



THE OLD VICARAGE

Acklington | Northumberland



The Old Vicarage

The Village | Acklington | Morpeth | Northumberland | NE65 9BL

Beautiful period Grade II listed former Vicarage & two bedroom attached cottage with stunning landscaped gardens circa 0.57 acres with south facing rear aspect

Price Guide: Offers Over £1.2 Million

Warkworth 3.1 miles, Alnwick 10.4 miles, Morpeth 13.1 miles, Newcastle International Airport 28.0 miles, Newcastle City Centre 28.8 miles (all distances are approximate)

- Two separate driveways with parking for a number of cars
- Stone detached Coach House with two garages, three store rooms and large full length loft
- Inland from the beautiful Northumberland coastline and sea - approx 4 miles
- Village location with easy access to the A1 for Morpeth, Newcastle and the Airport

rare!
From Sanderson Young

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The Old Vicarage is a handsome & substantial five bedroom stone period house, built in 1861, with well proportioned accommodation set over two floors, with many original and traditional features retained including; stone mullion windows and Crittall windows, original internal doors, period stone fireplaces, decorative ceiling coving, dado and picture rails, wood and stone flagged floors. The house, Pevsner accredited, has been improved and sympathetically restored to a high standard by the current owners over the last 15 years, creating a superb family home with great versatility, and further potential afforded by the original coach house.

Ground floor - Vestibule with a beautiful feature stone arched entrance and door | Reception hallway with a stone open fireplace, the original balustrade staircase to the first floor, with under stairs storage, and a herringbone wood floor | Excellent study/home office with two windows overlooking the garden, stone fireplace with an inset AGA cast iron wood burning stove and large storage cupboard | Generous sitting room with two windows overlooking the garden, a stone fireplace with a cast iron wood burning stove and large storage cupboard | Music room - a lovely versatile 3rd reception room, with a stone fireplace with cast iron wood burning stove, inset bookshelves, and an east facing window overlooking the garden to the Church | Fabulous ground floor bathroom with a stone flagged floor and inglenook, a roll top bath, high cistern WC and wash hand basin | Impressive open plan family kitchen/ living room, created by the current owners, and now forming the heart of this family home - with full height vaulted and beamed ceilings, and excellent natural light from the six Velux windows and two windows to the courtyard - the kitchen has an electric AGA, a beautiful limestone floor with under floor heating, wood cabinets with granite worktops, a Belfast style sink, and integrated fridge/freezer and dishwasher | Formal dining room, linking the main house to the cottage, with French doors to the garden, and a window to the front courtyard | Side lobby with access to the courtyard, the Boiler/plant room and walk in larder.



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First floor - First floor landing with a large window | Bedroom one with a stone & cast iron fireplace and wonderful views from two windows over the garden to the open fields and Church | Bedroom two with a stone & cast iron fireplace, and views to the Church | Bedrooms three & four, each with a stone & cast iron fireplace, and a window to the front overlooking the gardens | Single bedroom five with a period fireplace and window to the garden | Separate WC | Family bathroom with a period fireplace - roll top bath, twin wash hand basins, walk in shower, and WC.



