



The Village Acklington

An incredibly beautiful detached bungalow situated in a tucked away position adjoining fields and countryside with stunning views and superb mature gardens. The property is exceptionally appointed with generously proportioned and bright and airy living space.

Located in the highly sought after rural village of Acklington, within easy reach of all the amenities of Amble, Alnwick and Morpeth, we are privileged to be given the opportunity of finding a new owner for the bungalow and we would fully recommend an early inspection to fully appreciate this superb home.

Offers Over **£625,000**

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The Village Acklington NE65 9BL

Standing within manicured and mature gardens with an array of seating areas, this truly is a garden to enjoy the outdoors during the warmer months of the year and throughout the seasons.

The accommodation briefly comprises, all to the ground floor, entrance porch, entrance hall, a spacious lounge with wood burning stove, outstanding dining kitchen and family area, the kitchen being well appointed with an extensive range of units and integral appliances. There are three double bedrooms, the main bedroom having an en-suite shower room and there is a family bathroom. Outside the driveway provides off road parking and accesses the double garage with light and power and pathways lead around the property to the attractive gardens. With immaculately tended lawns and mature flowerbeds, there is an elevated garden to the side with a children's playhouse and hammocks between the mature trees to relax and enjoy the peace and tranquility. The garden extends to a raised decking area with table and chairs affording superb panoramic views across to the countryside. To the rear of the property, the patio is a lovely outdoor space to sit and enjoy the sunshine and the pergola provides the perfect shade whilst the summerhouse gives the option of undercover seating.



Acklington is in high demand with many buyers moving into the area who are looking for a village with a huge community spirit. There are many events held at the local village hall and the local pub, which serves food, has become a great place to meet up with friends and family. The local train station has a limited service in the mornings and late afternoon and the local bus service visits Morpeth with a connection to Newcastle. There are further stations in Alnmouth and Morpeth with trains to Edinburgh, Newcastle and beyond and the A1 with its links to the north and south of the County with motorway connections nationwide is close to hand. The traditional harbour town of Amble with many shopping and leisure amenities along with excellent restaurants and cafes is close to hand. The characterful Amble Harbour Village with retail pods, Little Shore Beach and Pier where there are regular sightings of dolphins and harbour boat trips visiting Coquet Island with its bird species inhabitants of puffins and roseate terns and many grey seals provides a lovely day out. The stunning wide sandy beach of Druridge Country Park with a watersports lake and countryside walk is just a short drive along the coastal road.



This impressive bungalow will be an ideal purchase for anyone looking for a property with wonderful countryside scenery yet within easy reach of many shopping and leisure amenities of the surrounding towns.



ENTRANCE LOBBY 6'8" (2.03m) x 6'8" (2.03m) into door recess
ENTRANCE HALL
LOUNGE 20'1" (6.10m) max x 15'6" (4.72m) max
DINING KITCHEN INCORPORATING FAMILY AREA 25'5" (7.75m) x 20'7" (7.5m) into bay recess
BEDROOM ONE 15'10" (4.83m) max x 13'8" (4.17m) max
EN-SUITE SHOWER ROOM 8'11" (2.72m) max x 8'10" (2.69m)
BEDROOM TWO 13'3" (4.04m) max x 10'2" (3.10m) max
BEDROOM THREE 11'3" (3.43m) x 8'10" (2.69m)
BATHROOM 8'8" (2.64m) into door recess x 7'8" (2.33m) max

DOUBLE GARAGE AND DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: DOUBLE GARAGE AND DRIVEWAY

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

AM0004480/LP/LP/20082024/v.1.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

