



# Castle Farm & Barn

Whittingham



SANDERSON  
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## Castle Farm & Barn Whittingham, Alnwick, Northumberland, NE66 4RQ

**Impressive & substantial, seven bedroom refurbished stone built Farmhouse with adjoining Coach house and outbuildings (available as an option), with plans drawn for further development (subject to normal planning consents), spacious gardens, and extensive car parking space to the front and rear.**

Castle Farm is a handsome, Grade II listed 18th century Farmhouse in the centre of Whittingham village, ideally located for easy access to the A697 for Alnwick, the Borders and Morpeth/Newcastle.

The recently refurbished seven bedroom family home, offers well proportioned accommodation over three floors, finished to a high specification throughout, whilst retaining many original features and the integrity of this period house. Provision has been made to complete some of the works including the boot room/ground floor shower room and master ensuite to the first floor.

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### Price Guide:

Guide Price £700,000

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Restoration and improvements include; electrics, new heating system with under floor heating to the ground floor and traditional style radiators, new timber sash windows to the rear elevation, new Farmhouse style kitchen fitted, stone flagged floors added and new carpets fitted, replastered throughout and new bathrooms fitted. Externally, to the front there is parking for at least 5-6 cars, and a garden area. To the rear there is a large gravel surfaced seating area, spacious gardens and vehicular access to the rear garden, and an additional area to provide seating area or overflow parking for a further up to four cars will require minor finishing works.

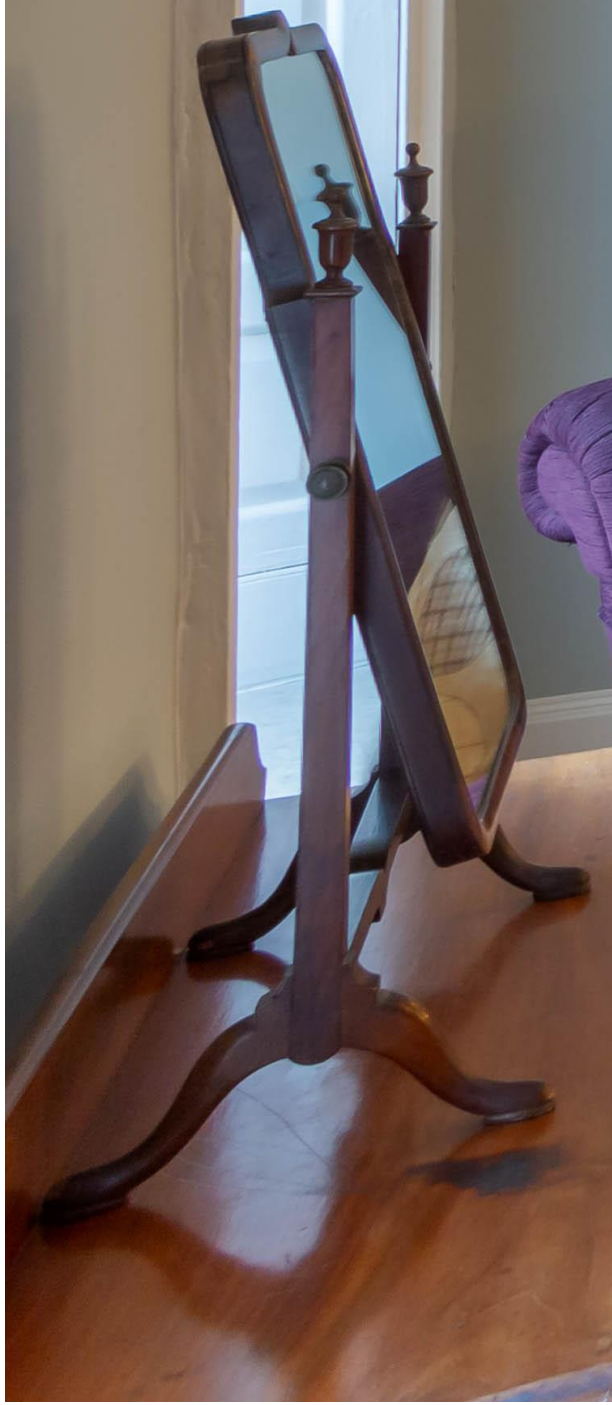
Ground floor - Vestibule | Reception hallway with original balustrade staircase with under stairs storage, and oak glazed doors to the sitting room and kitchen | Generous sitting room with a wood burning stove set into a stone inglenook fireplace, and two sash windows with shutters | Formal dining room with stone inglenook, and stable style door opening to the courtyard and garden | Magnificent family kitchen/breakfast room fitted with a range of cabinets, a large stone inglenook, exposed stone walls and French doors opening to the garden | The kitchen has a range of cabinets with marble stone worktops, inset sink, integrated dishwasher and space for an American style fridge/freezer | Large boot room/utility/back kitchen with good electrics provision, with plumbing for a washing machine and dishwasher, and stable doors to the garden - plumbing is in place for a ground floor shower room/wc | Boiler/drying room.



