Mount Hooley Farmhouse

Whittingham

Mount Hooley Farmhouse, Whittingham, Alnwick, Northumberland, NE66 4RN

An impressive and beautifully presented stone built detached Farmhouse, located in a small former farm steading just off the A697 near Whittingham village with fabulous open aspect views over the surrounding fields and countryside - the fully refurbished, three bedroom house enjoys 1,991 sq. ft of accommodation, and has a stone double garage/workshop, courtyard parking, and a lovely south facing landscaped garden, and small enclosed paddock.

Mount Hooley Farmhouse has been thoughtfully refurbished and extended by the current owners, with superb bespoke craftmanship and an excellent finish throughout - the entrance porch/boot room has been extended, the original conservatory replaced by a beautiful ‘Amdega’ Garden room overlooking the garden and countryside, bespoke timber sash windows fitted throughout, handmade farmhouse Kitchen, new wood burning stoves, 'Alexander Carrick' fitted wardrobes and bedroom furniture, new quality bathrooms and redecorated throughout.

Many original and traditional features have been retained including; stripped pine internal doors, a lovely stone inglenook fireplace in the sitting room, a cast iron wood burning stove with a tiled fireplace and new wood surround in the study/dining room. More recent additions include the installation of Fibre Broadband, and in the garden an attractive timber Potting Shed and 'Gabriel Ash' Greenhouse.

Ground floor - Entrance vestibule/boot room | Reception hallway with a limestone floor and balustrade staircase to the first floor | Ground floor bathroom, which has been fully refitted with a bath, separate shower, WC and wash hand basin, and has under floor heating | Fabulous farmhouse kitchen with bespoke cabinets deigned and fitted by ‘JL Design’ incorporating a four oven AGA, granite worktops, integrated dishwasher, washing machine and space for a fridge/freezer - the kitchen also has a limestone floor with a door connecting through to the sitting room | The sitting room is a lovely cosy room with a stone inglenook fireplace with a cast iron wood burning stove, an oak floor, and bespoke cabinets to the alcove - there is an interconnecting small lobby which opens to the Garden room | The 'Amdega' Garden room has a porcelain tiled floor with underfloor heating, and double glazed windows and doors overlooking the garden | A versatile room, with a wood burning stove, with dual aspect windows overlooking the gardens and a feature stained glass door, currently used as a dining room, but equally could be used as a ground floor guest double bedroom with an adjacent bathroom.

First floor - There is a split level first floor landing, with access to useful eaves storage | Superb master bedroom with lovely high ceilings and views over the paddock - the bedroom is fitted with 'Alexander Carrick' wardrobes and drawers, with an additional freestanding dressing table and linen cupboard | Master ensuite with underfloor heating, a large mains shower, WC and a wash hand basin | Double bedroom two with a cast iron fire grate, original hearth and space for freestanding bedroom furniture | Double bedroom three has windows looking over the gardens, and the original hearth.

Externally - Mount Hooley Farmhouse is approached via a gravel driveway, leading to a stone garage/workshop | Stone double garage with potential to convert to an annexe/ancillary accommodation (subject to normal planning consents and building regulation approvals) - a great space with a full height vaulted ceiling, double timber doors, log store, water and electric and housing the oil tank | The enclosed paddock houses the septic tank, with a five bar gate giving access to the paddock | Driveway parking with water, power and an EV charging point | Lovely south facing gardens, with excellent views to the surrounding countryside and hills - a formal part walled garden with a Potting shed, Greenhouse, raised vegetable beds, fruit trees and a lovely stone wall to the boundary - a new timber boundary fence was constructed in 2025.

Whittingham village lies on the edge of the Northumberland National Park and Cheviot Hills, approx. 7 miles west of the market town of Alnwick - an attractive rural village with a traditional village green, historic Church, Whittingham 'Church of England Primary School' and village hall, with stunning country walks surrounding the village.

Alnwick offers 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, Alnwick Castle, Alnwick Gardens and Lilidorei, while a short drive further is the stunning Northumberland coast with its fabulous historic Castles. There are more local amenities in Powburn (approx. 3.7 miles north) where there is a petrol station/garage and shop, 'Running Fox' café/bistro, in Branton 'The Bosk' spa facilities and restaurant, and in Wooler the 'Ad Gefrin Distillery' with shop and restaurant - with excellent road links access via the A697 north to Wooler and the Borders and south, to Longframlington and Morpeth and in turn to the A1 for Newcastle.

