



The Sheepfold

Cavil Head Farm, Acklington



The Sheepfold, Cavil Head Farm, Acklington, Morpeth, Northumberland, NE65 9DF

An impressive three bedroom, single storey stone barn conversion in an exclusive tucked away location with fabulous open aspect views to the surrounding countryside, and approx. 1 acre of private enclosed gardens and a paddock - ideal main or second home only 4 miles inland from the sea and stunning Northumbrian coastline - No Upward Chain.

The Sheepfold is a fabulous traditional conversion, one a number of individual cottages and conversions in this exclusive former farm steading, Cavil Head Farm, just outside Acklington village. With approx. 1720 sq ft of single storey accommodation, the superb restored farm building (2016) has lovely design features which include; exposed stone walls, full height vaulted and beamed ceilings, oak floors and internal doors. The Sheepfold has excellent privacy, open aspect rural views, extensive gardens and a large paddock and versatile detached Summerhouse.

Cavil Head is nestled in the stunning Northumberland countryside, on the edge of Acklington village and close to Morwick Dairy in Warkworth, a working dairy and ice cream Parlour with an award-winning dairy herd and the 'Rigg & Furrow' Micro-brewery. With country walks on the door step, or a short drive to the Northumberland Heritage Coast with 64 miles of beautiful sandy beaches and historic Castles, this location is ideal for those buyers seeking a quiet rural home.





Internal finish and specification - Traditional sandstone with a natural slate roof with black cast iron styled gutters and down pipes. Windows are high quality double glazed A rated. Mains gas Worcester central heating system with under floor heating throughout, engineered oak floors and oak internal doors. Full height vaulted and beamed ceilings. Bespoke in frame kitchen with quality integrated appliances, including Rangemaster oven and gas hob, dishwasher, washer/dryer and American style Fridge/freezer - large central island with natural quartz worktop, and a wine fridge. Oak internal doors with pewter handles, and a large corner wood burning stove set onto a stone hearth in the sitting room. Individually designed luxury bath and wet rooms, finished with high quality ceramic tiles, designer radiators and bathroom fittings.

Accommodation - Entrance from courtyard | Fabulous open plan kitchen/breakfast room with excellent natural light from the full height windows and open vaulted ceiling - fitted with a range of cabinets, large central island and integrated appliances - a stone feature arch leads to the sitting room | Magnificent sitting room with double height ceiling, and full height windows and doors opening to the garden and courtyard, oak flooring with under floor heating and a corner cast iron wood burning stove | Bedroom hallway with exposed beams | Lovely master bedroom with a vaulted beamed ceiling with two roof lights, and a door opening to the courtyard | Well appointed ensuite with wet room shower, wash hand basin in a vanity cabinet, wall mounted WC and chrome ladder radiator | Stylish spa style family bathroom with a freestanding bath, wet room shower, wash hand basin in a vanity cabinet, WC and chrome ladder radiator | Double bedrooms two and three have vaulted beamed ceilings, and windows overlooking the side garden to the open countryside.

Externally - The Sheepfold has a generous private courtyard with an Indian sandstone flagged terrace | Large lawned front garden with a timber fence and laurel hedging | Lovely lawned side garden with a timber Summerhouse with power and lighting, a timber fence and laurel hedging to the boundary, with excellent open views | Generous separate paddock (for amenity use only) with a five bar timber gate, also lawned with a timber fence and laurel.

Services: Mains Electric, Gas & Water | Gas Central Heating & Underfloor Heating | Sewage Treatment Plant | Tenure: Freehold with management fee of £800 annually to maintain sewage treatment plant and roadways | Tenure: Freehold | Council Tax: Band E | EPC: C

Price Guide: Offers Over £695,000



Ground Floor

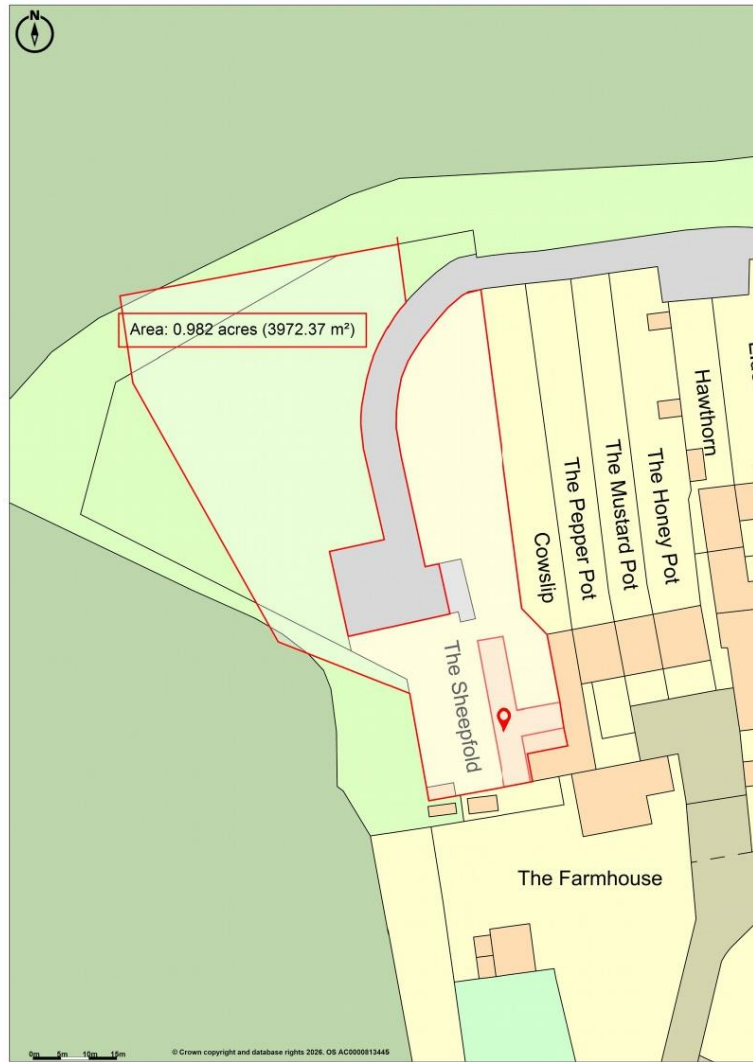
Approx. 159.8 sq. metres (1720.4 sq. feet)

