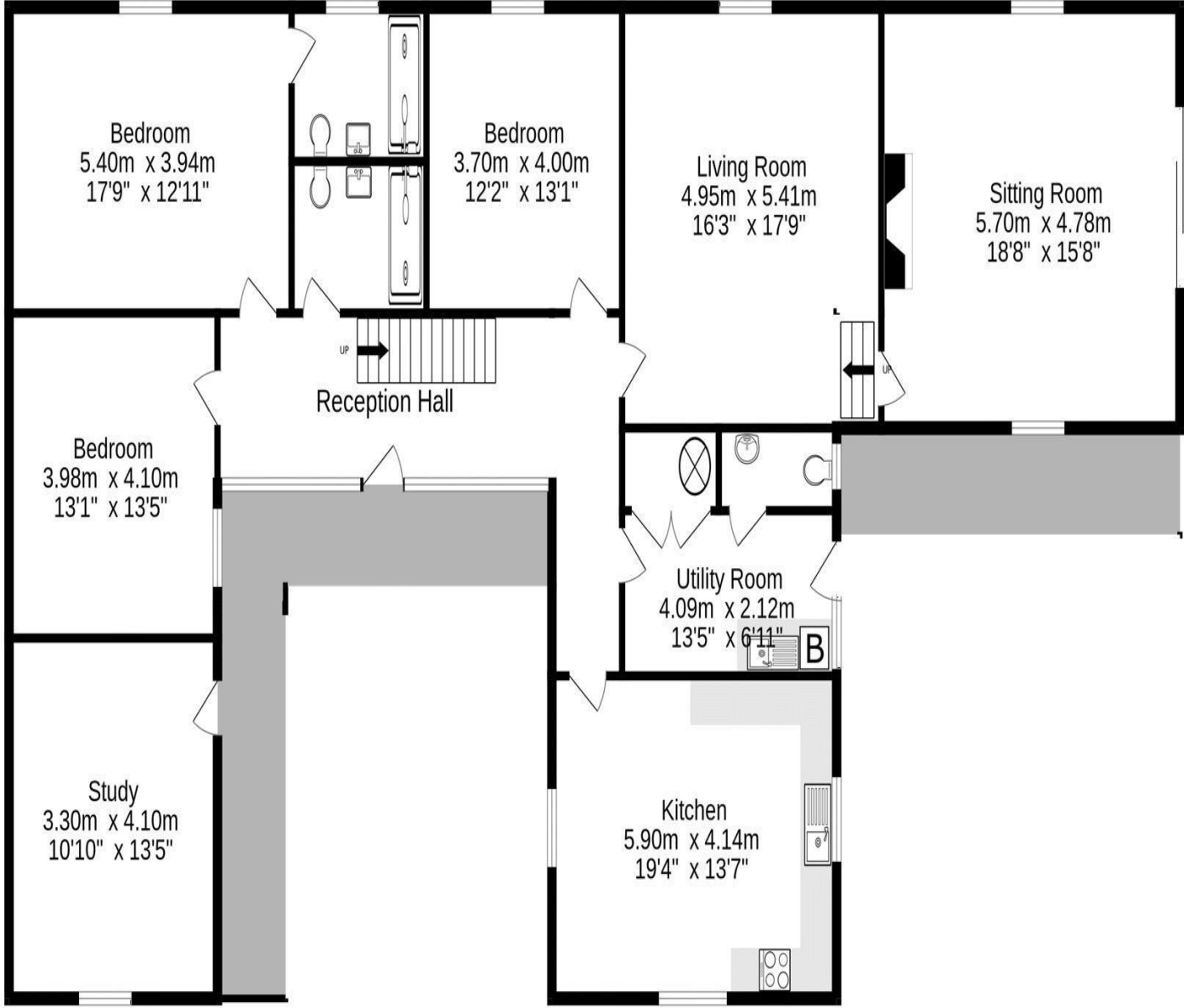




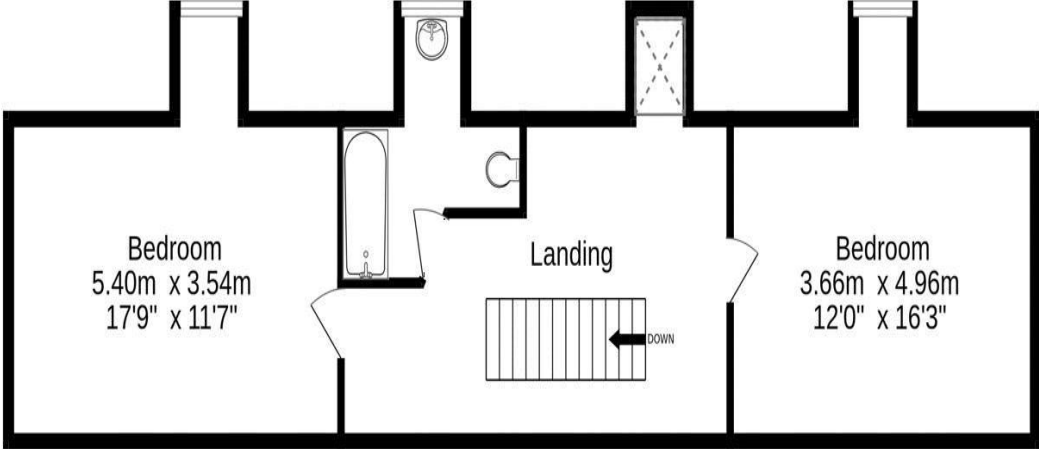




Ground Floor  
193.6 sq.m. (2083 sq.ft.) approx.



1st Floor  
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA : 257.0 sq.m. (2767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Beal is a small hamlet located on the rural mainland opposite Holy Island. Holy Island, which is separated from the mainland, is an Area of Outstanding Natural Beauty; the island is cut off for a period every day, subject to incoming tides. Beal is well located on the Northumberland coast, and has good accessibility both north and south via the A1 trunk road, and to local Mainline train stations at Berwick upon Tweed and Alnmouth, with regular direct services to Edinburgh Waverley, Newcastle, York and London Kings Cross.

Holy Island, which is known as Lindisfarne, dates back in its history to the 6th Century AD, when it was visited by Saints Aidan, Cuthbert, Eadfrith and Eadberht of Lindisfarne. The original island was home to a Monastery which was later destroyed in Victorian times, but re-established as a Priory following the Norman Conquest of England. The Parish Church dates back to 635 AD and was restored in 1860. Lindisfarne Castle is a particularly impressive building, and the area is known for its historical tourism and bird watching. The island has three fabulous pubs, a hotel and a post office.

Approx distances : Berwick 14 miles | Alnwick 22 miles | Morpeth 51 miles | Newcastle upon Tyne 55 miles | Edinburgh 66 miles

Services: Mains electric & water, oil central heating & private drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D







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rare!  
From Sanderson Young

