



The Old Dairy | West Marlish | NE61

£695,000 Offers Over

RMS | Rook
Matthews
Sayer



5



3



2

BARN CONVERSION

OPEN PLAN LIVING

FIVE DOUBLE BEDROOMS

TWO BATHROOMS

VAULTED CEILINGS

IMMACULATE PRESENTATION

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: This Grade II listed stone built barn conversion is for sale in the rural hamlet of West Marlish near Morpeth, offering five double bedrooms and flexible accommodation suited to families seeking a green, countryside setting.

The ground floor includes a formal living room with French doors opening to a courtyard, creating a direct connection between indoor and outdoor space. An open-plan area incorporates a real cooks kitchen with granite countertops, kitchen island, integrated appliances and good natural light, together with a living area and separate utility room. A dining space is positioned within the hall, complemented by a feature staircase.

Upstairs, all five bedrooms benefit from vaulted ceilings and exposed beams, enhancing the character of the conversion. The master bedroom is a generous double with a modern en-suite, while the remaining four double bedrooms are served by a family bathroom.

Externally, there is a low maintenance garden perfect for alfresco evenings and a courtyard to the rear for added outside space.

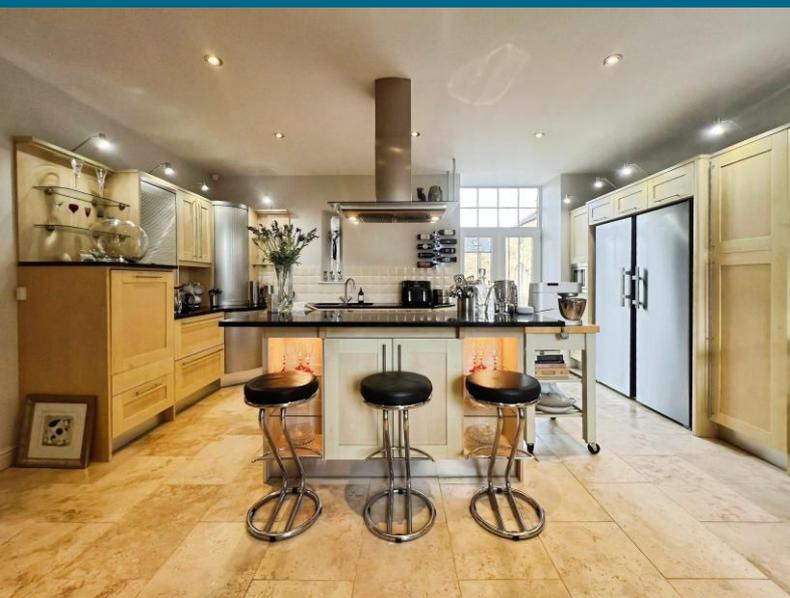
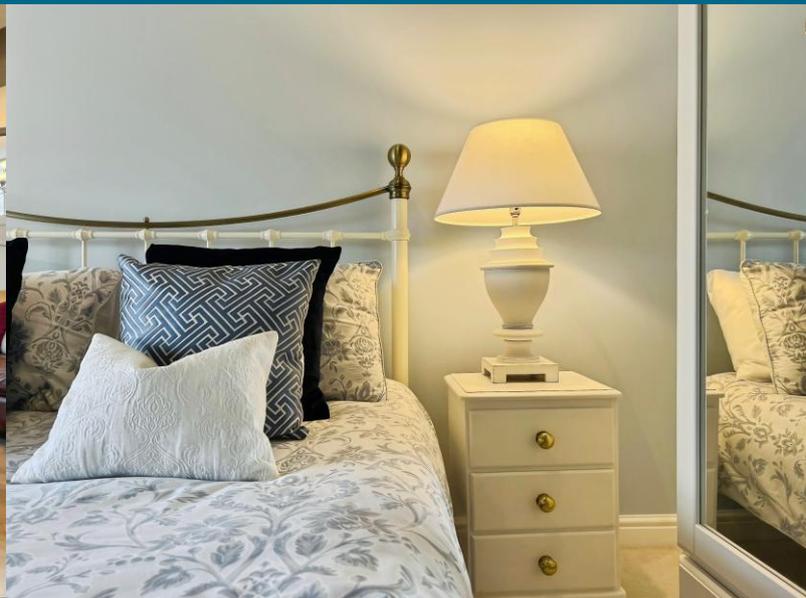
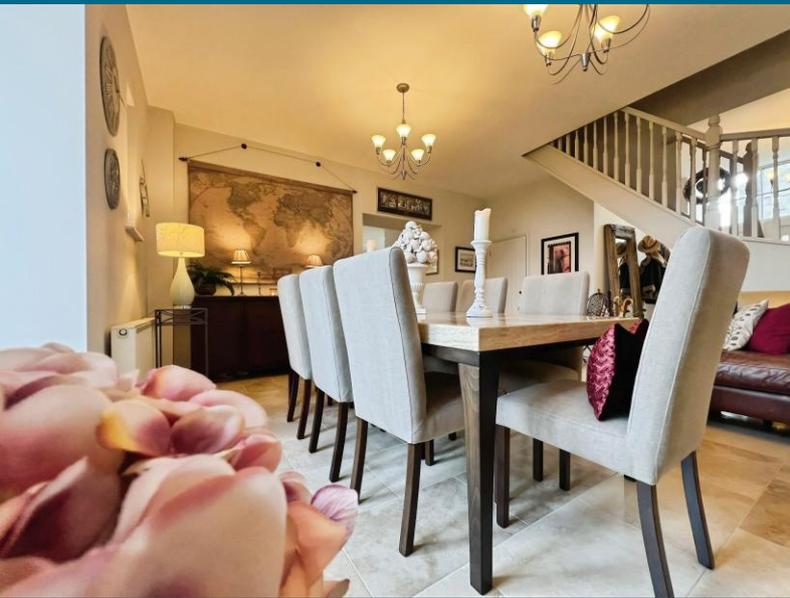
The property is set amongst green spaces, with countryside walks available from the surrounding lanes. Morpeth town centre is accessible by car, offering supermarkets, independent shops, cafés and restaurants, as well as the popular Carlisle Park by the River Wansbeck. A stones throw from local heritage sites, Wallington Hall and Belsay Hall.

