



Northumberland  
Properties

**Warenton Farm Steading, Belford**  
**£395,000**





## 5 Warenton Farm Steading

Belford

Council Tax band: TBD

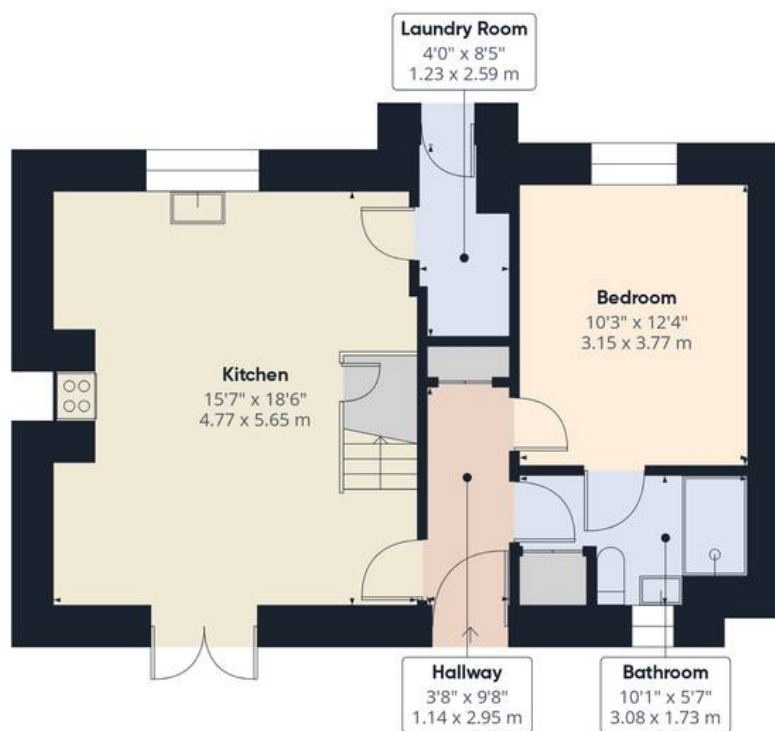
Tenure: Freehold

EPC Energy Efficiency Rating: C

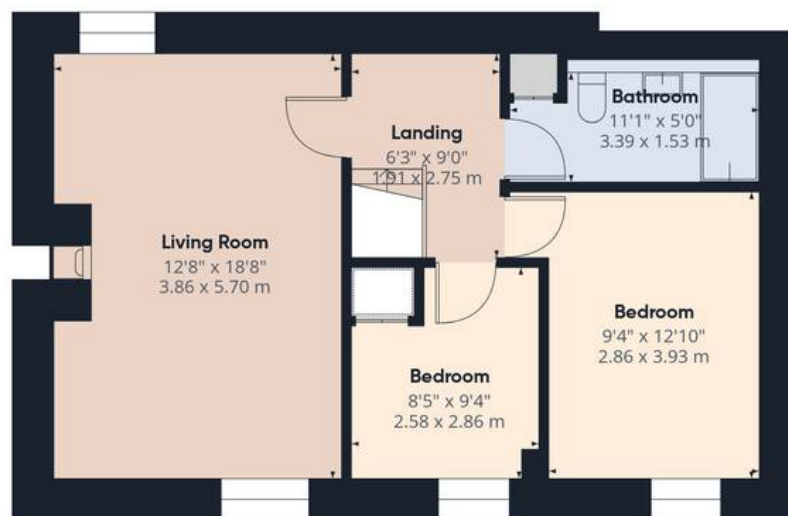
EPC Environmental Impact Rating: C

- Beautifully converted three-bedroom stone barn
- Peaceful countryside setting near Bamburgh and Budle Bay
- Suitable as a permanent home, second home or holiday investment
- Stunning first-floor sitting room with inglenook fireplace and log burner
- Contemporary kitchen with island and adjoining dining area
- Enclosed rear courtyard and lawned front garden with open rural views
- Private parking for several vehicles with electric vehicle charging point
- EPC Rating C with high-speed full fibre broadband available





