



SALMON HOUSE

HOLYSTONE, NORTHUMBERLAND NATIONAL PARK

AYRE
PROPERTY
SERVICES

01669 621312
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£480,000

GUIDE
PRICE

A well-presented Grade II Listed property located in the tiny Hamlet of Holystone within the Northumberland National Park. Built around c17 as a traditional Northumbrian cross-passage house, it lies on the old Drovers route. Set in grounds and gardens extending to a third of an acre, originally a public house known as 'Salmon Inn' but converted into a residential property in 2000. The property extends to approximately 2,000 sq ft (190 sq mts) and offers very comfortable family accommodation and retains many original features. The accommodation comprises, On the Ground Floor, Hall, Family Room incorporating Bar, Living Room (Bedroom 5), Shower Room, Kitchen/Dining Room, Utility, and W.C. On the First Floor; Four Bedrooms and Bathroom, separate W.C. (the first floor has some restricted head height). The property would benefit from some limited updating in places. Externally there is a large driveway to the front of the property offering ample parking. The garden to the rear is mainly to lawn with fruit trees including apple and plum. Matured trees and raised beds, well-stocked borders. There is a wooden pergola, greenhouse and wooden shed, large workshop, and chicken coup. This property has scope for remodelling.

Holystone

The Hamlet of Holystone consists of 19 houses sitting in the Northumberland National Park, The new forecourt and Grocery Store in Thropton Village is approximately 6 miles away. The small market town of Rothbury is approximately 7 miles away, facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional & medical services and a full range of local shops. Holystone is a friendly community and boasts its own History group which investigates local sites including the Roman road which passes through the village and an ancient Priory where the church still stands today. There is also a Squirrel Group who monitor and preserve the Red Squirrel population in the woodlands around the area.

There are twice weekly milk deliveries, daily papers are also available and the famous Eyemouth fish merchant visits each week with fresh fish.

Salmon House

The property retain much character, features include log burning stoves set in stone fireplaces, sash windows, beams, and deep skirtings. Window seating, stripped doors and beautiful exposed stone walls. There are stable doors and a stunning claw foot bath in the bathroom.

Services

Mains electricity, water and septic tank drainage. Oil-fired central heating .

Postcode

NE65 7AJ

Energy Performance Certificate

Not required.

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is in Band E (£2,642.09 - 2023/24).

Tenure

Freehold with vacant possession.

Viewing

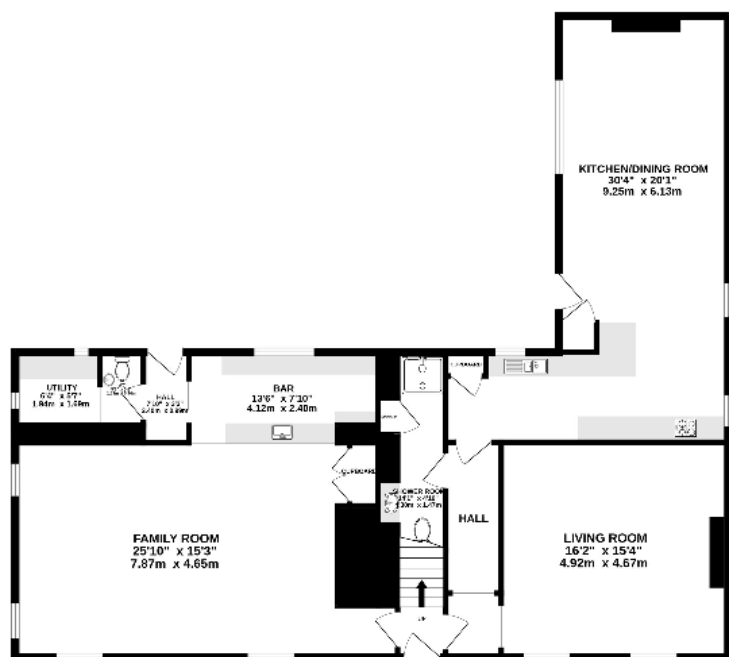
Strictly by appointment with the selling agents.

