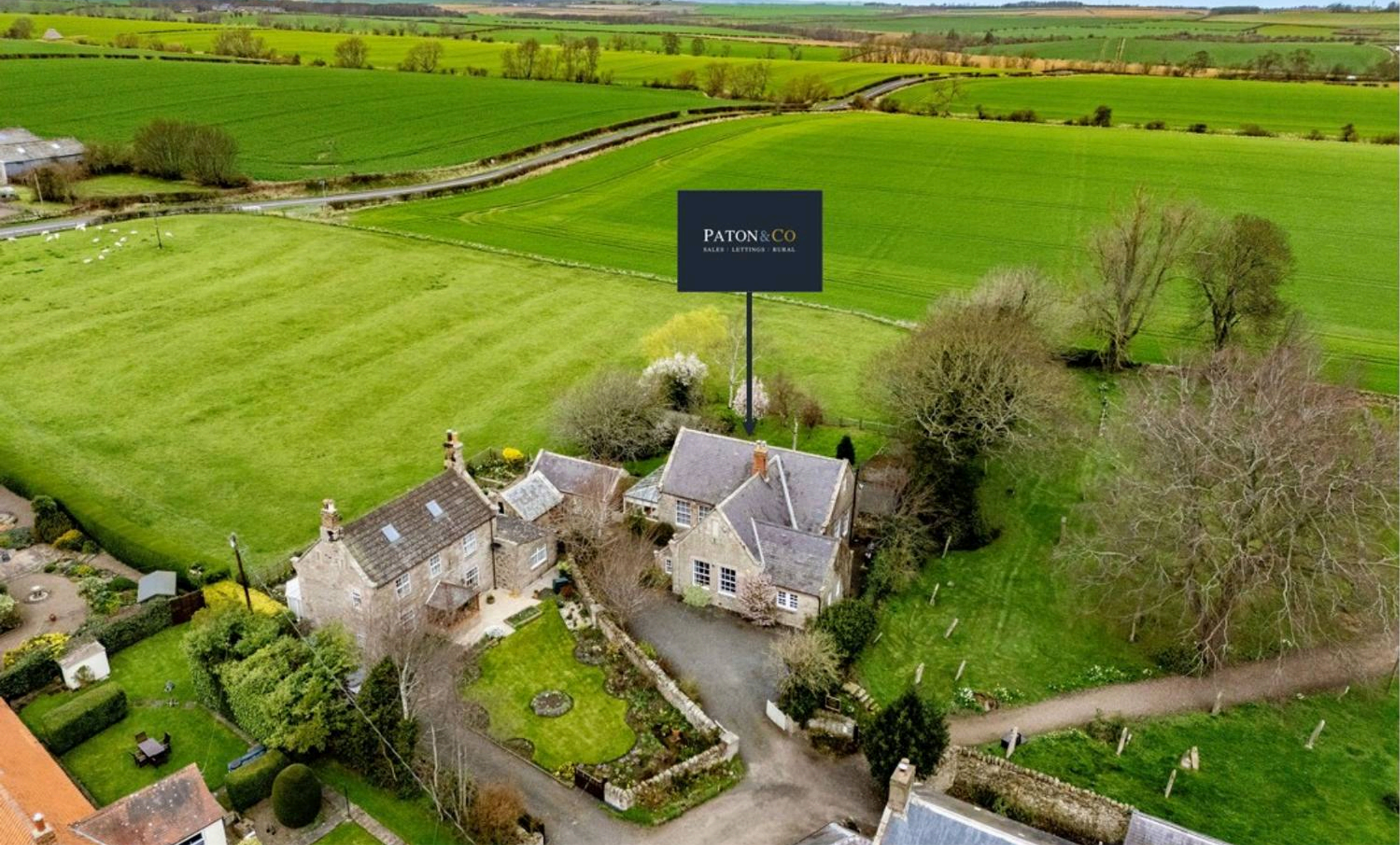


The Old School House, Ancroft - TD15 2TE

Guide Price **£475,000**

PATON&CO
ESTATE AGENTS

The Old School House

Ancroft, Berwick-Upon-Tweed

A unique and versatile home blending period charm with modern comfort, currently operating as a successful luxury holiday let.

