

# Orchard House, Bilton, Northumberland



Strutt  
& Parker

Land and property. Since 1885.



2,804 sq ft (261 sq m) | Freehold  
Stunning detached  
hHouse | Mainline train station  
Coastal setting | 5 bedrooms

Guide price £1,200,000

## A highly attractive detached house with five bedrooms, bespoke fittings and beautifully landscaped gardens, in a sought-after position close to the vibrant village of Alnmouth

Orchard House is an impressive detached property combining traditional and contemporary design, extending to more than 2,800 sq ft of well-balanced and flexible accommodation. Situated in a semi-rural setting between Alnmouth and Alnwick, the property features attractive white-rendered elevations with stone mullioned windows, while the interior is presented in an elegant and understated contemporary style throughout.

The welcoming reception hall sets the tone on entry, with patterned tiled flooring and a bespoke oak staircase. Leading off, the formal sitting room provides a generous and well-proportioned space, with a triple aspect and an attractive fireplace fitted with a woodburning stove. There is also a formal dining room, featuring a fireplace with stove and offering versatility as an additional reception room if required. The centrepiece open-plan kitchen which overlooks the garden and has views out towards the Aln estuary provides further everyday living and entertaining space, fitted with shaker-style units and integrated appliances, while a south and west-facing breakfast or seating area benefits from two sets of French doors opening onto the gardens.

The first floor provides five well-presented bedrooms, one of which may also serve as a study. The principal bedroom is of particular note, with a Juliet balcony, walk-in wardrobe and en suite shower room. A further bedroom also benefits from en suite facilities, while a family bathroom is fitted with a freestanding bath and separate walk-in shower.

Outside, the gardens are predominantly arranged to the front of the property, taking full advantage of the south-facing aspect and the wonderful views towards Alnmouth and the coast. A substantial patio provides an ideal setting for outdoor dining, leading to a well-maintained lawn bordered by established planting, including shrubs and hedgerows. Vehicular access is to the side, where a driveway continues to the rear, providing parking and access to a detached garage, above which there is a useful and versatile studio space which, among other uses would be a great space for a gym, home office, craft room or art studio.

Orchard House truly feels special and has that homely, inviting feeling as soon as you walk through the door. Not only is it finely balanced - a modern home with traditional architectural motifs - it is also inviting, captivating and cosy. Large rooms incorporate quiet corners to relax but can also accommodate family get togethers and large parties. The wrap around garden ensures plenty of greenery and a soft landscape in which to unwind. The position of the property, behind its private electric gates is perfectly considered and in the wider context, the location is highly desirable. Close enough to the amenities of Alnmouth, beautiful coastal walks and the mainline east coast train station but settled on the edge of the hamlet to deliver a rural charm and scenic views. This is a unique and truly tempting home.

### Location

The property lies in the small hamlet of Bilton, close to the breathtaking Northumberland Coast National Landscape, just moments from the River Aln estuary and the coast, within easy reach of Alnmouth Beach, one of Northumberland's finest beaches. The nearby village of Lesbury has local amenities for day-to-day living, including a community run shop, a pub, a parish church and a village hall, with Alnmouth offering further shops, pubs and cafés. Alnmouth railway station is less than a mile away, offering direct services to a number of major cities including Newcastle, Edinburgh and London, while the A1 is just over three miles away. The historic market town of Alnwick is four miles away, and provides a greater range of shopping and amenities. Home to the famous Alnwick Castle and Garden, it offers a wealth of shops, supermarkets, a good selection of cafés, pubs and restaurants, as well as a theatre, a local hospital, leisure centre and other services. Schooling in the area includes Hipsburn Primary School less than a mile away, as well as state secondary schooling in Alnwick.