For rail travel, Morpeth railway station provides services to Newcastle in around 20 minutes and to Edinburgh in approximately 1 hour 30 minutes, connecting further across the East Coast Main Line. Road links via the A1 offer access to Newcastle and the wider North East. Local schools, shopping and other services are available in and around Morpeth, making this property a practical base for those seeking a rural location with access to town amenities. The property also benefits from being within the Morpeth school catchment area.

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Living Room:
23'02" - 13'05" - 7.05m x 4.09m

Dining Room:
23'02" x 17'09" - 7.05m x 5.40m

Kitchen / Family Room:
23'02" (max) x 17'11" (max) - 7.05m x 5.47m

Utility:
6'10" x 7'03" - 2.10m x 2.20m

W.C.

Bedroom One:
13'09" x 18'01" (max) - 4.19m x 5.50m

En-suite:
5'11" x 11'2" - 1.80m x 3.40m

Bedroom Two:
11'06" x 18'01" - 3.50m x 5.51m

Bedroom Three:
11'08" x 13'08" - 3.55m x 4.16m

Bedroom Four:
9'07" x 12'06" - 2.91m x 3.80m

Bedroom Five:
9'07" (max) x 11'09" (max) - 2.91m x 3.80m

Bathroom:
9'02" x 7'03" - 2.80m x 2.20m

PRIMARY SERVICES SUPPLY

Electricity: MAIN
Water: MAIN
Sewerage: SEPTIC TANK
Heating: OIL
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? YES GRADE II
Restrictions on property? YES
Easements, servitudes or wayleaves? YES
Public rights of way through the property? YES

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: EXCEMPT

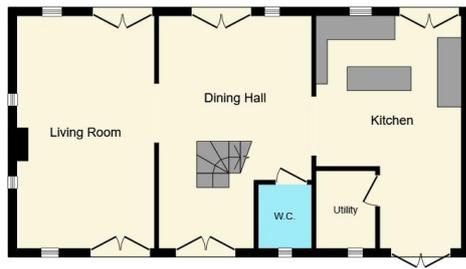
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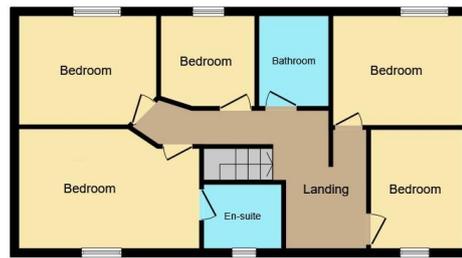
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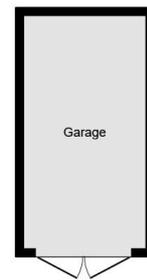
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Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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