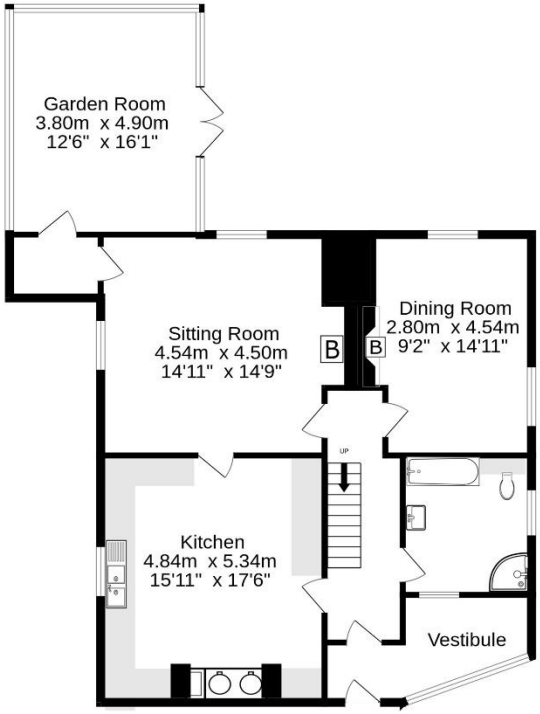
Approx. Distances; Powburn - 3.7 miles Alnwick - 7.5 miles Wooler - 12.4 miles Morpeth - 19.9 miles Newcastle upon Tyne - 35 miles

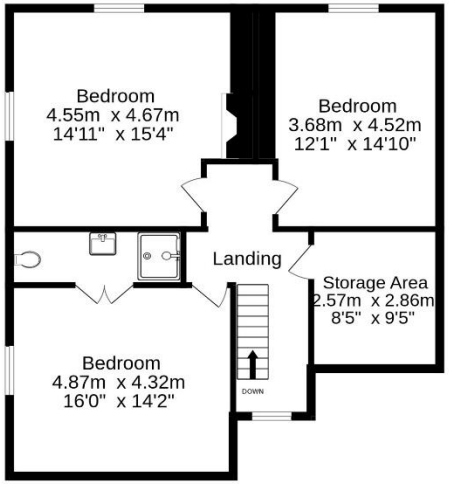
Services: Mains Electric | Private Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: D

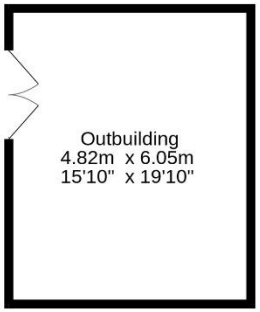
Offers in Excess of £600,000

Ground Floor
127.9 sq.m. (1376 sq.ft.) approx.

1st Floor
72.4 sq.m. (779 sq.ft.) approx.

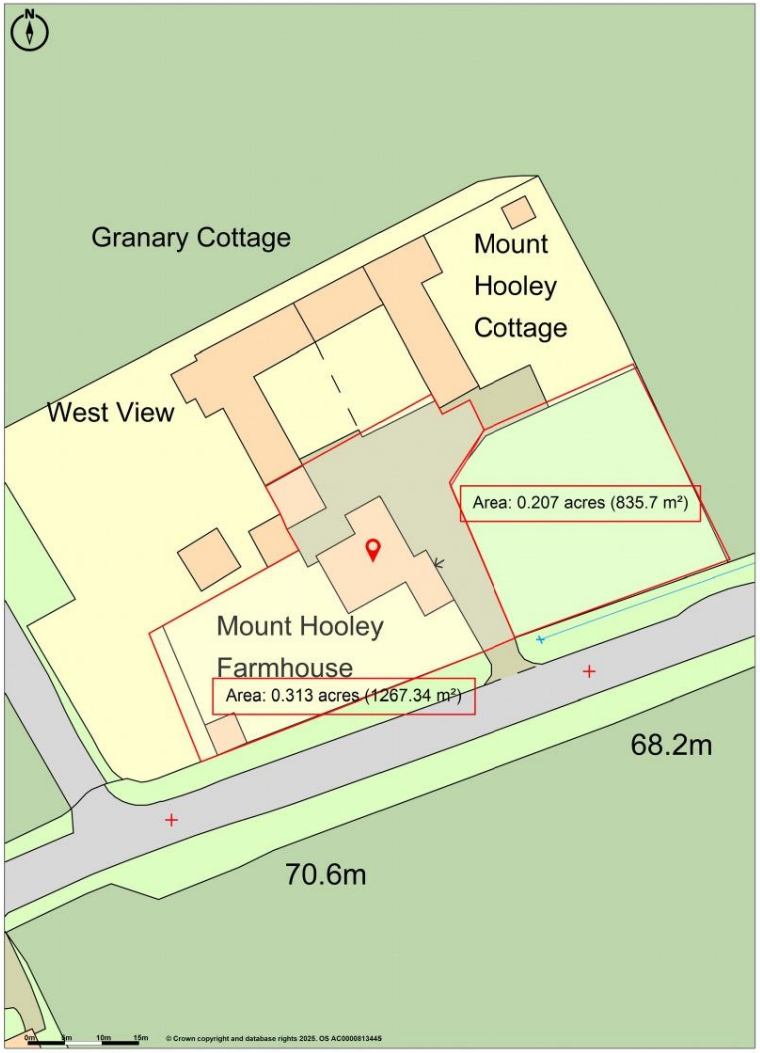






TOTAL FLOOR AREA : 200.2 sq.m. (2155 sq.ft.) approx.

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.
Made with Metropix ©2026



Promap
LANDMARK INFORMATION

© Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:750. Paper Size – A4

SANDERSON
YOUNG

Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 4PR
alnwick@sandersonyoung.co.uk
01665 600 170