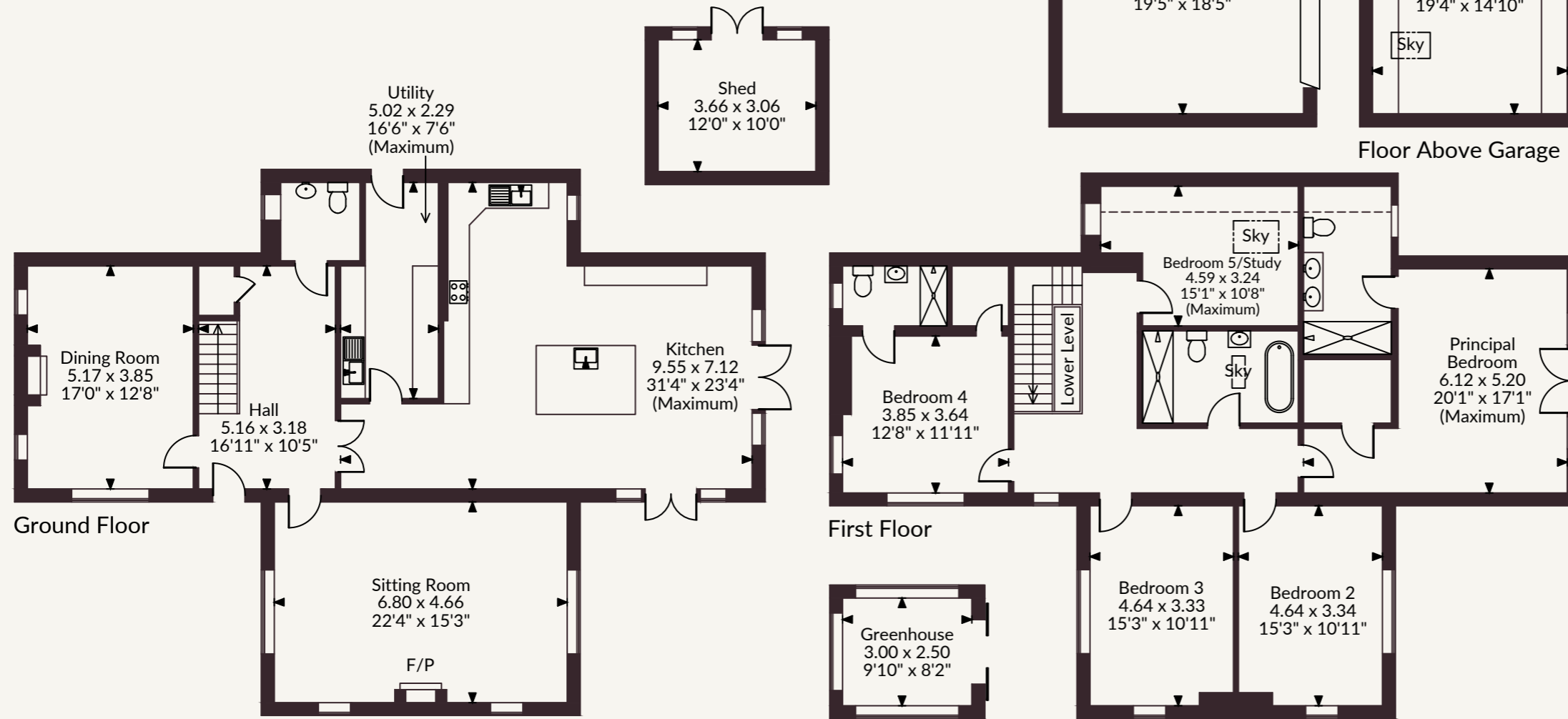
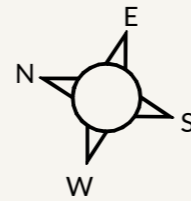
Postcode region: NE66

### General

Local Authority: Northumberland County Council  
Services: Mains electricity, mains water, private LPG for heating, private Kingspan drainage system, solar PV.  
Council Tax: Band G  
EPC Rating: B  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Orchard House, Bilton, Alnwick, Northumberland  
 Main House internal area 2,804 sq ft (261 sq m)  
 Garage internal area 358 sq ft (33 sq m)  
 Studio internal area 287 sq ft (27 sq m)  
 Outbuildings internal area 202 sq ft (19 sq m)  
 Total internal area 3,651 sq ft (340 sq m)



### North East

01670 516123 | [northeast@struttandparker.com](mailto:northeast@struttandparker.com)

### North East Office Bio

At Strutt & Parker North East we believe that exceptional homes deserve exceptional representation. As part of one of the UK's most respected estate agencies — with more than a century of experience behind us — we bring genuine local expertise to the region's premium and luxury property market. Leading our North East office is Jason Roberts, who brings over 30 years of experience selling properties across the region. In that time, Jason has built an unrivalled understanding of the North East's most sought-after addresses. His depth of knowledge, established relationships and instinctive feel for what discerning buyers are looking for sets our service apart. Whether you're buying or selling in Northumberland, County Durham, Tyne & Wear or the Tyne Valley, we offer a personal, discreet and highly professional service tailored to the needs of discerning clients. Every instruction we take is handled with the care, confidentiality and commitment to excellence that clients of exceptional homes rightly expect.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8686871/AMA

@struttandparker [struttandparker.com](http://struttandparker.com)

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.



Strutt  
& Parker

Land and property. Since 1885.