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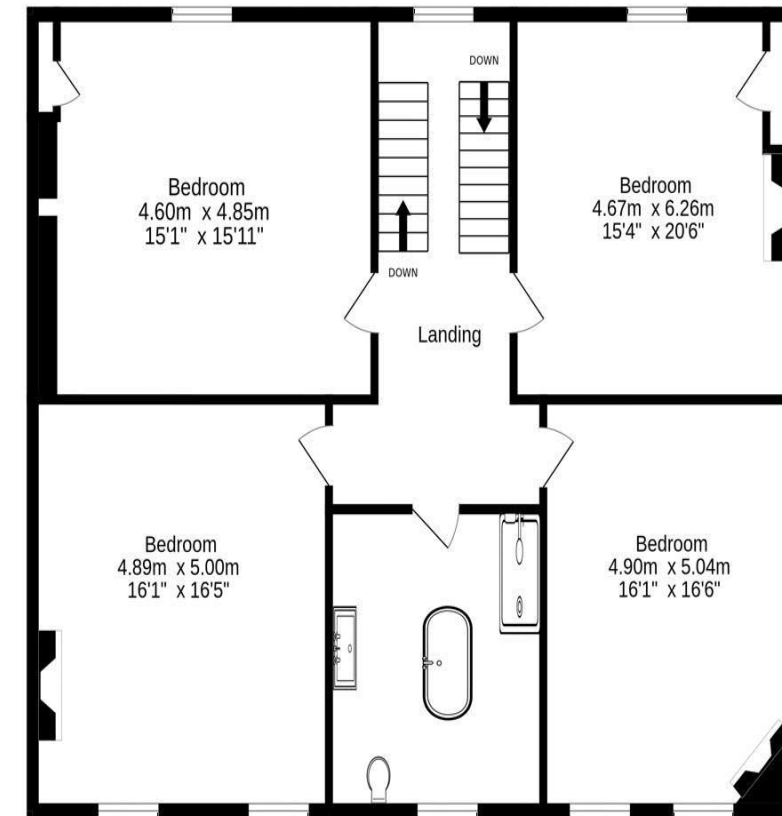
