



## Birling Northfield

By Killiecrankie Beach | Between Warkworth & Alnmouth | Northumberland

**STRUTT  
& PARKER**





# Birling Northfield

Warkworth | Northumberland | NE65 0XT

Warkworth 1.3 miles, Alnwick 6.3 miles, Alnmouth train station 2.7 miles, Morpeth 17 miles

Handsome Grade II Listed detached farmhouse and cluster of 7 independently lettable holiday units (in 6 lots) & purpose built site office about 400 yards from Killiecrankie Beach

## Lot 1 – Birling Northfield Farmhouse

Reception hall | 2 reception rooms | Modern breakfasting kitchen | Rear hall with cloakroom | Four bedrooms  
Three bathroom facilities (one en suite) | Independent and south facing garden | Paved patio Courtyard | Useful store

Lots 2 to 6 – Seven independently lettable holiday units (Lot 6 has two units) and purpose built site office arranged in a convenient courtyard setting with useful stores and enviable coastal location | EPC Band C

Available as a whole or in seven separate lots.

About 1.1 acres.







Farmhouse kitchen



## Situation

Birling Northfield is an exciting development of recently converted traditional farm steadings arranged close to a typically beautiful detached Georgian Grade II listed farmhouse. The site is perched in an elevated position about 400 yards from the popular and beautiful Killiecrankie Beach.

Warkworth is about 1 mile to the south, also with a stunning beach, links golf course, several public houses, a pretty church, Post Office and village store, gallery, patisserie, tea shops, a number of individual gift shops and the 15th century castle keep.

The stunning Killiecrankie Beach overlooks the RSPB reserve of Coquet Island. This is a wonderful base from which to enjoy Northumberland's many attractions and is expected to thrive as a business.

Alnmouth mainline train station is about 2.5 miles to the north allowing ease of access for visitors to the area by train.

## Lot 1 - Birling Northfield Farmhouse

Birling Northfield Farmhouse is a beautiful detached former farmhouse which has recently been the subject of a sympathetic modernisation programme. The project has involved a total redecoration and comprehensive insulation scheme. The house has been fitted with brand new timber sliding sash double glazed windows and the kitchen and bathrooms have been sympathetically installed.

Great care and attention has been taken in the modernisation project to retain essential period characteristics. Deep skirting boards and period style door furniture have been used where possible.

In the principal reception room there is a wood burning stove at one end although a former fireplace remains as a striking feature. The door out of the principal reception room into the garden is a strong attribute.

Whilst the farmhouse has some good rooms for formal entertaining, it is a house which will work well for mixed demographics whether it is a large or a small family. The courtyard on the north side of the house provides further parking space and a back door into the rear hall with discreet cloakroom is useful.

On the first floor there are four bedrooms and three bathroom facilities. The master bedroom with en suite shower room and a dressing room has a fine coastal view to the south with Warkworth Castle in the distance. This house has high ceilings, good views and fine period features.

## Outside

Birling Northfield Farmhouse has a good quantity of its own south facing garden which is partially walled. It is laid principally to lawn with its own access and turning area off the driveway.

## Lots 2 to 6 – Birling Northfield letting units

The letting units at Birling Northfield are restricted in planning terms for holiday use only. They comprise four units with two bedrooms and one unit with a single bedroom (Lot 5). Lot 4 has three bedrooms and a superb converted gin-gan forming an amazing sitting room with a central wood burning stove.

Lot 6 is in fact two adjoining letting units, each with two bedrooms and two bathrooms.

The Birling Northfield site has been cleverly developed and represents an attractive holiday letting package in conjunction with the neighbouring detached and modernised Georgian farmhouse.

Given the site office and various useful stores situated around the site, the letting units will work well in terms of ensuring tenants receive the best of quality holiday accommodation and the Management is able to run the operation in a smooth and efficient fashion.