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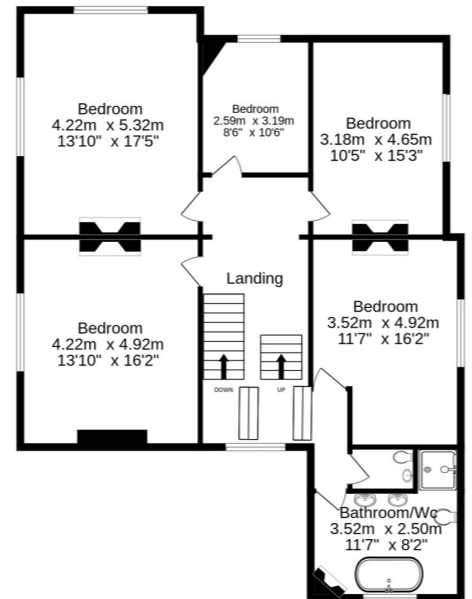
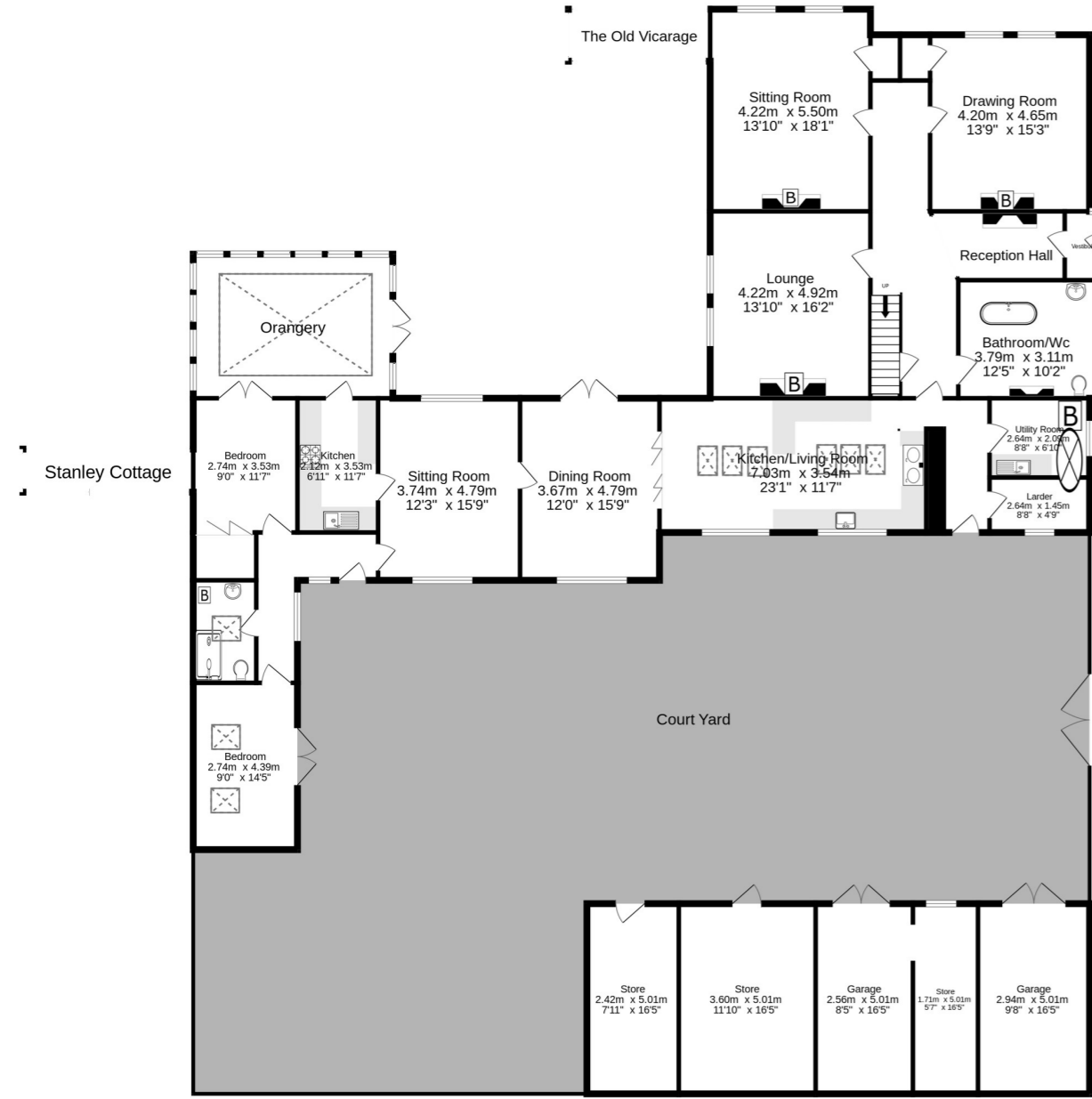