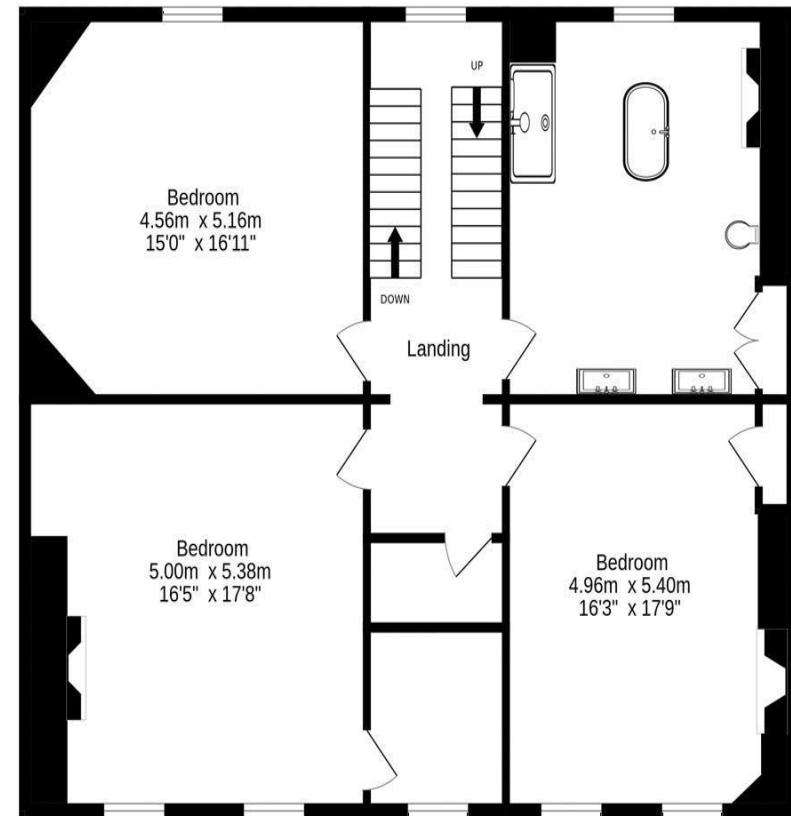
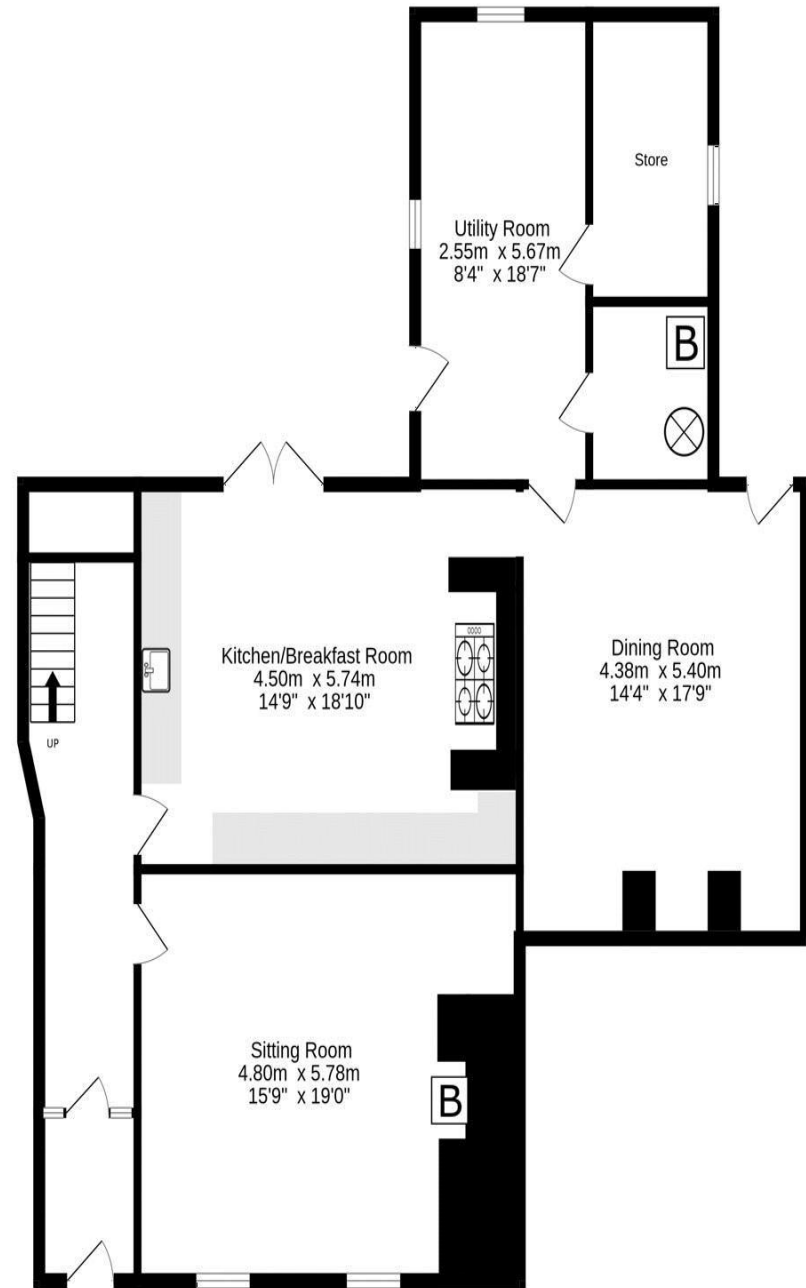