- Beautifully Converted Former School
- Period Features with Modern Amenities
- Peaceful Location
- Versatile Garden Room
- Private Driveway & Mature Garden Grounds

NORTHUMBERLAND
EASTER ROOKS

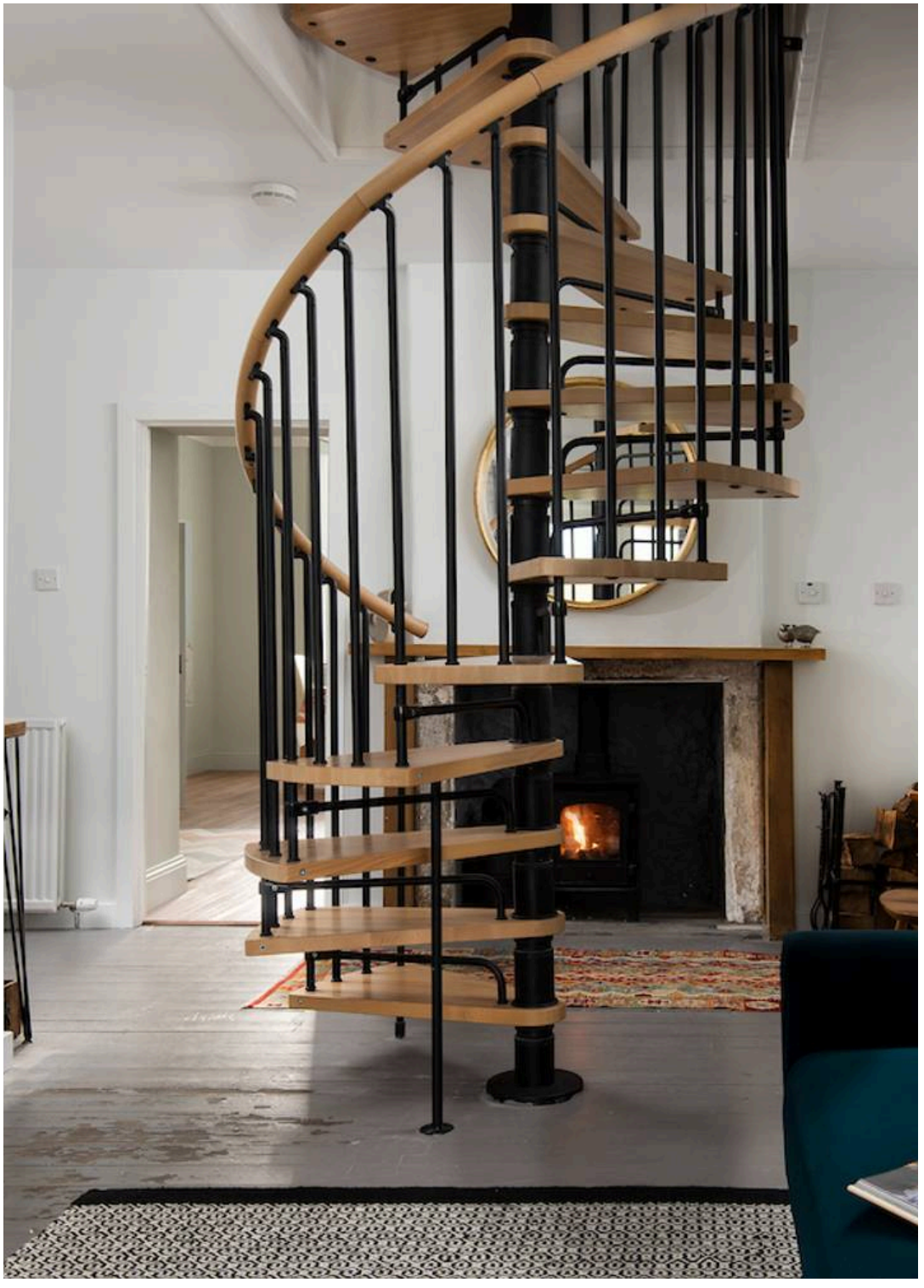
Property Description

The Old School House is a charming and characterful home, beautifully blending period features with comfortable modern living. Set within a peaceful village setting, the property offers generous accommodation, versatile living spaces, and attractive outdoor areas. Currently run as a successful luxury holiday let, it presents an appealing opportunity for those seeking a lifestyle purchase with income potential.