First Floor



Floor 1



Approximate total area<sup>(1)</sup>

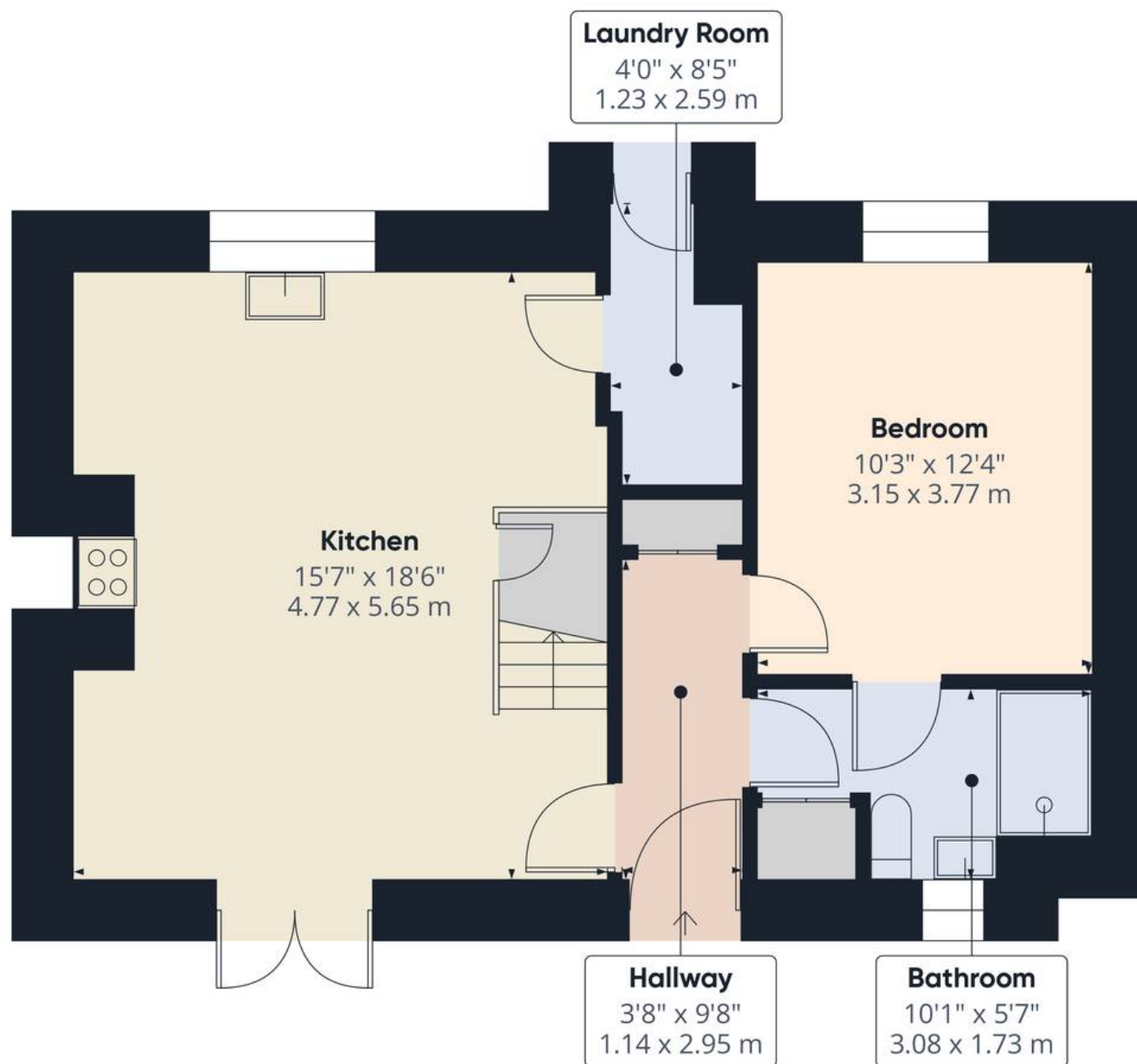
1075 ft<sup>2</sup>

99.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>

553 ft<sup>2</sup>

51.4 m<sup>2</sup>

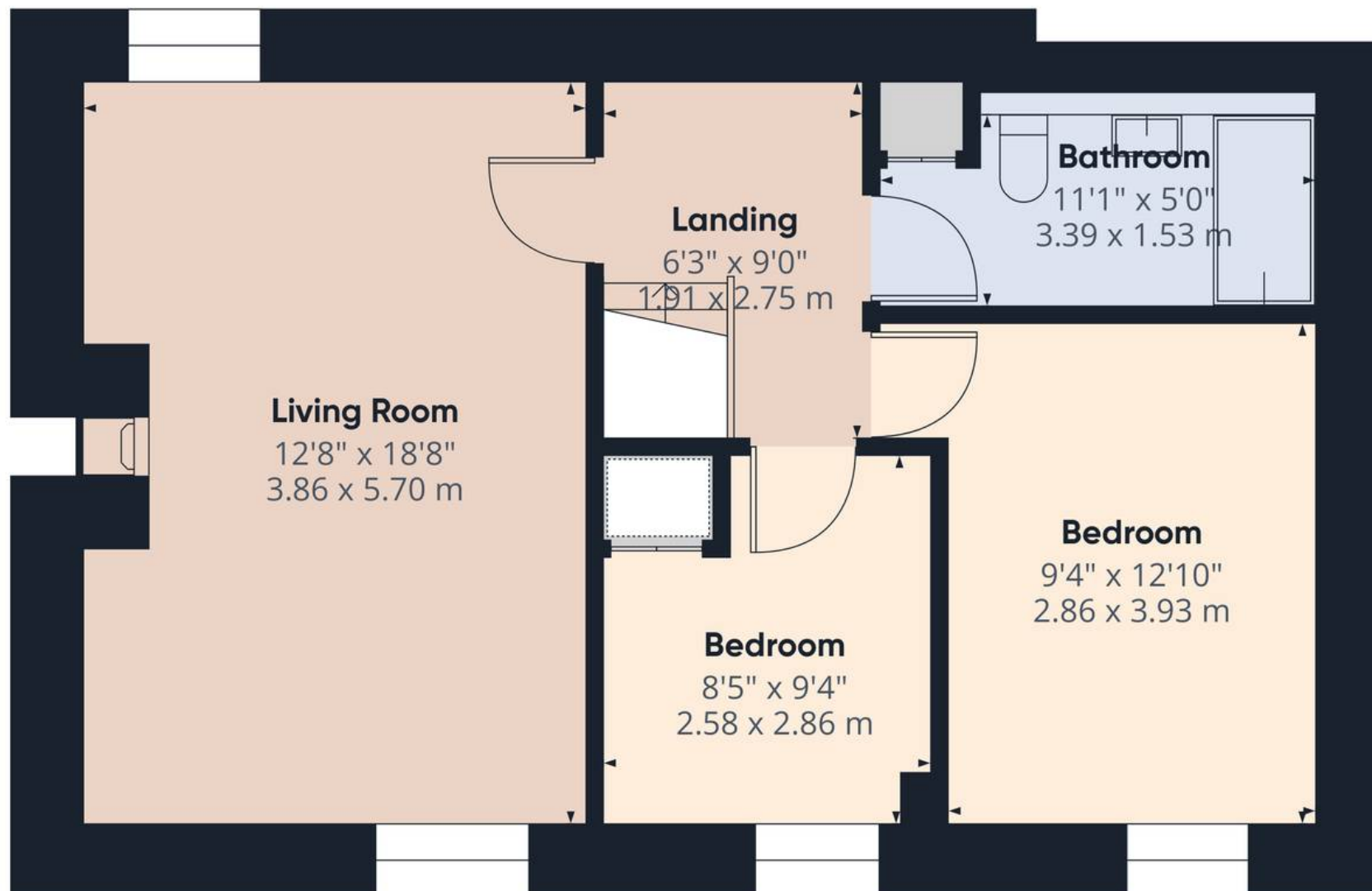
(1) Excluding balconies and terraces

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First Floor



Floor 1



Approximate total area<sup>(1)</sup>

522 ft<sup>2</sup>

48.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Hidden within the peaceful hamlet of Warenton, just a few minutes from Bamburgh and the sweeping coastline of Budle Bay, this beautifully converted stone barn offers an exceptional opportunity to enjoy one of Northumberland's most sought-after settings. Immaculately presented throughout, the property combines the character of its original stone construction with the comfort and efficiency of a thoughtfully designed modern home. Whether you are searching for a permanent residence, an idyllic second home or an established holiday letting business, this is a property that offers remarkable flexibility without the restrictions often associated with coastal locations.

The setting is every bit as impressive as the home itself. Surrounded by open countryside with panoramic views towards the Cheviot Hills, Warenton enjoys a rare sense of peace and privacy whilst remaining only around eight minutes from Budle Bay and within easy reach of Bamburgh, Holy Island, Belford and Alnwick. It is a location that allows you to enjoy Northumberland's spectacular coastline without sacrificing tranquillity.

#### **Utilities**

Heating: Oil/LPG

Electricity: National Grid

Water: Borehole

Sewerage: Septic Tank



## Northumberland Properties

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