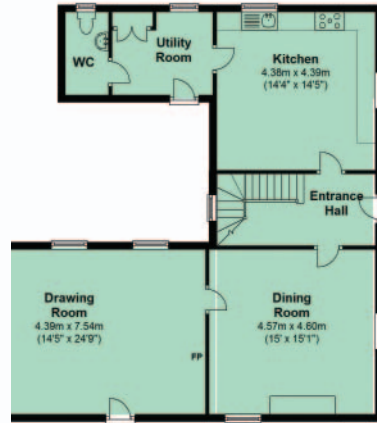
The mixture of unit sizes within the scheme is seen as an advantage given that one and two bedroom units let extremely readily. It is appreciated that the continuity of lettings is of course vital in this business and experienced operators will appreciate this element.

The infrastructure to the site includes ample parking and turning space and adoptable standard communal parts. Each lot will have a private parking provision.

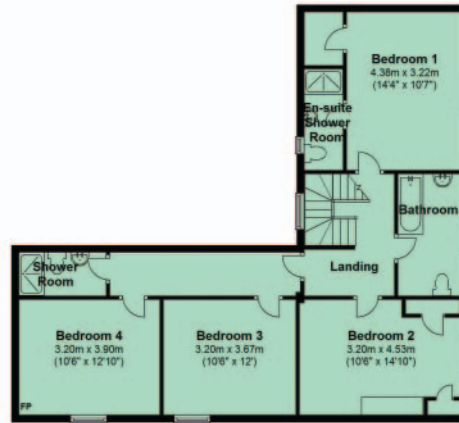
Each of the units is presented to a high specification of finish with wood burning stoves, central heating, modern bathrooms and kitchens. Each lot has its own area of garden and most have views towards the sea.

LOT	ACCOMMODATION
Farmhouse	Four bedrooms, three bathrooms (sleeps 8)
1	Two bedrooms, two bathrooms (sleeps 4)
2	Two bedrooms, two bathrooms (sleeps 4) including ground floor bedroom and bathroom
3	Two bedrooms, two bathrooms (sleeps 4)
4	The Gin-Gan, three bedrooms, two bathrooms (sleeps 6) including ground floor bedroom and bathroom.
5	One bedroom, one bathroom (sleeps 2)
6	Two adjoining units, each with two bedrooms and two bathrooms (sleeps 4 + 4 = 8) with disabled access facilities on ground floor