The ground floor offers a well-balanced and inviting layout. A welcoming family room features a wood-burning stove, French doors opening onto the garden, and a spiral staircase leading to the first floor. Adjacent, the sitting room also benefits from high ceilings and a wood-burning stove, creating warm and relaxing spaces for family or entertaining guests. The dining room serves as a central hub and flows seamlessly through to the attractive kitchen, with beautiful shaker cabinetry offering ample storage and workspace. A conservatory at the rear provides a light-filled additional living area with lovely views over the garden. Completing the ground floor is a double bedroom, a bathroom, and useful storage cupboards, offering flexibility for guests or single-level living if required.

The first floor offers two well-proportioned bedrooms, providing peaceful retreats with views over the surrounding countryside, one of which benefits from an en-suite bathroom. The layout makes excellent use of the space, ensuring comfortable and practical accommodation throughout.

Externally, the property enjoys mature, well-established gardens with a lawn, planted borders, and a patio ideal for outdoor dining. A versatile timber garden room sits to the rear, complete with electricity and a WC, along with a decked seating area and an outdoor wood-burning stove, creating an excellent space for entertaining or relaxing. In addition, the property benefits from traditional stone outbuildings, which offer further potential and have planning permission granted by Northumberland Council (reference: 24/03662/FUL) for conversion into a single-storey annexe. Stone walls and mature planting provide privacy and tranquillity, creating an inviting outdoor space that complements both family living and holiday letting.



NORTHUMBERLAND
LINDISFARNE
BREAD

Accommodation Comprises

Ground Floor – Family Room, Sitting Room, Dining Room, Kitchen, Pantry, Porch, Conservatory, Bedroom, Bathroom

First Floor – En-suite Bedroom, Double Bedroom, Landing.

Garden & Grounds – Private Driveway, Lawn, Patio, Decking, Garden Room, Greenhouse, Mature Planting, Stone Outbuildings

Distances

Lowick 4 Miles, Goswick Golf Club 4 miles, Berwick 5 miles, Belford 11 miles, Bamburgh 15 miles, Newcastle 60 miles, Edinburgh 62 miles (all distances are approximate).

General Remarks

Services

Mains electricity, water and drainage. Oil central heating. Fibre broadband available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation

The Old School House is not listed nor does it lie within a conservation area

Council Tax band: Council Tax Band TBC as it is currently on business rates.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Area Insights

Ancroft is a charming and tranquil village set in the heart of Northumberland's beautiful countryside, offering the perfect combination of rural serenity and easy access to the coast. Just a short drive away, the nearby village of Lowick provides a welcoming community with two traditional pubs, a village shop, and post office, ensuring that everyday essentials and local hospitality are never far away.

The surrounding area is rich in both natural beauty and historic interest. The iconic beaches of Bamburgh and Holy Island are within easy reach, offering miles of unspoilt sand, rolling dunes, and breathtaking sea views. Golfers will enjoy the scenic links at Goswick Golf Club, while the historic Ford and Etal Estates provide charming villages, walking and cycling trails, and a sense of Northumberland's heritage.

Ancroft is also conveniently positioned for those wishing to explore further afield. Berwick-upon-Tweed, a historic market town, offers excellent shopping, dining, and cultural attractions, as well as a mainline railway station with direct connections to Edinburgh (approximately 50 minutes) and Newcastle (around 1 hour 15 minutes). The A1 provides swift road access along the East Coast corridor, making the region exceptionally accessible.

For outdoor enthusiasts, the area provides a wealth of opportunities for walking, cycling, birdwatching, and horse riding, all set against a backdrop of rolling farmland and stunning coastal scenery. Nearby attractions include Bamburgh Castle, Alnwick Castle and Gardens, the Holy Island of Lindisfarne, and an array of quaint coastal villages, offering something for everyone to enjoy.

Overall, Ancroft offers an exceptional lifestyle opportunity, combining peaceful rural living, local amenities, and access to some of Northumberland's finest cultural, leisure, and natural attractions. Its charm and location make it equally suited to permanent living or as a thriving luxury holiday let, offering both comfort and potential income.

GROUND FLOOR

FIRST FLOOR

THE OLD SCHOOL HOUSE, ANCROFT, NORTHUMBERLAND, TD15 2TE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,859 SQ FT / 172 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: https://www.patonandco.com/privacy-policy/

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied themself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Paton & Co Estate Agents

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