



Warenton Farm & Cottage










Belford, Northumberland

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A picture-perfect period farmhouse with additional cottage, outbuildings, beautiful gardens and a 5 acre paddock

A charming period farmhouse with elegant accommodation, outbuildings and an attached cottage, set within delightful gardens and occupying a beautiful rural setting with views across the stunning Northumberland countryside. The sought-after Northumberland coastal villages of Bamburgh, Seahouses are within easy reach, while Berwick-upon-Tweed and Alnwick are both within 20 miles.

 3 RECEPTION ROOMS	 5 BEDROOMS	 3 BATHROOMS
 GARAGE	 5.56 ACRES	 FREEHOLD
 RURAL/VILLAGE	 2309 SQ FT	 GUIDE PRICE £950,000



The property

The main house, Warenton Farm is a handsome period property with three bedrooms and a wealth of attractive character features, forming part of a collection of charming farmhouses in a secluded Northumberland setting, within easy reach of both Northumberland National Park and the Northumberland Coast National Landscape. The house features attractive stone elevations, while inside there are well-appointed reception rooms with chandelier lighting and original fireplaces.

On the ground floor, the sitting room provides an inviting space, with wooden flooring, a stone-lined fireplace fitted with a log burner, and a large south-facing bay window that fills the room with natural light. A further generous reception room offers contemporary living space, with a vaulted ceiling, skylights overhead and a charming stone-built fireplace fitted with a stove. Further flexible accommodation is provided by the 23ft open-plan kitchen and dining area, where the kitchen features shaker-style units in cream, a stainless steel range

cooker and a central island, while the dining area includes an inglenook fireplace and space for a family dining table.

Upstairs, there are three well-presented double bedrooms, two of which benefit from built-in storage, including the generous principal bedroom. A large family bathroom is fitted with a roll-top bath and a separate shower.

The attached Warenton Cottage provides additional versatile accommodation and could be used for guests or family members, or as a holiday let (as it has been previously), subject to the necessary consents. At lower ground floor level, the cottage features a well-equipped kitchen with fitted units, space for appliances, and its original cast-iron range and bread oven. This level also includes a double bedroom and a bathroom. On the ground floor, there is a sitting room with wooden flooring and an original stone-built fireplace. Stairs rise to the second floor, where a further bedroom features an exposed stone wall, a brick chimney breast and painted wooden beams.









Outside

The house backs onto a peaceful country lane, with the garden predominantly set to the front to capitalise on a coveted southerly aspect. A charming paved patio area sits adjacent to the lane, while on the opposite side of the house a gravel driveway provides private parking and access to a versatile detached garage block or stable. The beautifully landscaped grounds feature expansive rolling lawns, punctuated by areas of paved and gravelled terracing ideal for relaxing and dining; these are complemented by a pond, and a variety of mature trees, hedgerows and well-stocked beds filled with colourful flowering perennials. Furthermore, the horticultural enthusiast will appreciate the vegetable garden with its neat raised beds and a greenhouse, alongside a delightful summer house with its own terrace. Beyond the formal gardens lies a further timber-framed stable block, where five-bar wooden gates open onto a substantial paddock of 5.1 acres, ideal for equestrian pursuits. In all, the property's impressive grounds and paddock extends to approximately 5.56 acres (2.25 hectares).

Location

Warenton Farm is set in tranquil Northumberland countryside, just a short distance from Belford and Bamburgh. The former provides a range of essential everyday amenities including shops, traditional public houses, and schooling, while the latter provides world-class coastal charm defined by its iconic cliff-top castle, golden sandy beaches and award-winning restaurants. More comprehensive facilities are easily accessible in the historic market towns of Alnwick and Berwick-upon-Tweed, both of which boast supermarkets, modern leisure centres, and cultural attractions. Communications links are exceptionally strong for such a rural retreat; the nearby A1 arterial road ensures swift road travel both north and south, while the mainline railway station at Berwick-upon-Tweed provides efficient, direct connections to London King's Cross and Edinburgh Waverley. For travel further afield, Newcastle International Airport is also within comfortable reach, offering a wide range of domestic and international flights to destinations across the UK and beyond.