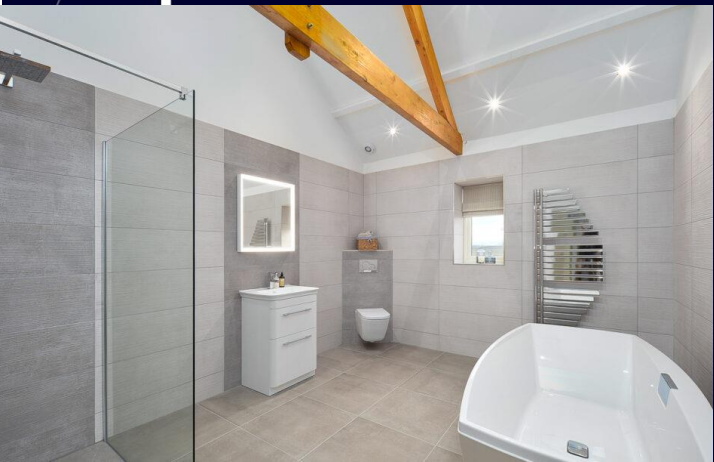


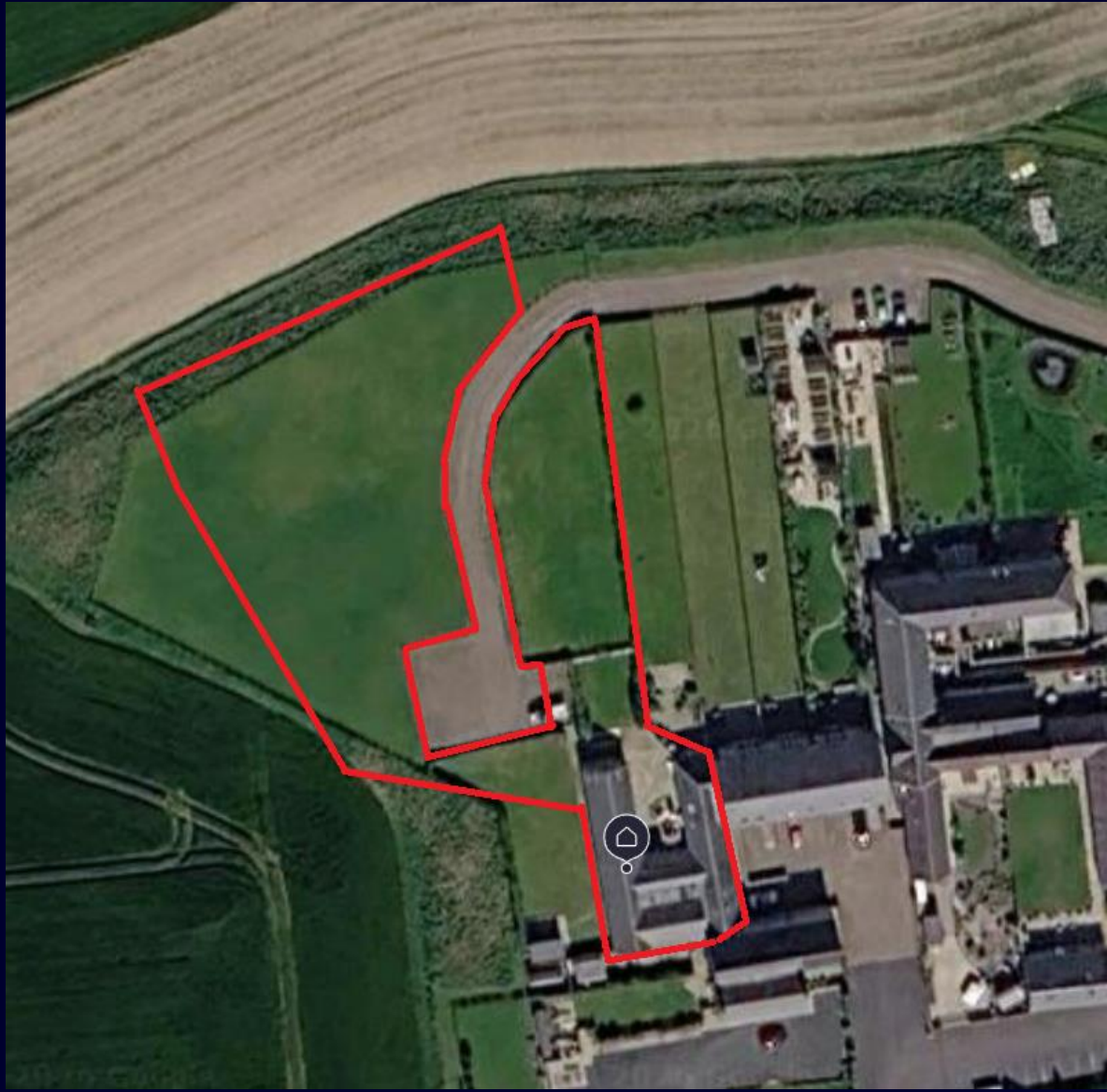
Total area: approx. 159.8 sq. metres (1720.4 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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