Ground Floor

1st Floor  
128.7 sq.m. (1385 sq.ft.) approx.

2nd Floor  
128.1 sq.m. (1379 sq.ft.) approx.



TOTAL FLOOR AREA : 375.4 sq.m. (4041 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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First floor - Half landing with feature window overlooking the garden | First floor landing with access to three large double bedrooms and the large luxury family bathroom | Master bedroom with two sash windows and shutters, cast iron fireplace within a stone surround, wood floors and access to a room, with plumbing in place for a master ensuite | Generous double bedroom two with two sash window with shutters, cast iron fireplace within stone surround, wood floors and alcove storage | Third double bedroom with a double glazed sash window, wood floors and views to the rear | Fabulous family bathroom with high quality fittings - large walk in shower with Rainfall head, twin 'Burlington' wash hand basins, and traditional high level cistern wc. Cast iron fireplace, sash window and two heated towel rails, and views to the village and Cheviot Hills.

Second floor - Landing with access to four further large double bedrooms & a bathroom | Generous double bedroom four with two sash windows, exposed brick wall, and a corner cast iron fireplace | Bedroom five also has two sash windows to the front, feature wall and cast iron fireplace | Large double bedrooms six & seven, with stone fireplaces and period features, and windows overlooking the rear garden, the village and to the Cheviot Hills | Second floor traditional bathroom with a roll top bath with ball & claw feet, walk in shower, high level cistern wc and 'Burlington' wash hand basin.

Coach House/Barn - Available as an option and providing a great development opportunity is the characterful coach house and barn, with plans drawn (available on request) to potentially convert into at least a four bedroom house/annexe (subject to normal planning consents), or equally as a separate independent dwelling for multi generational living or as a commercial holiday let. Currently a two storey stone barn used for storage, with a recent Bat Survey in place.





Externally - The Farmhouse has part of the enclosed garden to the front, and a large garden to the rear, with an attractive stone wall to the boundary and stone outdoor 'Netty'/store. Access to the property will be from the front gated entrance, and from a newly created access from The Croft to the rear, leading into the hard stand parking area and garden.

Details surrounding access arrangements, boundaries and boundary responsibilities post sale, as well as finishing works will be explained and discussed at viewings by the vendor.

Whittingham village lies on the edge of the Northumberland National Park and Cheviot Hills, approx. 7 miles west of the market town of Alnwick, where there are a wide variety of shops, cafes/restaurants, The Playhouse Theatre/cinema, leisure facilities and excellent schooling for all ages. Alnwick is also home to magnificent heritage features and attractions, not least Alnwick Castle, Gardens and Lilidorei, while a short drive further is the Northumberland Coast and Castles area of Outstanding Natural Beauty.

There are more local amenities in Powburn (approx. 2 miles north) where there is a petrol station/garage and shop - with excellent road links access via the A697 north to Wooler and the Borders and south, to Longframlington and Morpeth an in turn to the A1 for Newcastle. The attractive rural village has a traditional village green, historic Church, Whittingham Church of England Primary School and village hall, with stunning country walks surrounding the village.

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D | Grade II Listed



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