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Belford | Northumberland

Warenton Farm



“A beautifully presented period farmhouse with attached cottage, stunning gardens and land in an exceptional coastal setting”

The Property

Occupying an enviable position within the rolling Northumberland countryside, Warenton Farm is a beautifully presented period farmhouse accompanied by an attached two bedroom cottage, extensive outbuildings and approximately 5.56 acres of gardens and pasture. While enjoying complete tranquillity and far-reaching rural views, the property lies within easy reach of Bamburgh, Seahouses and the spectacular Northumberland coastline, offering a rare combination of peaceful country living and excellent accessibility.

The handsome stone farmhouse immediately conveys its heritage, while inside the accommodation has evolved to provide comfortable, well-balanced family living without compromising its original character. Traditional joinery, original fireplaces and generous ceiling heights sit comfortably alongside carefully considered modern improvements, creating interiors that feel both timeless and welcoming.

The entrance hall provides an attractive introduction, with original timber flooring and a traditional staircase leading to the first floor. The principal sitting room is positioned to make the most of the exceptional outlook, where a broad bay window frames uninterrupted views across the beautifully landscaped gardens towards the surrounding countryside. Timber flooring, an original fireplace with wood-burning stove and understated decorative detailing create a room of considerable warmth and character.



In contrast, the adjoining reception room has a distinctly different character. Originally forming part of a small cottage attached to the farmhouse, it has been transformed into an impressive living space beneath a vaulted ceiling with roof lights overhead. An exposed stone inglenook fireplace, complete with a wood-burning stove, provides a striking focal point, while the generous scale and abundance of natural light create a room that is both dramatic and inviting.

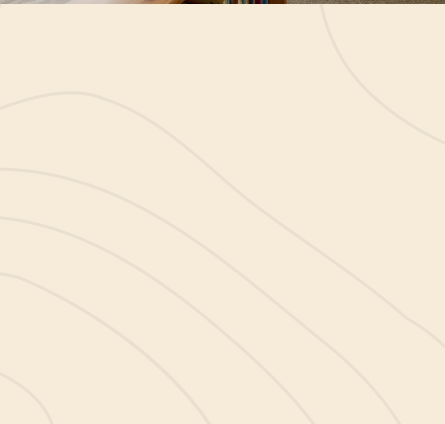
Spanning more than twenty-three feet, the open plan kitchen and dining room provides an excellent everyday living space. Bespoke shaker cabinetry is paired with granite work surfaces and a substantial central island, while a range cooker and generous storage ensure the room is as practical as it is attractive. Positioned beneath a large window overlooking the gardens and paddock beyond, the sink enjoys one of the property's finest outlooks. The adjoining dining area centres around an original fireplace and offers ample space for large family gatherings, with direct access to the adjoining utility room adding further practicality.

The first floor continues the farmhouse's understated character. The principal bedroom is particularly generous, benefiting from fitted wardrobes and open countryside views, while two further double bedrooms provide comfortable accommodation for family and guests. The family bathroom is well proportioned, featuring both a roll-top bath and separate shower, complemented by traditional styling that sits comfortably with the age and character of the house.





Originally a separate cottage adjoining the farmhouse, this charming wing has been thoughtfully connected to create exceptionally versatile accommodation while retaining the ability to operate independently. With both its own external entrance and an internal link to the main house, it is well suited to multigenerational living, guest accommodation or continued holiday letting, having previously been run successfully in this capacity. The lower ground floor comprises a well-appointed kitchen, a double bedroom and bathroom, while at ground floor level the sitting room retains its own distinctive character with timber flooring and an original stone fireplace. Above, a further double bedroom sits beneath painted roof timbers, where exposed stonework and a brick chimney breast provide a tangible reminder of the building's earlier origins.



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.

