




Swansfield Stables



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Alnwick, Northumberland NE66 1EJ

Newcastle-upon-Tyne 34 Miles

Newcastle Airport 34 Miles

Alnmouth Train Station 4 Miles

Morpeth 19 Miles

A Very Fine Coach House with Two Self Contained Living Spaces

Originally constructed as a stone Coach House and thought to have been designed by renowned 19th-century English neoclassical architect John Dobson, this charming property sits within approximately 1.2 acres (around 0.5 hectares) of beautifully wooded gardens and grounds in a secluded spot, but walking distance to Alnwick and all of its amenities. Converted into a spacious residence about 40 years ago, the Coach House includes a self-contained studio that has served both as additional family living space and a successful holiday let. Behind the main house, an attractive enclosed courtyard with stone flagging features a detached, two-storey former Cart Shed now transformed into a high-quality holiday cottage. The chemical-free maintained gardens are rich with mature plants, specimen trees, and shrubs. Highlights include a sauna, outdoor shower, picturesque stone walls, meandering woodland paths, lawns, various seating areas, vegetable plots, beech hedges, and a tranquil pond.

Guide Price £875,000

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Spacious living accommodation comprises a wide Entrance Hall, a farmhouse-style Kitchen, Utility Room, Cloakroom, Sitting Room, Dining Room, Study, Garden Room, Conservatory, 4 Bedrooms and 2 Bathrooms.

The Kitchen has a gas-fired AGA and door leading out to an enclosed courtyard.

The Study features stone floor tiles, wood panelling, built-in cupboards and a stone inglenook fireplace with a log-burning stove.

The Dining Room adjoins the kitchen and features a fireplace and built-in cupboards.

The Sitting Room has fitted bookcases and a large fireplace accommodating a log-burning stove.

The Principal Bedroom features exposed roof trusses and a Juliette balcony overlooking the central courtyard.

A contemporary Bathroom is fully tiled and has both a bath and a shower. The property has a wood pellet heating system and solar panels

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The Studio

Attached to the house but accessed via a separate entrance from the courtyard. Accommodation comprises an open-plan living room/kitchen, bedroom and shower room.

The Cart Shed

A beautifully designed conversion of a 2-storey former cart shed now utilised as high-quality holiday accommodation. The property is detached from the principal house and stands to the rear of an enclosed courtyard.

Accommodation comprises a large open-plan living space and modern fitted kitchen with built-in electric oven and hob with freestanding dishwasher, cloakroom, large double bedroom and shower room. The sitting room has a log-burning stove, hardwood flooring and under-floor heating.

Alnwick

Awareness of the Alnwick District has grown significantly. The Duchess of Northumberland's Lilidorei and Gardens at Alnwick Castle and are now internationally known and have provoked much interest in the town. Today the district of Alnwick stretches from the North Sea Coast between Low Newton. Amble and south west to Elsdon near Otterburn and taking in about one 3rd of the Northumberland National Park. Alnwick is well served by the A1 and the east coast mainline railway (providing links to Edinburgh, Newcastle and London) and is within easy reach of the coast, the Cheviot Hills and the Scottish Borders. Increasingly it is becoming recognised as a holiday destination.

Externally

The South Facing gardens and grounds surrounding the house extend to approximately 1.2 acres (approx. 0.5 hectare) The gardens have been managed chemically free and are well stocked with specimen trees and mature plants and shrubs. They feature stone walls, woodland walks and pathways, areas of lawn and seating, raised beds, beech hedges and a small pond. There is a large garden store, and a poly tunnel. A sauna with outdoor shower is an addition to the garden and to holiday visitors. Viewpoints throughout the gardens afford views of Alnwick Castle and the hills and countryside surrounding the town. Situated to the rear of the house is an attractive stone-flagged courtyard enclosed by high stone walls. The courtyard features terraces and seating areas, and both a built-in Barbecue and Pizza Oven.

