

Millfield House

INGRAM | NORTHUMBERLAND



FINEST
PROPERTIES



A recently constructed country house with holiday
let/annexe in a gorgeous rural setting

Powburn Village 4.4 miles | Wooler 11.0 miles | Alnwick 14.6 miles
Newcastle International Airport 40.9 miles | Newcastle City Centre 42.7 miles
Edinburgh City Centre 73.2 miles







The Property

Millfield House is a recently constructed stone-built property resting in a truly idyllic location. The property benefits from a separate holiday let/annexe which also incorporates a garage, along with a generous paddock of around 0.83 acres available by separate negotiation. Glorious views roll away over unspoiled countryside with the whole property offering a wonderful rural escape.

Both the substantial house and the detached holiday let/annexe with garage have been thoughtfully designed to blend with the beautiful surroundings. The traditional stone appearance is complemented by high quality modern finishes that create a home perfect for contemporary lifestyles, including fast broadband to the property, underfloor heating and an EV charging point. The expansive accommodation includes a fabulous open plan living area along with a flexible second reception room. The impressive kitchen is served by a large utility room. There are four bedrooms on the first floor with two bedrooms and another flexible room offering a potential fifth bedroom, a study or play room.

The annexe is operated as a successful holiday let, making the absolute most of the location within the largest Gold Tier Dark Sky Park in Europe to attract visitors from far and wide. This one bedroom property is beautifully renovated with modern amenities in the open plan sitting room/kitchen/diner. There is a luxurious bedroom on the first floor and an additional living area. A garage for Millfield House is also incorporated into the annexe.





The Annexe





Externally

The property rests in well-maintained gardens that are mainly laid to lawn. A flagged patio is ideal for al fresco dining and entertaining. The gravelled driveway offers an abundance of parking in addition to the garage.

Agents Note

Millfield House is subject to an Agricultural Occupancy requirement.





Local Information

The property is located in the Cheviot foothills and Northumberland National Park in the tranquil Breamish Valley, just outside the village of Powburn and conveniently close to Alnwick. Reputedly one of the most important archaeological landscapes in the country, wide open moorlands stretch away with tumbling waterfalls, with the property ideally placed for exploring the rolling countryside and the north east coastal areas. Northumberland National Park is recognised as being one of England's least densely populated and most tranquil areas, offering more than 700 miles of footpaths and rights of way to walk, horse-ride or cycle in complete peace. The park extends just south of Hadrian's Wall to the River Glen Valley, and north-west of Wooler towards the Scottish Border in the north.

The attractive local market towns of Wooler and Alnwick provide a range of day-to-day amenities, including shops, restaurants, cafés, public houses, health centres and library. There are abundant opportunities for sports and leisure enthusiasts, with golf clubs set in spectacular scenery and a range of further sporting clubs including cricket, angling, shooting, cycling and running. Both Morpeth and Berwick-upon-Tweed are within easy reach and provide further comprehensive cultural, educational, recreational and shopping facilities.

For schooling there are first schools at Branton and Whittingham, a middle school in Wooler and in Alnwick where there is also the Duchess's Community High School. In addition, Longridge Towers School is situated just outside Berwick-upon-Tweed and there is an impressive choice of private schools in Newcastle.

The railway stations at either Alnmouth or Berwick-upon-Tweed provide regular services to both Newcastle and Edinburgh, which in turn link to main line services to other major UK cities north and south. Newcastle International Airport is also within reach.



Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to treatment plant. LPG underfloor heating and gas for cooking.

Postcode

NE66 4LU

Council Tax

Band F

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk





Finest Properties

cumbria@finestgroup.co.uk

finestproperties.co.uk

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