



Butterchurn

Cavil Head Farm, Acklington



Butterchurn, Cavil Head Farm, Acklington, Morpeth, Northumberland, NE65 9DF

An impressive two bedroom, traditional stone conversion, with superb single storey accommodation full of character, a gated driveway with parking for four cars, and a lovely landscaped garden with a number of seating areas and mature planting, designed for easy maintenance. No Upward Chain

The excellent stone conversion is one of only 14 individual homes in this quiet former Farm Steading, located just outside Acklington village, with easy access to the stunning Northumberland coastline, Amble, Druridge Bay and the A1 for commuting to Newcastle, Alnwick and Morpeth. The current owners have over the last 9 years, made a number of improvements and additions to the property, including a high quality summerhouse, substantial timber garden store, and the garden fully landscaped, with the creation of lots of lovely garden room areas, to enjoy the sun at different times of the day. There is further development potential within the open plan sitting room, should anybody wish to create a 3rd bedroom/home office/snug (subject to normal planning and building regulation consents).

The conversion has retained many traditional features including; stone arch byre windows, exposed stone to the internal walls, vaulted and beamed ceilings, internal doors with hammered pewter door handles, and oak flooring - creating a fantastic cosy country retreat, whether as a main home or second home in Northumberland.





Living - Reception hallway with vaulted beamed ceiling, built in cloaks cupboard with sensor lighting and tiled flooring. Underfloor heating throughout the property | Magnificent and well appointed kitchen/breakfast room with a great feeling of space and light from the high vaulted ceiling and Velux windows to the roof - the kitchen is fitted with a range of cream cabinets with granite worktops, large central island with a breakfast bar, full height larder cupboards, a plate rack and feature display cabinets | The kitchen design incorporates; an inset porcelain sink, tray storage, integrated slimline dishwasher and washing machine, space for a range cooker and American style fridge/freezer | A stone arch opens from the kitchen to the fantastic open plan sitting/dining room - a superb space with open vaulted and beamed ceiling, and three traditional stone arched byre windows & a door overlooking the south facing terrace and garden, and cast iron wood burning stove.

Bedrooms - Bedroom hallway with light tunnels for natural light, and a vaulted ceiling | Excellent Shower room with walk in shower with Rainfall head, wash hand basin and WC - chrome heated towel rail and stylish neutral tiling | Superb Master bedroom with a range of fitted wardrobes with hanging, shelving and drawers - two windows overlook the garden | Well appointed Ensuite with a walk in shower with Rainfall head, wash hand basin housed in a vanity cabinet with drawers, WC and chromed heated towel rail | Double bedroom two, with built in wardrobes and a window overlooking the garden.

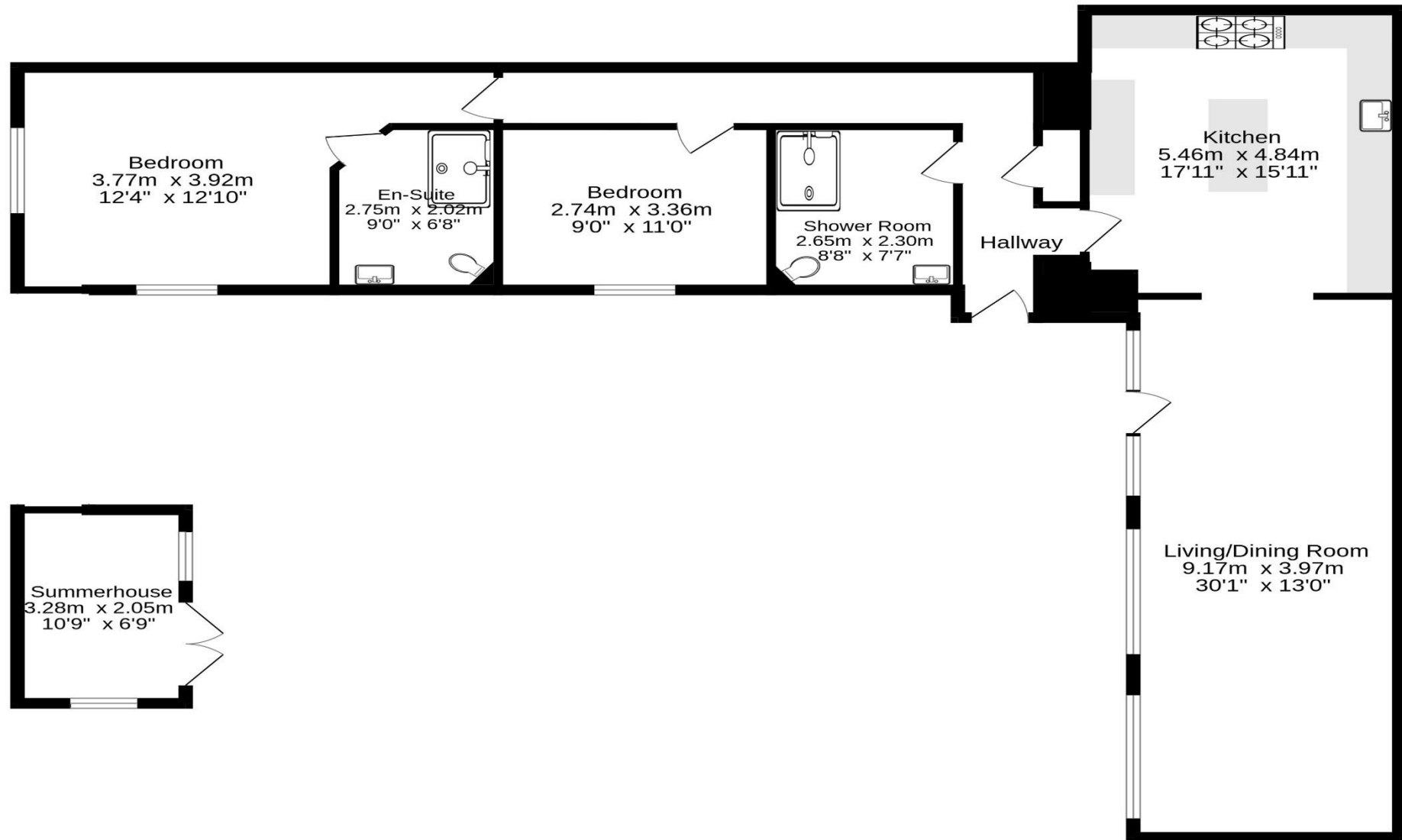
Externally - A fabulous south facing garden, landscaped for easy maintenance with a series of 'garden rooms' to enjoy the sun at different times of the day | The garden design incorporates gravel, paved and decked terraces and pathways, a well established pond, rockeries and mature planting | Summerhouse with French doors to the decked terrace, with power and lighting | Scandinavian style Potting shed and timber garden shed with power & lighting | Two log stores, external lighting, water tap and electrical points | Excellent secure garden and parking area.

Services: Mains Electric, Gas & Water | Sewage Treatment Plant | Tenure: Freehold with management fee of £800 annually to maintain sewage treatment plant and roadways | Council Tax: Band E | EPC: C

Price Guide: Offers Over £460,000



Ground Floor
108.1 sq.m. (1164 sq.ft.) approx.



TOTAL FLOOR AREA : 108.1 sq.m. (1164 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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