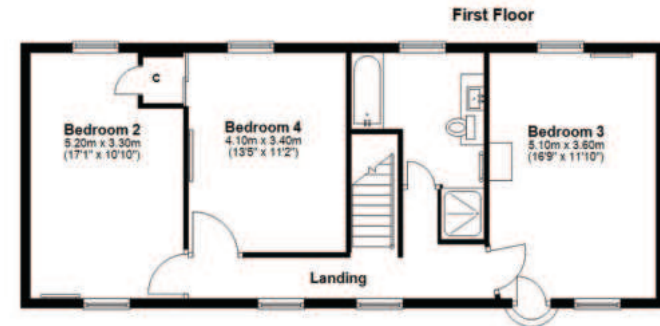
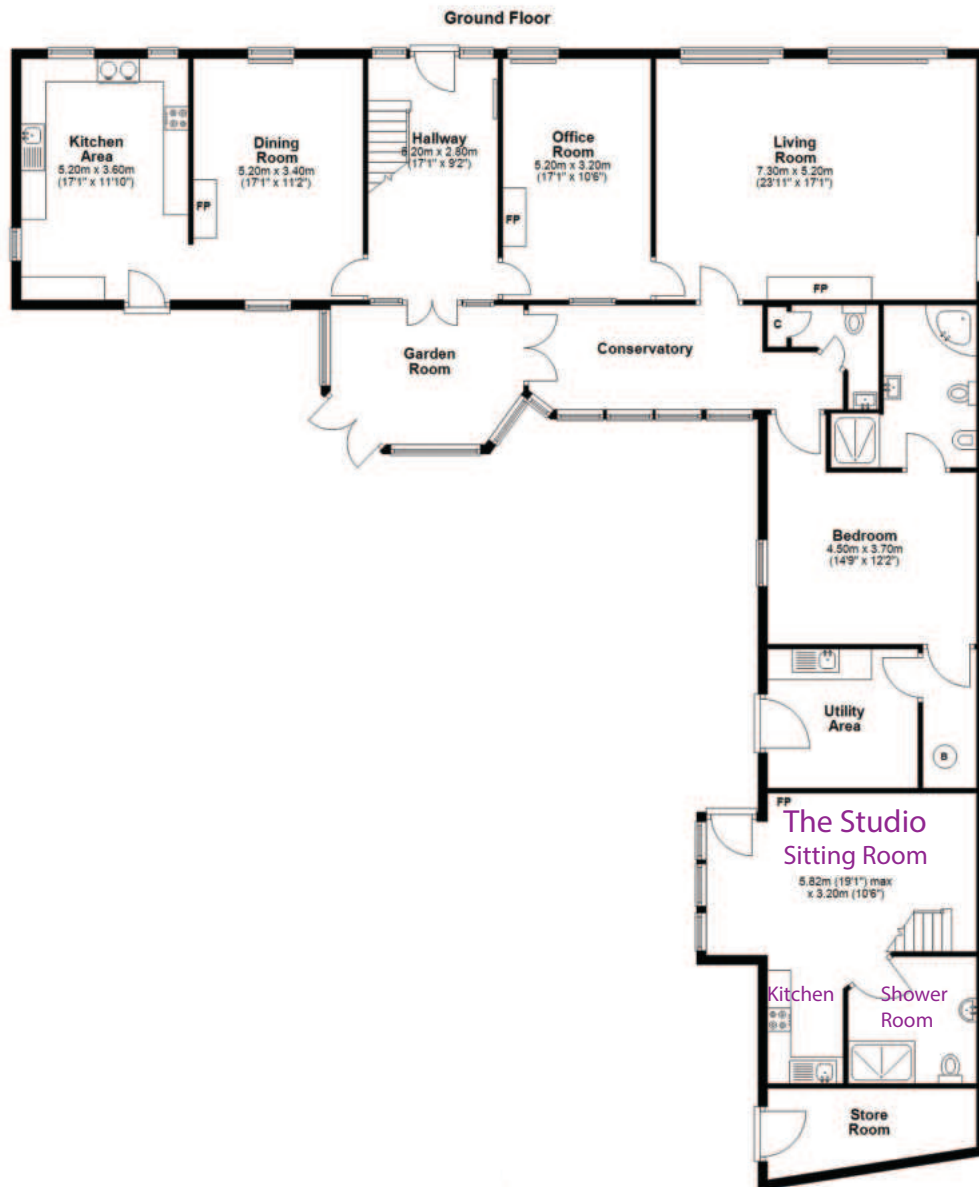
Services

Mains electricity, gas and water. Private septic tank drainage. Wood pellet heating system (the Cart Shed has under-floor heating) and solar panels. Gas-fired AGA. Hard-wired Ethernet Local Area Network.

Renewable Heat Incentives - a contract for 20 year was entered into in 2013.

Feed In Tariff - a contract for 25 years was entered into in 2013. For a breakdown of maintenance and payments, please contact the selling Agents.





Swansfield Stables & Annexe
Floor Plan

A multi-paned window with a white frame. The top two panes show a clear blue sky with some bare tree branches on the left. The bottom two panes show a lush green landscape with a red-tiled roof visible through the trees. The window is set into a light-colored wall.

EPC

Swansfield Stables is currently rated an E (52). Full report available upon request.

Council Tax/Business Rates

Swansfield Stables is in Council Tax Band F
£3,631.39 2025/26

The Cart Shed - is subject to Business Rates.

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Location

Please refer to the plan incorporated within these particulars, for detailed directions please contact the selling Agents.

Property Prepared April 2025

Property Reference 63366157

Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.













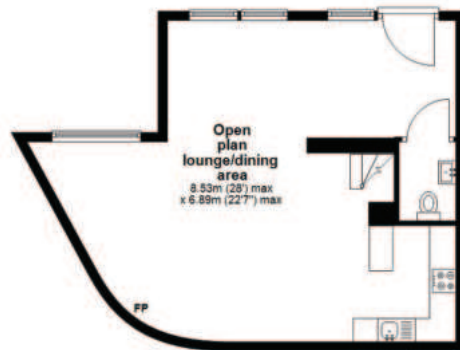








The Cart Shed



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