Postcode Council Tax EPC Tenure

NE70 7HW

Band G

Rating D

Freehold

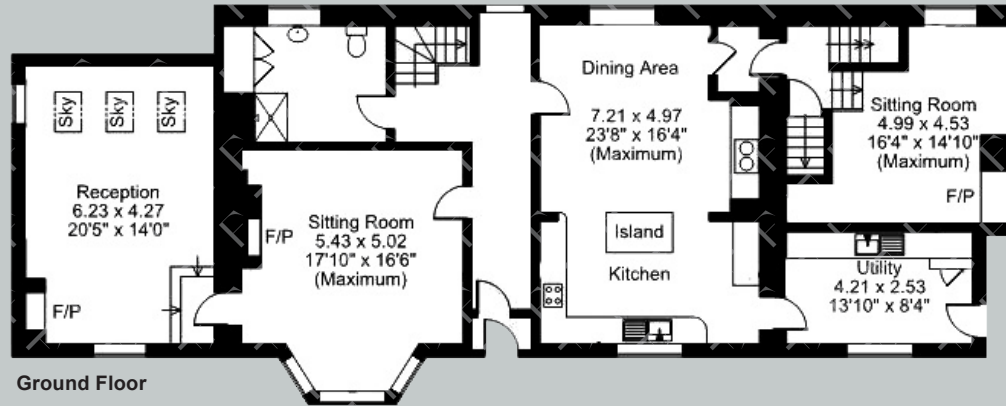
Services

Mains electric, gas, and water. Solar panels

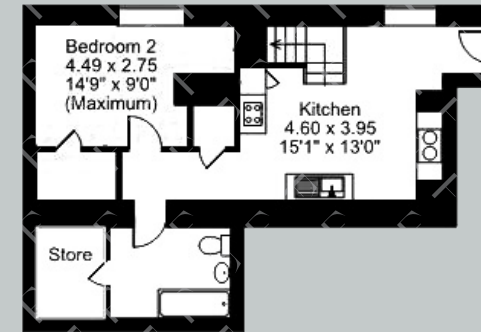
Private drainage (Clarage system)

Floor Plans

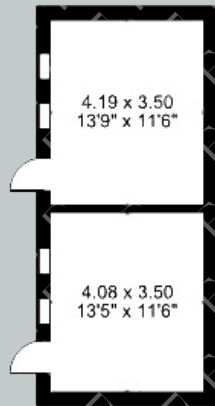
Cottage - Ground Floor



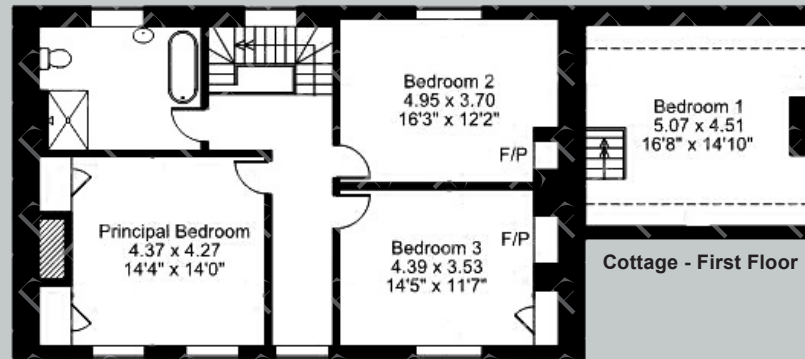
Ground Floor



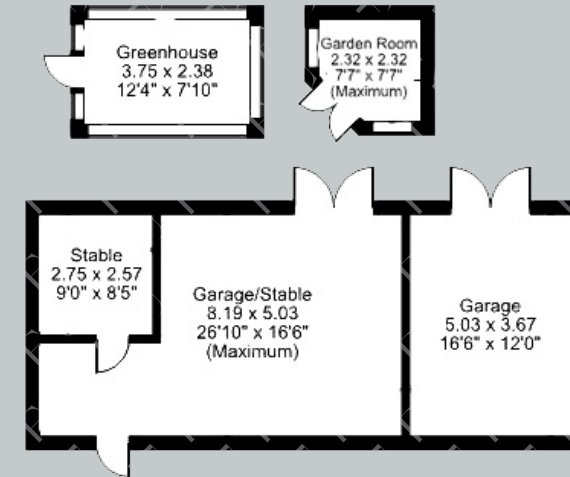
Cottage - Lower Ground Floor



Stables



First Floor



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Viewings Strictly by Appointment



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