

Old Stable | Acklington | NE65 9AR

£385,000

A beautifully appointed three-bedroom stone barn conversion enjoying exceptional countryside and coastal views, set within an exclusive former steading in the peaceful hamlet of Hartlaw. Offering character-filled accommodation, a sunny south-facing aspect, gardens, garage, parking and no onward chain, this unique home combines rural tranquility with convenient access to the A1 and Northumberland's stunning coastline.

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X 3 X 1 X 2

BARN CONVERSION

NO ONWARD CHAIN

COUNTRYSIDE VIEWS

GARAGE

EASY ACCESS TO A1

DUAL ASPECT LIVING AND DINING KITCHEN

For any more information regarding the property please contact us today

This charming stone-built barn conversion forms part of an exclusive former steading within the peaceful hamlet of Hartlaw, offering a wonderful opportunity to enjoy rural living with some of the most impressive countryside and coastal views in the area. Available with no onward chain, the property combines character, comfort and practicality, all within easy reach of the A1 and the popular coastal destinations of Warkworth, Amble, Alnmouth and Morpeth.

Occupying a private position within the steading, the property enjoys a desirable southerly aspect to the rear, where far-reaching views stretch across open farmland and towards the Northumberland coastline. Surrounded by lawned gardens, the outdoor space provides an idyllic setting for relaxing, entertaining or simply enjoying the spectacular scenery. There is parking for two to three vehicles within the property's boundaries, together with a garage and separate driveway located within a nearby garage block.

The accommodation is full of charm and character, featuring vaulted ceilings with exposed timber beams, traditional latch doors and attractive wood flooring throughout the living and kitchen area. A welcoming porch leads into the central hallway, which benefits from a distinctive byre-style window and provides access to all principal rooms.

At the heart of the home is the spacious dual-aspect living room and dining kitchen, creating a sociable and light-filled living space. A central dual-aspect chimney breast with a wood-burning stove forms an impressive focal point, subtly dividing the living and dining areas whilst maintaining an open-plan feel. A door from the living area opens directly onto the garden, perfectly positioned to take advantage of the sunny aspect and breathtaking views.

The beautifully appointed kitchen is fitted with quality shaker-style units complemented by Silestone work surfaces and an excellent range of integrated appliances, including a washing machine, dishwasher and fridge freezer, together with a dual-fuel Rangemaster AGA.

The dual-aspect principal bedroom enjoys attractive byre-style windows to the front elevation and benefits from a well-appointed en-suite shower room featuring fitted cabinetry with integrated wash basin and WC. Bedroom two is a comfortable double room, whilst bedroom three offers ideal accommodation as a single bedroom, home office or hobby room.

Further benefits include mains gas central heating and full fibre broadband, making the property equally suited to modern lifestyles and remote working.

Offering a rare combination of countryside tranquillity, coastal outlooks, character features and excellent accessibility, this delightful barn conversion represents an exceptional opportunity to secure a home in one of Northumberland's most picturesque rural settings.

T: 01665 510044
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KITCHEN/DINING/LIVING ROOM
9.72m x 4.69m (31'11" x 15'5")

BEDROOM 1
4.69m x 3.02m (15'5" x 9'11")

EN-SUITE

BEDROOM 2
3.61m x 3.42m (11'10" x 11'3")

BEDROOM 3
3.49m x 2.21m (11'5" x 7'3")

SHOWER ROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Private
Sewerage: Private septic tank
Heating: Mains gas and wood-burning stove
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Parking within the boundaries of the plot and a separate garage in a block with a driveway.

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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

BUILDING WORKS
Adjacent existing farmhouse is currently being refurbished

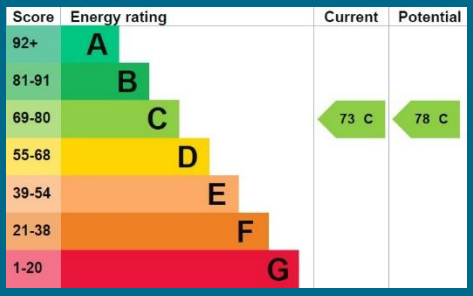
TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
Service charges: £1000 per annum

RIGHTS AND RESTRICTIONS
Please note that there is a restrictive covenant that prevents using this property as a holiday let

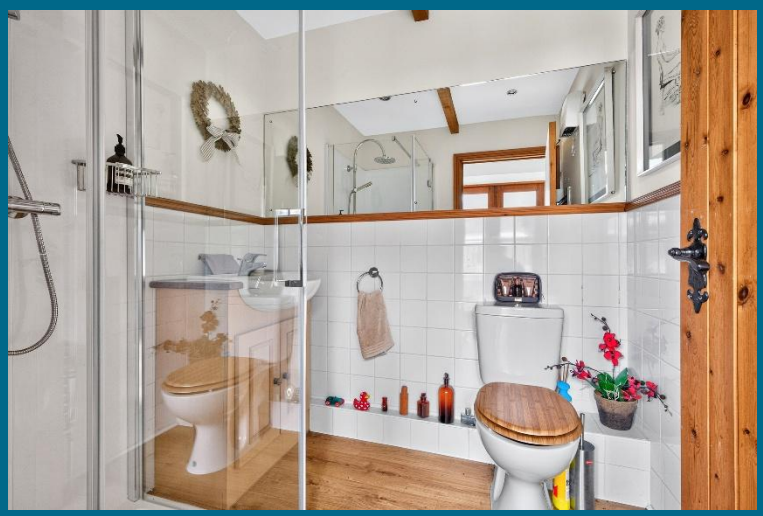
COUNCIL TAX BAND: E

EPC RATING: C

AL009849/DM/VG/27.10.2026/V.1







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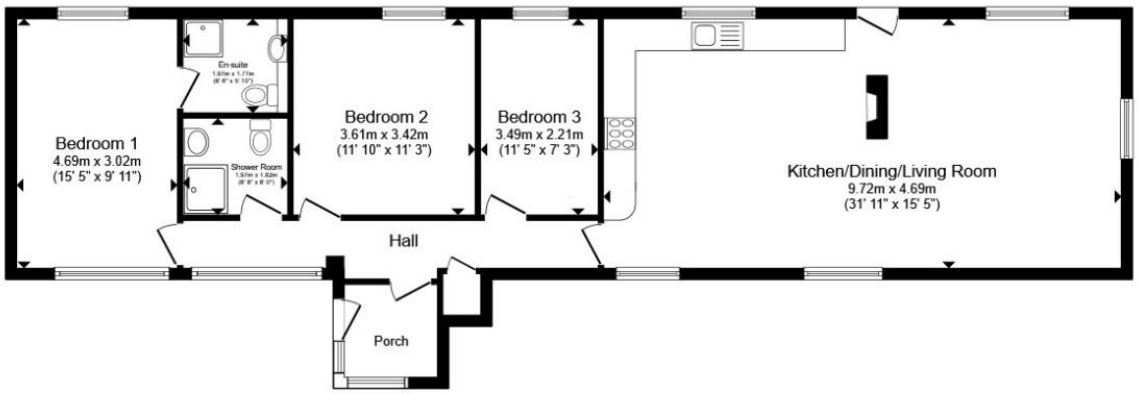


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AL009849 V.1

Total floor area 101.6 m² (1,093 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

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