



Bank House Farm | Acklington | NE65 9AP

AUCTION GUIDE PRICE

£300,000 +

A delightful Grade II listed stone barn conversion enjoying a peaceful orchard outlook, private garden and flexible living space. Combining period charm with modern comfort, this unique home is perfectly positioned between Northumberland's stunning coastline and rolling countryside.

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GRADE II LISTED

GARAGE

BARN CONVERSION

OPEN PLAN LIVING/DINING ROOM

EASY ACCESS TO A1

PRIVATE REAR GARDEN

For any more information regarding the property please contact us today

Forming part of the historic Bank House Farm steading, this charming Grade II listed stone-built barn conversion occupies a picturesque rural setting and enjoys close links to Northumberland's rich agricultural heritage. The wider farm complex includes a collection of notable listed buildings, most prominently the early 19th-century cartshed and granary with attached cottages, which reflect the architectural character and enduring legacy of Northumberland's traditional working estates.

Constructed in dressed stone and arranged over three floors, the property offers approximately 1,000 sq ft of flexible accommodation, thoughtfully blending period charm with modern-day practicality. The ground floor comprises a welcoming open-plan living and dining area, leading through to a country-style kitchen with direct access to the rear garden, while a convenient W.C. completes the accommodation on this level.

The first floor provides two versatile rooms, ideally suited as a sitting room, snug, home office or additional bedroom, depending on individual requirements. To the second floor are two well-proportioned bedrooms, served by a contemporary family bathroom.

Externally, the property enjoys a private rear garden overlooking an established orchard, creating a peaceful setting in which to relax, dine alfresco and enjoy Northumberland's renowned dark skies. To the front, there is driveway parking and a nearby garage, offering valuable storage and everyday convenience.

The location combines the best of rural living with excellent accessibility. Surrounded by beautiful countryside and within easy reach of the Coquet Valley and Northumberland Heritage Coast, the property is ideally placed for enjoying the region's outstanding natural beauty. The nearby towns of Amble and Warkworth provide a range of day-to-day amenities, independent shops, cafés, historic attractions and scenic riverside walks, while more comprehensive services can be found in Alnwick and Morpeth.

For commuters, Acklington railway station offers local rail services, while nearby Alnmouth station provides direct connections on the East Coast Main Line to Edinburgh and London King's Cross. The A1 is also readily accessible, facilitating convenient travel throughout the region and beyond.

Offering a unique combination of character, heritage and modern comfort, together with a delightful orchard outlook, private garden, garage and driveway parking, Bank House Farm presents a rare opportunity to acquire a distinctive home in one of Northumberland's most attractive and sought-after rural locations.

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ENTRANCE VESTIBULE

Timber stable door, tiled floor, door to dining kitchen, turned staircase to open landing and living room.

KITCHEN 3.53m x 2.41m (11'7 X 7'11)

DINING AREA 4.59m x 3.20m (15'1 X 10'6)

Fitted wall and base units incorporating: Bosch electric hob and oven with extractor hood, 1.5 stainless-steel sink, space for washing machine, space for fridge freezer. Tiled floor, exposed beams, vertical radiators, French doors in buyer. Stable door to rear garden, storage cupboard, W.C.

LIVING ROOM 3.20m x 4.55m (10'6 X 14'11)

Dual aspect room with double glazed windows – delightful views over rear garden and distant countryside views. Decorative fire surround, radiator, door to bedroom three, staircase to second floor.

W.C.

Close-coupled W.C., wash basin, tiled floor, radiator, extractor.

SECOND FLOOR LANDING

Conservation windows, storage cupboard with hanging rail, radiator, doors to bedrooms.

BEDROOM ONE 3.38m x 2.46m (11'1 X 8'1)

Double-glazed windows and conservation windows, radiator.

BEDROOM TWO 3.20m x 2.44m (10'6 X 8')

Double-glazed window and conservation window, radiator.

BEDROOM THREE 2.48m x .30m (8'2 X 10'10)

Double-glazed window with views over rear garden and distant countryside views over fields and the coastline in the distance. Radiator.

EXTERNALLY – mainly laid to lawn with fence boundaries and gravel area, oil tank – open aspect.

FRONT – parking for two cars and block paved area.

GARAGE

Detached stone built garage block – single garage with mezzanine and single parking space.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains - metered

Sewerage: Domestic/small sewage treatment plant

Heating: Oil central heating

Broadband: Full fibre broadband available

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and communal car park with allocated spaces

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.

RESTRICTIONS AND RIGHTS

Grade II listed

Restricted Covenants preventing:

- Holiday let use
- Parking of boats, caravans or mobile homes
- Running a business (home office use not restricted)

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
£71.21 PCM General \Maintenance
£25.00 PCM Sinking Fund

COUNCIL TAX BAND: D

EPC RATING: D

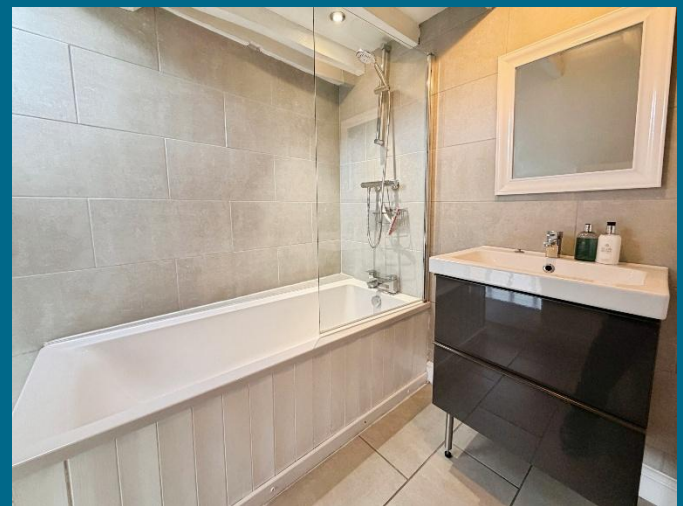
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Total floor area: 105.9 sq.m. (1,140 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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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.

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