Details Prepared Updated Feb 2024
Property Reference 20540414

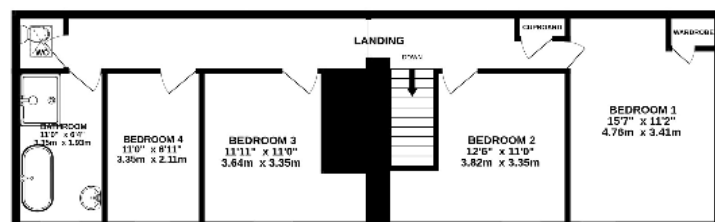




GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 2050 sq.ft. (190.4 sq.m.) 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.

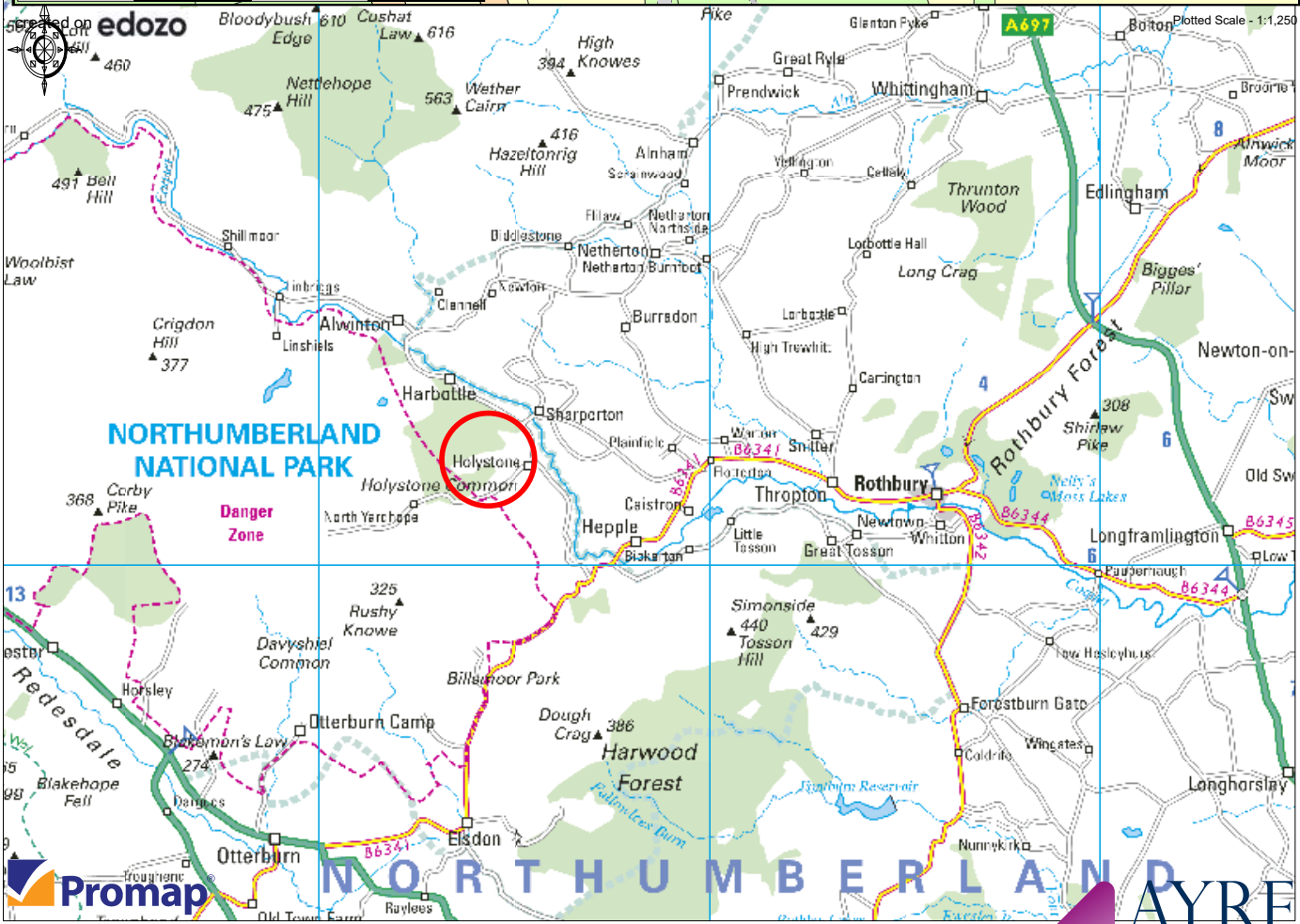
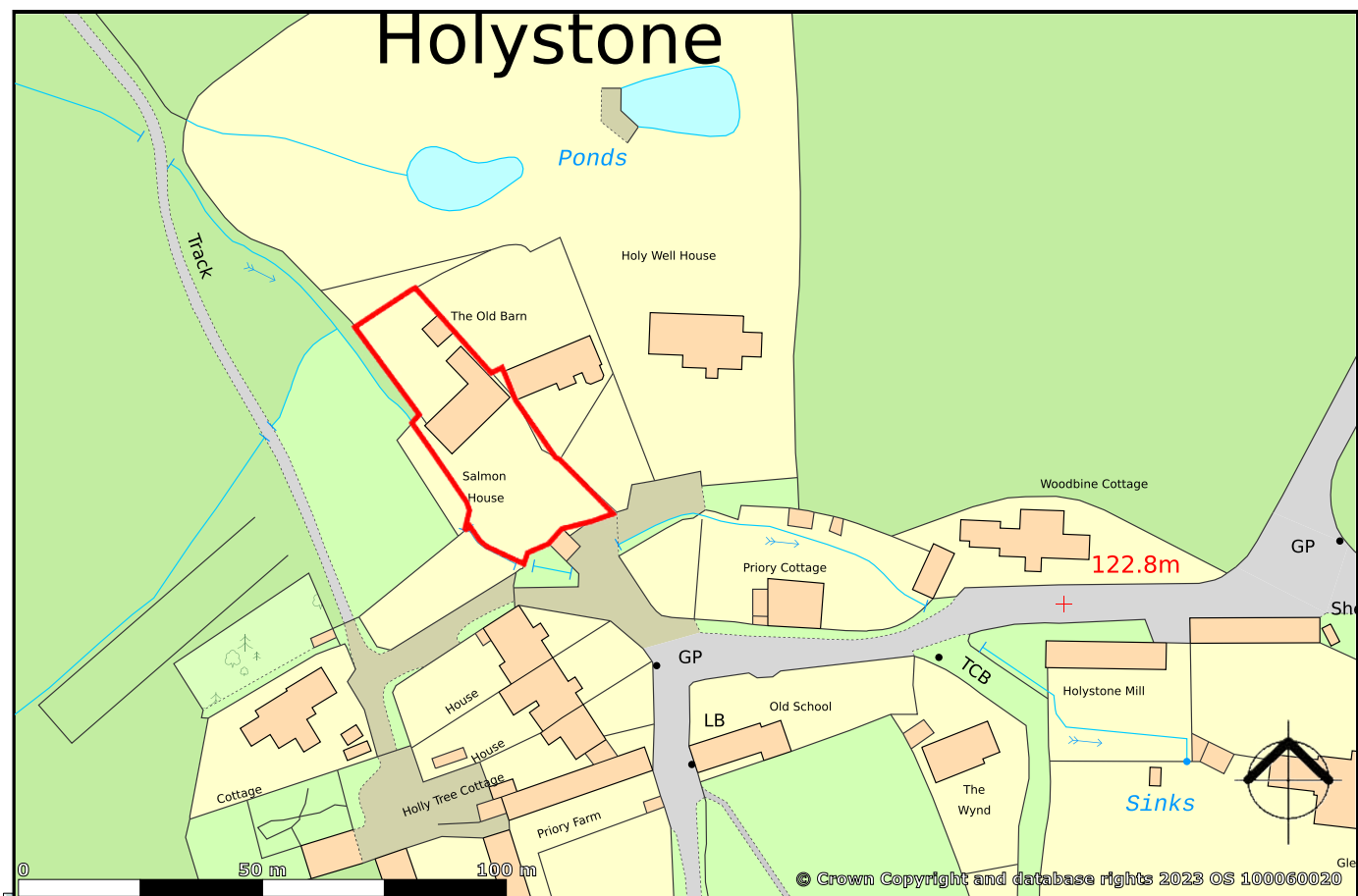
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