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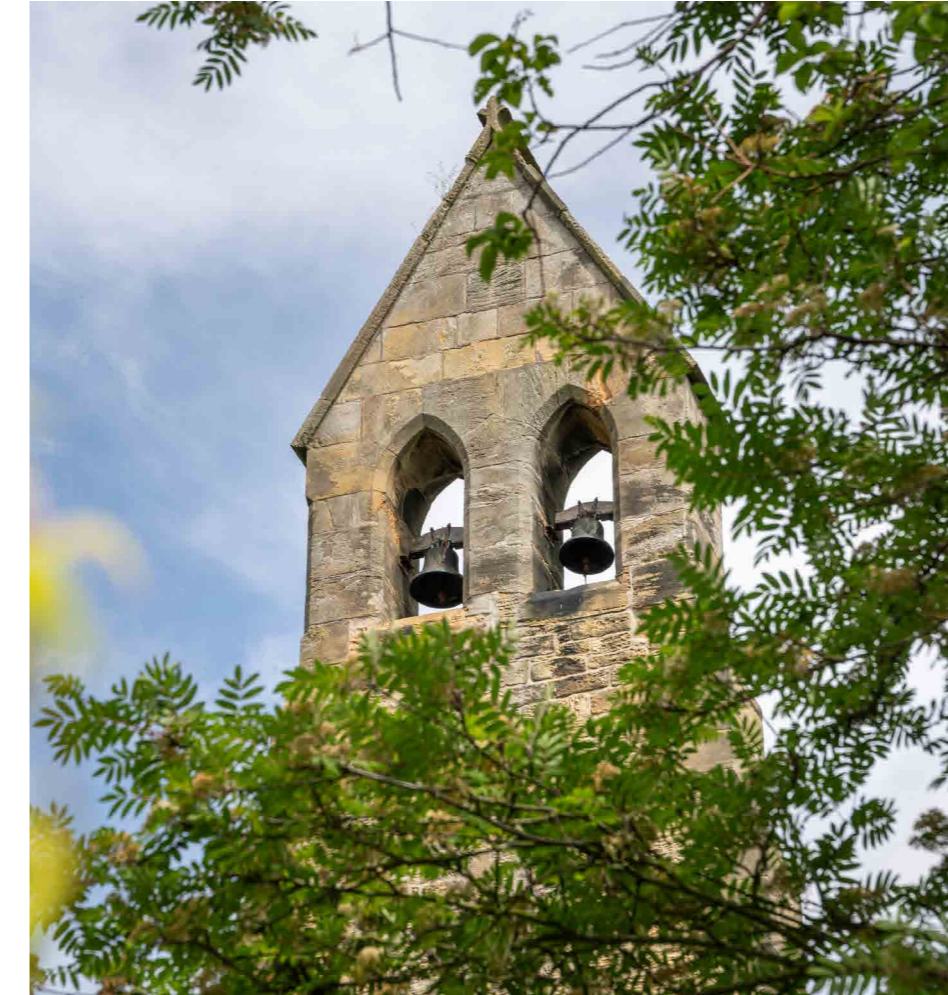
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FLOORPLANS





STANLEY COTTAGE



A superb two bedroom, single storey cottage offering great versatility as annexed accommodation for multi generational living or as an independent AirBnB/holiday cottage (subject to restrictive covenants & permissions) with its own driveway and entrance, and separate utilities. Converted by the current owners from original stone outbuildings, the cottage is built in stone with a slate roof, in keeping with the period nature of The Old Vicarage and Coach House.

Hallway with a large picture window overlooking the courtyard and access to a loft | Lovely sitting room with dual aspect windows overlooking the garden and courtyard - a door leads to the adjoining kitchen and there is an inter connecting door to the Dining room of the main house | Galley style Kitchen with velux skylight and French doors opening to the fabulous Orangery - the kitchen is fitted with a range of cabinets, with an integrated oven, gas hob, & Fridge/freezer, and a slimline dishwasher | Beautiful stone built Orangery with French doors opening to the south facing garden, a glass atrium roof with a stunning view of the church next door and double glazed timber windows.

Double bedroom one with French doors to the courtyard and two Velux windows to the roof | Double bedroom two with French doors opening to the Orangery and a large walk in storage cupboard | Shower room with a corner mains shower, wash hand basin in a vanity cabinet and WC - Velux window to the roof and ladder radiator.