Farmhouse. Ground Floor



Farmhouse. First Floor



Lot 1. Ground Floor



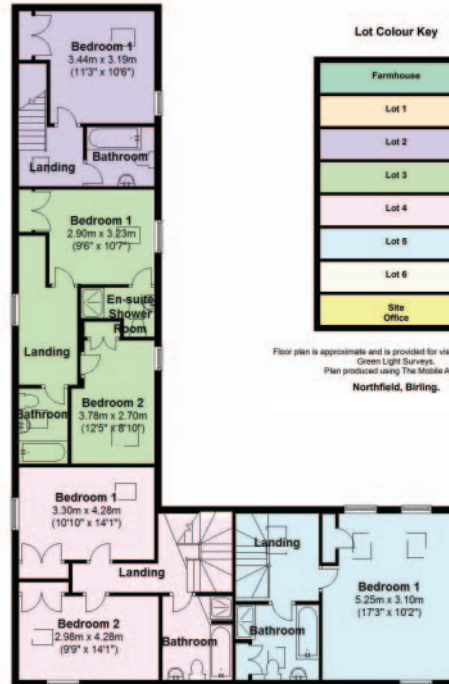
Lot 1. First Floor



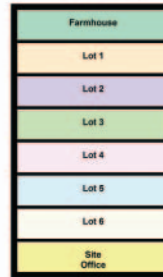
Lots 2,3,4 & 5. Ground Floor



Lots 2,3,4 & 5. First Floor

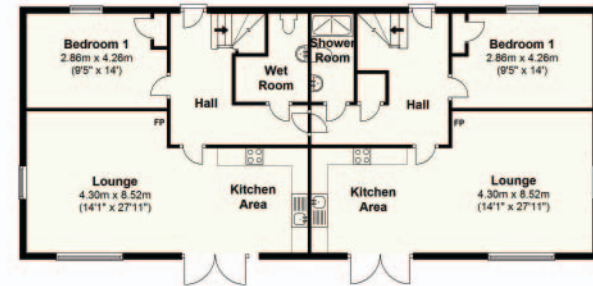


Lot Colour Key

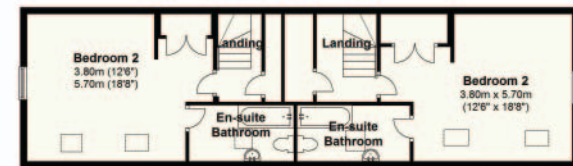


Floor plan is approximate and is provided for visual reference only.  
Green Light Surveys.  
Plan produced using The Mobile Agent.  
Northfield, Birling.

Lot 6. Ground Floor



Lot 6. First Floor



Please refer to the Site Plan for site layout and orientation. This plan does not relate to the site layout.



## General

**Forecasted gross annual income** These properties have not been shown to the furnished (holiday) lettings market however it is estimated that the gross annual income for the site, excluding the farmhouse will be in the region of £178,300. The estimated gross annual income for the farmhouse, if let, would be about £58,000. A breakdown of individual estimated letting income can be provided to interested parties.

**VAT** Birling Northfield Farmhouse can be sold exempt of VAT, but the independent letting units are VAT registered. VAT will be charged in addition to the sale price.

**Services** Drainage is to a sewage treatment plant located off site. Mains gas central heating is connected to the farmhouse and individually to the letting units. Mains water and electricity are connected.

**Building Regulations Approval** FPNA/2010/0429

**Solicitors** Ward Hadaway, Sandgate House, 102 Quayside, Newcastle upon Tyne NE1 3DX – Tel: (0)191 204 4000

**Tenure** Freehold with vacant possession upon completion.

**Fixtures and fittings** Only fixtures and fittings specifically mentioned in the particulars are included in the sale, otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

