



# *The Old Dairy*

WEST MARLISH, NE61 4ER

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



5 BEDROOMS  
2 BATHROOMS  
3 RECEPTION ROOMS

OFFERS OVER  
**£650,000**

- Barn Conversion
- Open Plan Living
- Five Double Bedrooms
- Two Bathrooms
- Vaulted Ceilings
- Immaculate Presentation

## *Stone-built countryside property*

This Grade II listed stone built barn conversion is for sale in the rural hamlet of West Marlish near Morpeth, offering five double bedrooms and flexible accommodation suited to families seeking a green, countryside setting. The property is set amongst green spaces, with countryside walks available from the surrounding lanes. Morpeth town centre is accessible by car, offering supermarkets, independent shops, cafés and restaurants, as well as the popular Carlisle Park by the River Wansbeck. A stones throw from local heritage sites, Wallington Hall and Belsay Hall. The property also features an electric car charging point and high speed fibre broadband.



## *Spacious light-filled living room*

The ground floor includes a formal living room with French doors opening to a courtyard, creating a direct connection between indoor and outdoor space. A dining space is positioned within the hall, complemented by a feature staircase.



# Modern open-plan kitchen

An open-plan area incorporates a real cooks kitchen with granite countertops, kitchen island, integrated appliances and good natural light, together with a living area and separate utility room.





## *Spacious bedrooms & bathroom*

Upstairs, all five bedrooms benefit from vaulted ceilings and exposed beams, enhancing the character of the conversion. The master bedroom is a generous double with a modern en-suite, while the remaining four double bedrooms are served by a family bathroom.

# *Low-maintenance garden*

Externally, there is a low maintenance garden perfect for alfresco evenings and a courtyard to the rear for added outside space.



# Property Description

## GROUND FLOOR

**Living Room:** 23'02" - 13'05" - 7.05m x 4.09m

**Dining Room:** 23'02" x 17'09" - 7.05m x 5.40m

**Kitchen / Family Room:**

23'02" (max) x 17'11" (max) - 7.05m x 5.47m

**Utility:** 6'10" x 7'03" - 2.10m x 2.20m

**W.C.**

## FIRST FLOOR

**Bedroom One:**

13'09" x 18'01" (max) - 4.19m x 5.50m

**En-suite:** 5'11" x 11'2" - 1.80m x 3.40m

**Bedroom Two:**

11'06" x 18'01" - 3.50m x 5.51m

**Bedroom Three:**

11'08" x 13'08" - 3.55m x 4.16m

**Bedroom Four:**

9'07" x 12'06" - 2.91m x 3.80m

**Bedroom Five:**

9'07" (max) x 11'09" (max) - 2.91m x 3.80m

**Bathroom:** 9'02" x 7'03" - 2.80m x 2.20m

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** SEPTIC TANK

**Heating:** OIL

**Broadband:** FIBRE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE / DRIVEWAY

## RESTRICTIONS AND RIGHTS

**Listed?** YES GRADE II

**Restrictions on property?** YES

**Easements, servitudes or wayleaves?** YES

**Public rights of way through the property?** YES

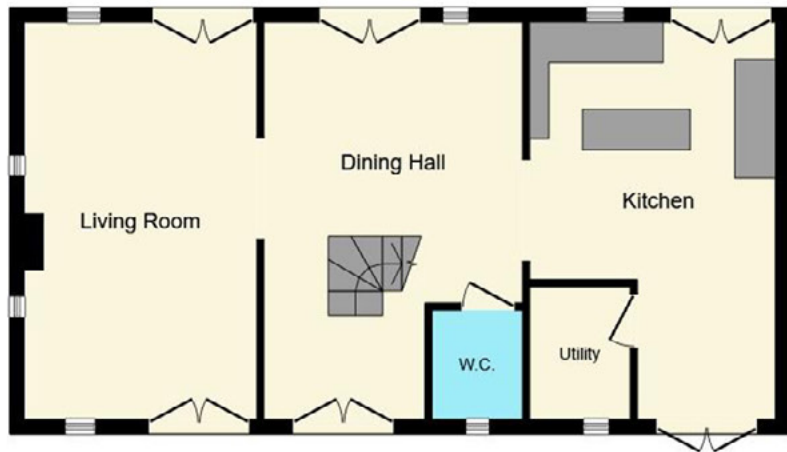
**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**Tenure:** Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

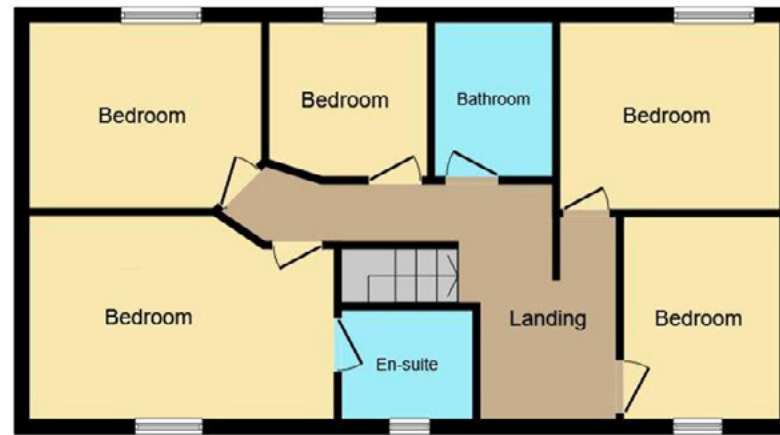
**Council Tax Band:** G

**EPC Rating:** EXCEMPT

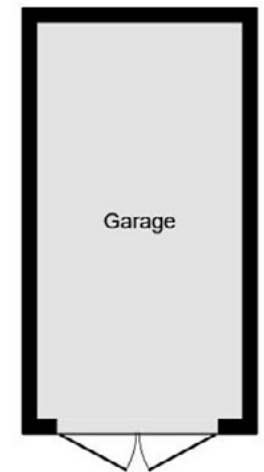
P00007063.SD.SD.19/5/26.V.2



GROUND FLOOR



FIRST FLOOR



GARAGE



For more information please contact our branch today via:

**T: 01661 860228    [ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)**

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.