Distances

- Belford 3.4 miles
- Bamburgh 6.5 miles
- Seahouses 9.7 miles
- Alnwick 14.9 miles
- Berwick-upon-Tweed 17.7 miles

Nearby Stations

- Berwick-upon-Tweed
- Alnmouth

Key Locations

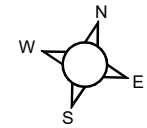
- Belford Museum
- Bamburgh Castle
- Lindisfarne Castle & Priory (Holy Island)
- Grace Darling Museum, Bamburgh
- Chillingham Castle
- Alnwick Castle & Gardens

Nearby Schools

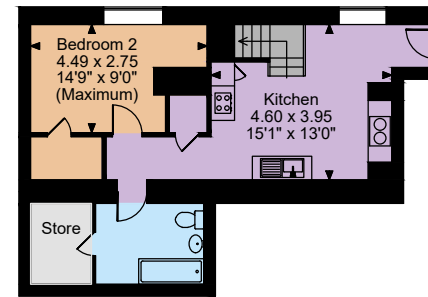
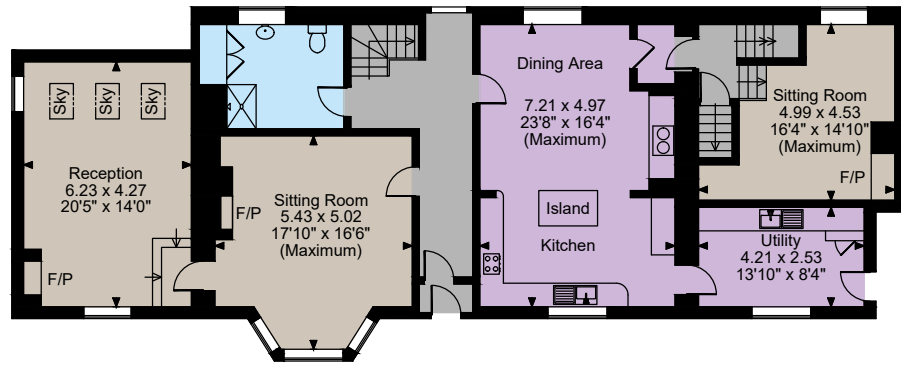
- Belford Primary School
- Ellingham CofE Primary School
- The Duchess's Community High School
- Berwick Academy
- Longridge Towers School





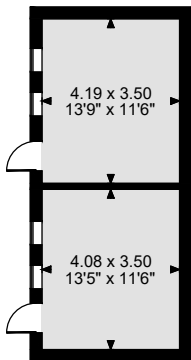


Cottage Ground Floor

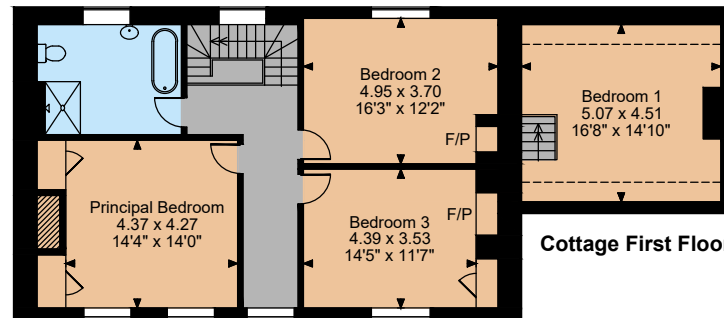


Cottage Lower Ground Floor

Main House Ground Floor

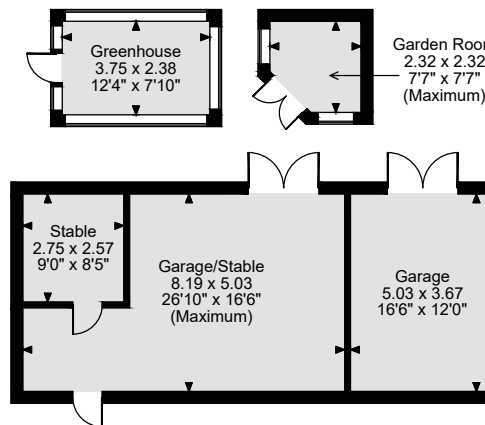


Stables



Main House First Floor

Cottage First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,309 sq ft (215 sq m)
 Garages/Stable internal area 650 sq ft (60 sq m)
 Stables, Greenhouse & Garden Room internal area 465 sq ft (43 sq m)
 Cottage internal area 928 sq ft (86 sq m)
 Total internal area 4,352 sq ft (404 sq m)

For identification purposes only.

Directions

NE70 7HW

what3words: ///heap.deleting.stressed

General

Local Authority: Northumberland Council

Services: Mains electricity, Oil heating and hot water, shared private drainage, private shared water supply.

We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main House - Band D. Cottage - Band C

EPC Rating: E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

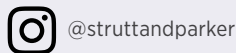
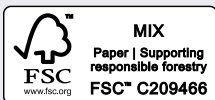
North East

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