



**RICHARD BROWN  
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

## MOUNT PLEASANT FARMHOUSE

Alnmouth, Northumberland



**GSC GRAYS**

PROPERTY • ESTATES • LAND







# MOUNT PLEASANT FARMHOUSE

FOXTON ROAD, ALNMOUTH, NORTHUMBERLAND, NE66 3BY

A BEAUTIFULLY SITUATED TRADITIONAL FARMHOUSE IN AN ELEVATED POSITION  
OVERLOOKING THE PICTURESQUE COASTAL VILLAGE OF ALNMOUTH.

Alnwick 5 miles • Alnmouth 0.2 miles • Newcastle-upon-Tyne 36 miles

## Accommodation

Fully glazed Porch • Sitting Room • Living Room • Kitchen / Breakfast Room  
Utility Room • Cloakroom with Shower and Boiler Room  
Two en suite Bedrooms and one Bedroom annexe (ideal holiday let).

## Externally

Garden, Stable (option to rent grazing ground).  
Outstanding views over the River Aln, Alnmouth and the sea.  
In all about 0.32 acres (0.13 ha)



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Tel: 01969 600120

Stokesley  
Tel: 01642 710742

## Situation and Amenities

Mount Pleasant Farmhouse is situated in an elevated position to the west of Alnmouth with outstanding all-round views from the Northumberland Hills to the heritage coastline.

Alnmouth is one of the most sought after coastal villages in Northumberland and is within easy walking distance of the house. The village is well served by cafes, pubs, hotels and shops as well as a cricket club and two excellent links golf courses. The beaches are spectacular with a vast expanse of golden sands and with the Aln estuary providing a safe and secure anchorage there is an enthusiastic boat club. The village lies within a designated Area of Outstanding Natural Beauty.

Alnmouth lies about 5 miles to the east of Alnwick which provides a full range of shops and services

including the famous bookshop 'Barter Books' and amenities which include a leisure centre, squash club, theatre, hospital and doctors' surgeries as well as the historic Alnwick Castle and its glorious gardens. Access is easy via the A1 which runs past Alnwick and from which it is only 5 to 10 minutes drive down to Alnmouth village. Alnmouth also has its own train station lying just outside the village that is on the East Coast mainline providing easy access from Edinburgh to the North or Morpeth, Newcastle and beyond to the South.

## Description

Mount Pleasant Farmhouse is a traditional two storey stone-built, slate roofed farmhouse with good spacious rooms, excellent views all round and considerable potential to extend. It has two good reception rooms, a lovely farmhouse kitchen and spacious utility and

larder as well as a cloakroom with shower downstairs. It has two very spacious bedrooms upstairs each with its own en suite bathroom or shower room. In addition there is a separate one bedroom annexe which has been a very successful holiday let and which could be incorporated back into the main house accommodation as required. There is a small area of garden ground to the front and a good utility space to the rear as well as a small paddock to the east on which a new stable has recently been erected, taking full advantage of the magnificent views over the River Aln.

Mount Pleasant Farmhouse, like much of the property in the area, once formed part of the Northumberland Estate and has benefitted from a programme of complete refurbishment. Attention was provided to the windows and doors which were replaced with







Annexe



modern double glazed units and it was rewired, replumbed and fitted with a new central heating system. The kitchen and bathrooms were replaced and the previous three bedrooms were converted into two much larger bedroom suites to suit the current owners.

In more recent times planning consent has been granted to develop the farm buildings beyond the farmhouse into three two and three bedroom cottages, which are being retained by the current owners to develop (19/00442/FUL).

### Gardens and Grounds

The property lies within garden grounds of approximately 0.3 acres as shown on the attached site plan but it is also possible to be able to lease some grazing ground adjacent to the new stable from the vendors should that be of interest.

### Services

Mains water from a metered private branch pipe, private drainage, mains electricity and oil-fired central heating.

### Access

A right of access will be granted between points A and B on the plan with maintenance on a user basis.

### Viewings

Strictly by appointment through GSC Grays 01748 897610 or Richard Brown and Partners 01668 213546.

### Directions

From the A1 at Alnwick take the A1068 east to Hawkhill and Hipswell turning left off the roundabout in Alnmouth on the B1338. Cross the River Aln into Alnmouth taking the first left off the roundabout onto



Foxton Road, Head up the hill past the gallery and take the first left after leaving the village.

Wayleaves and Covenants

Mount Pleasant Farmhouse is sold subject to and with the benefit of all existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves, all covenants etc.

Local Authority

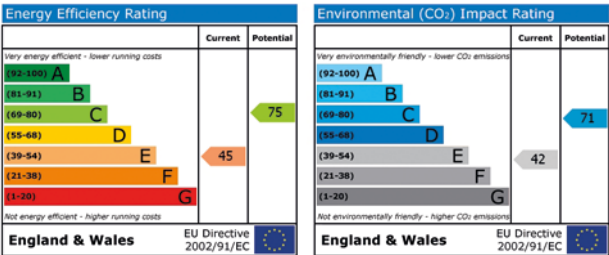
Northumberland County Council 0345 600 6400

Council Tax

Band F

The annexe has been given a rateable value of £2,400 but receives full relief as a small business.

Energy Performance Certificate



DISCLAIMER NOTICE:

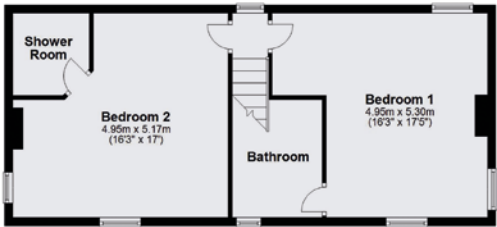
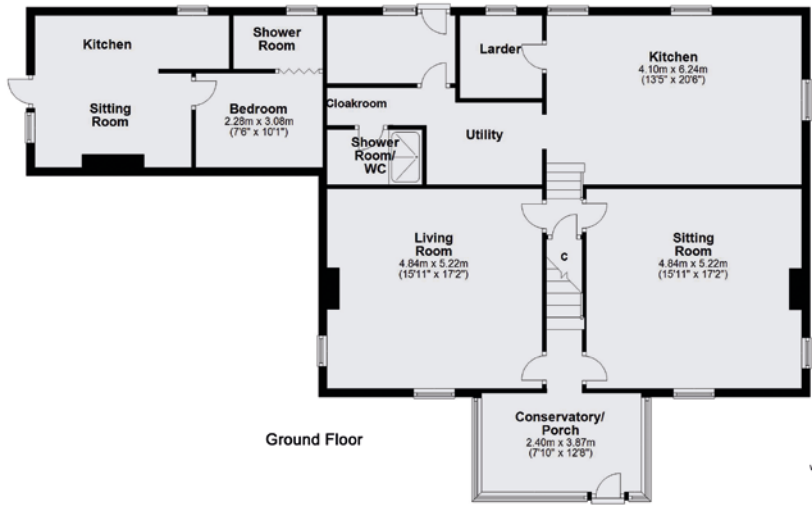
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Particulars written: August 2019  
Photographs taken: August 2019



Mount Pleasant Farm



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by VueSixty Ltd