STANLEY COTTAGE



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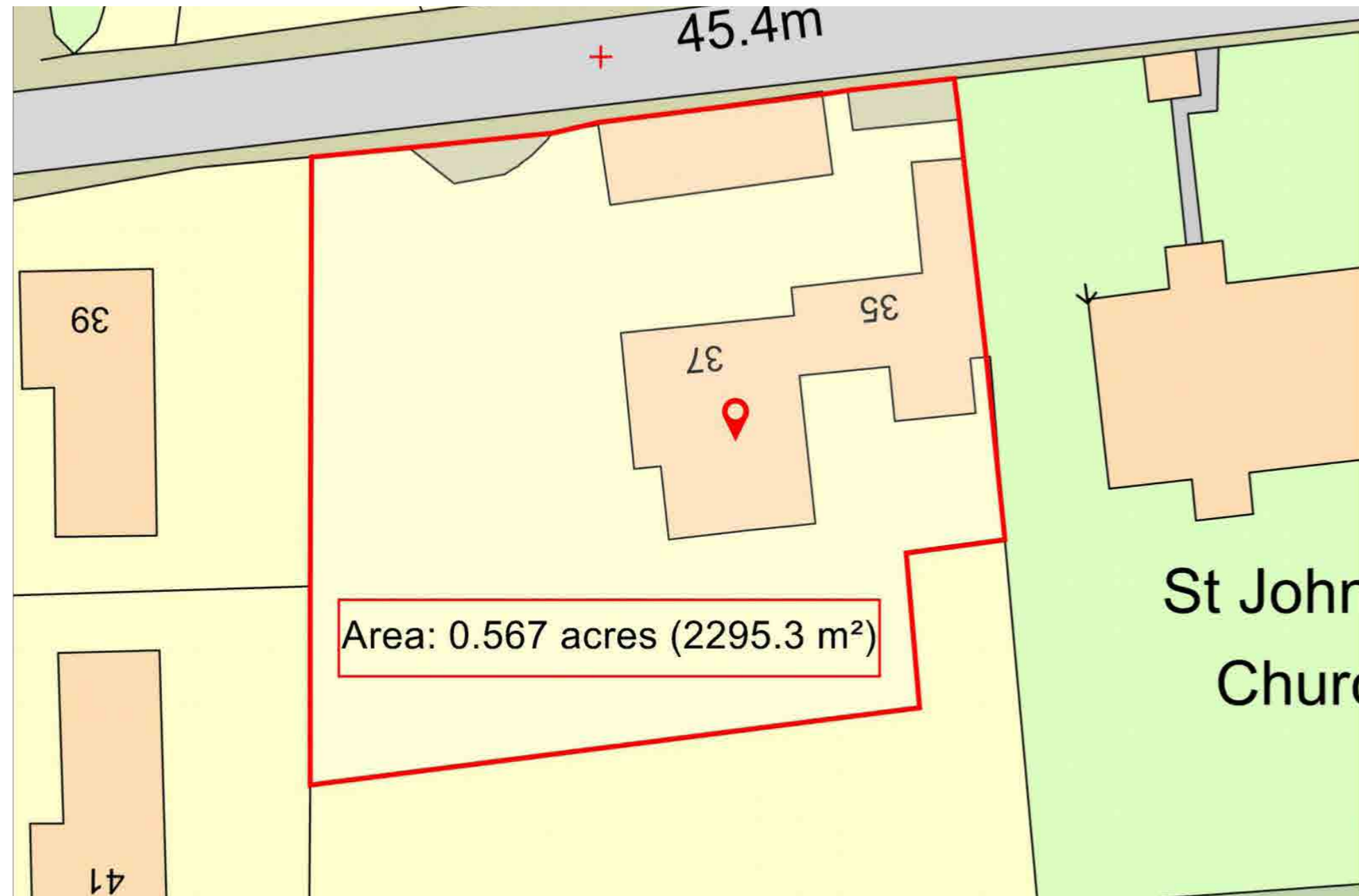
COACH HOUSE



Attractive and substantial stone former Coach House, unchanged since it was built in 1861, offering further development potential (subject to normal planning consents) | The detached stone building is currently divided into ; two single garages with storeroom between, large stable workshop and separate lockable store. Above, a large attic run the full length of the building.



SITE & LOCATION



GARDENS & GROUNDS

The Old Vicarage is approached through a listed stone pillared gate entrance, leading to a circular gravel driveway | Stanley Cottage and the Coach House have a separate driveway, leading into the courtyard where there is parking for multiple cars and access to the main driveway | Fantastic mature and well stocked gardens of circa 0.57 acres, enjoying a south and westerly facing aspect and open views to the surrounding countryside | Superb Summerhouse with insulated cedar construction | A wood fired Hot Tub, Greenhouse, second Summerhouse, three sheds, wood-fired pizza oven and vegetable garden/soft fruit with raised beds.







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