

# Butterchurn, Cavil Head, Acklington, Morpeth, Northumberland

Offers Over £500,000



## Full Description

Perfectly placed to enjoy country life as well as benefiting from close proximity to the stunning coastline, this impeccably presented stone-built barn conversion offers light and bright country living at its best. Elizabeth Humphreys Homes are delighted to welcome to the market this stunning 2 bedrooomed property located just outside the Northumberland village of Acklington. This beautiful home, bathed in natural light, features breathtaking gardens, gated gravelled driveway parking for up to four cars, double glazed wooden windows and a wooden front door, quality internal oak doors with glorious pewter-style furniture, good broadband connection, mains gas central heating, mains electricity and water and benefits from a residents committee assisting the operational maintenance of the water treatment plant which facilitates the sewerage.

Acklington is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other

amenities.

This enchanting property, radiating style and charm, is one of 14 exclusive homes on this prestigious development. Entry is via the front door into the internal hallway which showcases a vaulted ceiling with exposed beams creating an impressive welcome and you are left in no doubt of the quality of finish offered from this point of entry onwards. The superior large floor tiles, warmed by the wet underfloor heating, continue into the kitchen-dining area creating a seamless transition between the different spaces and, with brushed chrome switches and sockets adding a further touch of elegance, the space is finished perfectly. A large cloak area, with a sensor light, is beneficial for the storage of coats and shoes and is ideally placed for convenience when returning from a walk exploring this area of outstanding natural beauty.

An oak door opens into superb entertaining kitchen area with a vaulted ceiling and many Velux windows capturing a wealth of natural light. The exposed roof trusses and exposed stone wall work in harmony with the glorious stone archway which leads into the living room creating an impressive look. The well-equipped kitchen offers a superb number of wall and base units, including display cabinets, pullouts and a plate rack. The shaker style door complemented by a stunning granite work surface has been carefully designed to capture the country cottage style perfectly. In terms of fitted equipment, there is a slimline dishwasher, a two-piece ceramic sink dropped into the granite work surface with a full height splash back behind and a chrome tap over, tray storage and a washing machine. There is space for a large gas range, with a full height splash back, below a built-in extractor fan and space for an American style fridge freezer between two large pantry cupboards. A breakfast bar incorporating useful electric points within the matching granite work surface provides additional seating.

With three impressive cart arches, one incorporating a door leading out to the rear garden, the living room is breath-taking and suffused in natural light. The vaulted ceiling with stunning roof trusses complements the quality oak flooring and the décor is impeccable. At the far end there is a large wood burner which forms an exquisite focal point and entices you to sit before it during the cooler months. Ideal for entertaining, there is plenty of space to comfortably accommodate settees and comfortable armchairs.

Exuding boutique hotel style, the fully tiled wet room shower room ensures you have the most relaxing bathing experience. The suite comprises a tall vanity unit with an attractive sink on top and an electric mirror over, a concealed cistern toilet with a push button behind, a shower area, with external controls, with a waterfall shower head and a separate shower head behind a glass screen, an extractor fan and a chrome heated towel rail adds comfort. Natural light enters via a window with a deep sill and the addition of a charming mosaic tile completes the look of this beautiful room. The perfect shower experience.

The hallway, with sun pipes allowing further natural light, continues to the bedroom accommodation which showcases vaulted ceilings, exposed roof trusses and quality oak flooring.

The primary bedroom, with en-suite facility, is a spacious double room with

two windows allowing for natural light. Offering a range of quality built in furniture, this room oozes peace and relaxation. The fully tiled en-suite, incorporating the delicate mosaic detail, is high quality and comprises a two drawer white vanity unit with a sink on top, an extractor fan, an electric mirror, a chrome heated towel rail, a wall hung concealed cistern toilet with a push button behind and a slimline shower tray with an externally controlled waterfall shower head and a separate shower head behind a glass shower screen.

Bedroom 2 is another large double room, with a full bank of built in wardrobes. Views over the rear garden including the pond can be enjoyed from this peaceful and serene space.

Externally, the secluded rear garden has been landscaped to an incredibly high standard with consideration given to capturing the sunlight perfectly throughout the day and is your oasis of peace and tranquillity views of which can be enjoyed from many of the principal living spaces. Featuring a glorious goldfish pond with a trickling brook not only providing a most relaxing soundscape but attracting a wealth of wildlife, this is a perfect place where you can relax and unwind. The garden has been thoughtfully designed to incorporate a variety of sitting areas and showcases different textures using paving, gravel and decked areas creating a beautiful vista. A raised area at one end of the garden is home to a range of plants and shrubs, the rockery adds further interest and there is an impressive garden shed, with windows, double doors, lighting and power, its interlocking wooden planks creating a Scandinavian look and with the addition of a potting shed at the end is a further charming feature. The idyllic outside space continues with a purple slate path meandering up to a beautiful silver birch and at the top of the garden, there is another decked area which leads to a beautiful garden room/hobby room entered via French doors and with large windows capturing plenty of natural light. The little pond and raised bed adjacent creates a lovely personal seaside oasis. Other amenities include electric points, taps, attractive lighting, two wood stores and the whole space is secure to allow children and family pets to play safely. This garden truly is an absolute hidden gem.

Freehold

Council Tax Band: E, £2935.99

EPC: C

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Stunning barn conversion
- Light and spacious
- Ensuite
- Driveway parking for four cars
- Close to the coast
- Exclusive development
- Wonderful low maintenance garden
- Garden room
- One not to be missed

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)

























Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