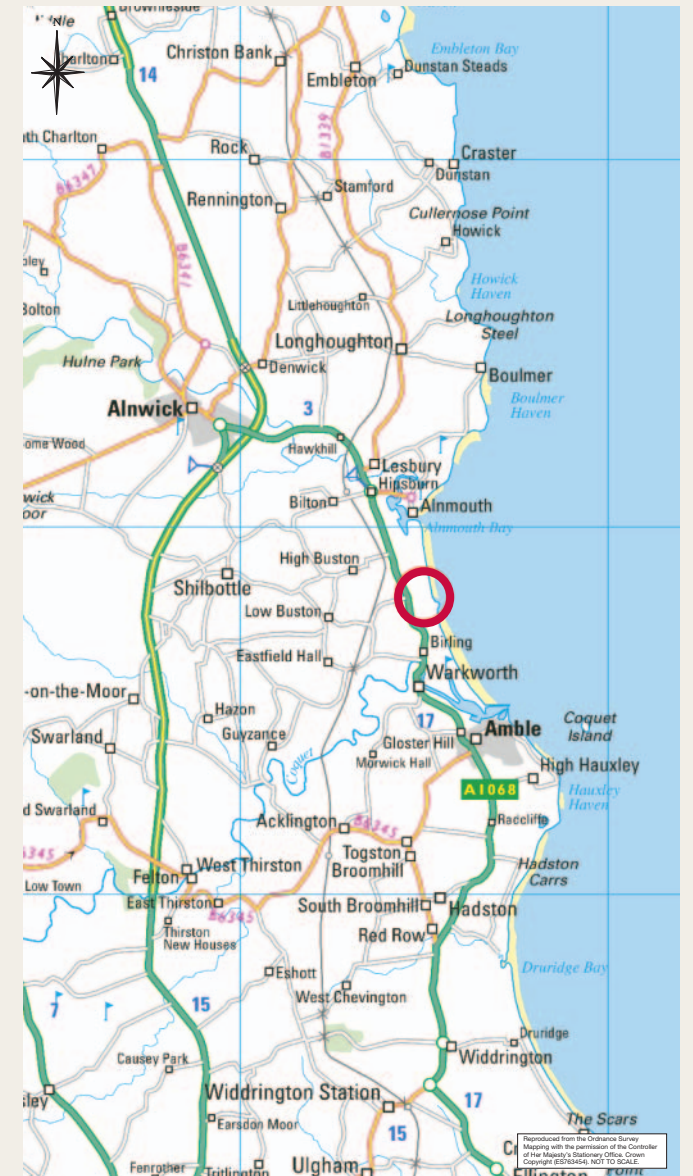
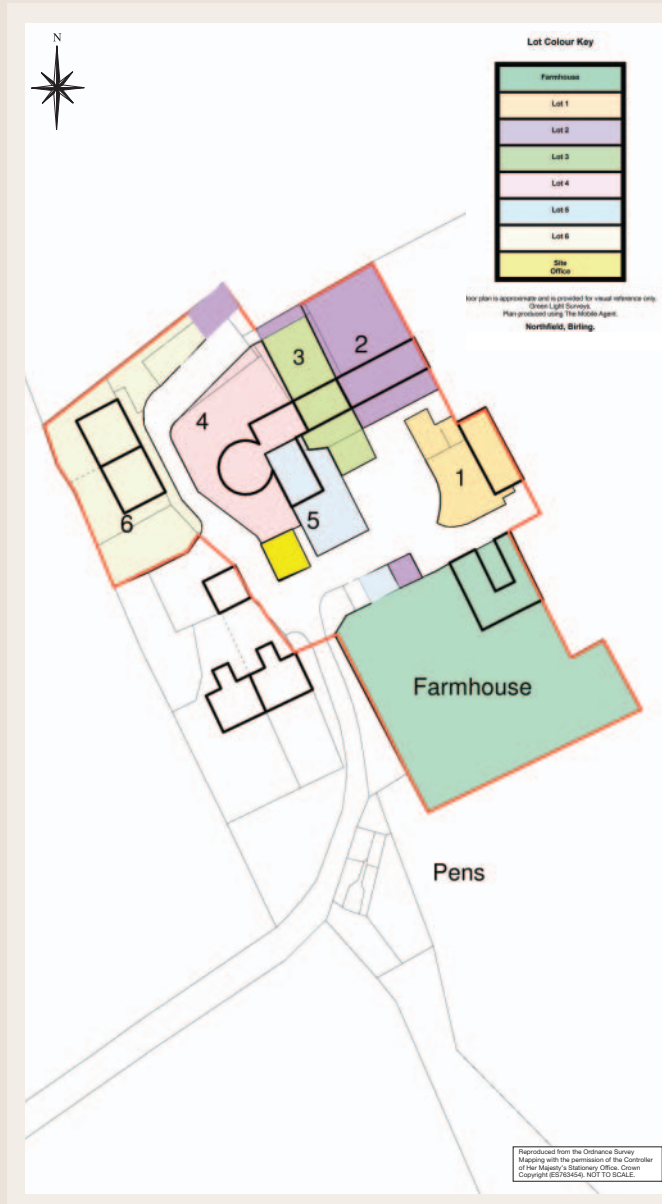
**Wayleaves, easements and rights of way** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. A right of access from the site to Killiecrankie Beach along a specified route will be agreed for owners of and occupiers of the Birling Farmhouse and letting units only. The Northumberland Estates will be reserving rights of way across the property. Further details can be obtained from Strutt and Parker.

**Management Company** A management company will be established to cover the maintenance of common parts. The sewage system will be owned by the management company. The shared access will be owned by the management company with a pro rata maintenance provision.

## Directions

Drive north out of Warkworth along the coast road (A1068). The driveway to Birling Northfield is on the right hand side just before the turning for Shortridge Hall. A Strutt & Parker for sale board marks the turning. Drive down the tarmac driveway. The former farmhouse is easily identified. Parking is probably best amongst the holiday letting units.

Viewing strictly by appointment through Strutt & Parker LLP



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