



## 4 bed detached house to buy in

The Village, Acklington, Acklington,  
Northumberland, NE65 9BL

# £445,000

 x4  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Character Three Bedroom Home
- ✓ Desirable Village Location
- ✓ Log Burner
- ✓ Large Garden
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Four Bedrooms | Character Property | Detached | Large Garden | Large Driveway | Garage | Desirable Village Location

Pattinson Estate Agents are proud to present this splendid 3-4 bedroom, detached house is located in the quintessential community of Acklington.

To the ground floor : Entrance hallway, with downstairs toilet and potential 4th bedroom, leading into a spacious kitchen/ diner and through to the lounge and stairs to the first floor.

To the first floor, Landing giving access to three bedrooms and family Shower room.

Externally, the property is surrounded by an eye-catching, mature landscape, and a large driveway offering parking for multiple vehicles with a large single garage and an outbuilding ideal for storage.

Located in Acklington, a charming Village, this exquisite property offers a blend of modern comfort with traditional elegance, creating an ideal home in a desirable location with close proximity to local amenities, good schools, and excellent transport links, making it an ideal abode for a growing family or a couple looking for a blend of village and town life.

Early viewing is highly recommended as we anticipate a high level of interest.

For further details or to arrange a viewing please contact [Alnwick@pattinson.co.uk](mailto:Alnwick@pattinson.co.uk) or call 01665 639110.

Council Tax Band: E

Tenure: Freehold

Price: £445,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage , EV Charging

Year built: 1861

Construction materials: Stone built

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric, Solid Fuel, Wood Burner, Solar, Solar Water

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Front Elevation

A gravel driveway leads from the road up towards the house, leading to a graveled area which provides space for parking multiple vehicles.



## Front Garden

A large lawn with bushes and hedges lining parts of the garden.



## Kitchen

5.01m x 4.83m (16'5" x 15'10")

A bright, spacious farmhouse-style kitchen. Plenty of light flows through the space from the rear and front window. Units to top and base, with integrated microwave and a farmhouse butler style sink with views out to the rear of the property. The focal point of the room is the striking stone fireplace with patterned black-and-white tiling and a traditional range cooker adding rustic character.



## Lounge

4.28m x 4.73m (14'0" x 15'6")

A cosy and well-lit living room. Natural light pours in through the french doors to the rear and window to the front elevation. The french doors open out to the rear garden. The focal point of the room is the rustic stone fireplace, which features a wood-burning stove set into the hearth.



## Downstairs W.C

A compact sink sits above the vanity unit with toilet. Window to the front elevation.



## Bedroom Four

3.17m x 3.18m (10'4" x 10'5")

This room could be used as a bedroom, games room or study. Window to the front elevation.



## Master Bedroom

6.16m x 3.09m (20'2" x 10'1")

A spacious bedroom with windows to the front elevation over looking the expansive lawn.



## Bedroom Two

4.38m x 2.23m (14'4" x 7'3")

Window to the rear elevation, over looking the garden.



## Bedroom Three

3.49m x 2.49m (11'5" x 8'2")

Window to front elevation overlooking the expansive lawn.



## Family Shower Room

3.68m x 1.61m (12'0" x 5'3")

A bright bathroom with a sink and vanity unit, a glass-enclosed shower and toilet with a large window to the rear elevation.



## Rear Garden

A row of solar panels fitted along the roof, a small patio area creating a pleasant outdoor seating space and garden laid mostly to lawn wrapping round to the front of the property.

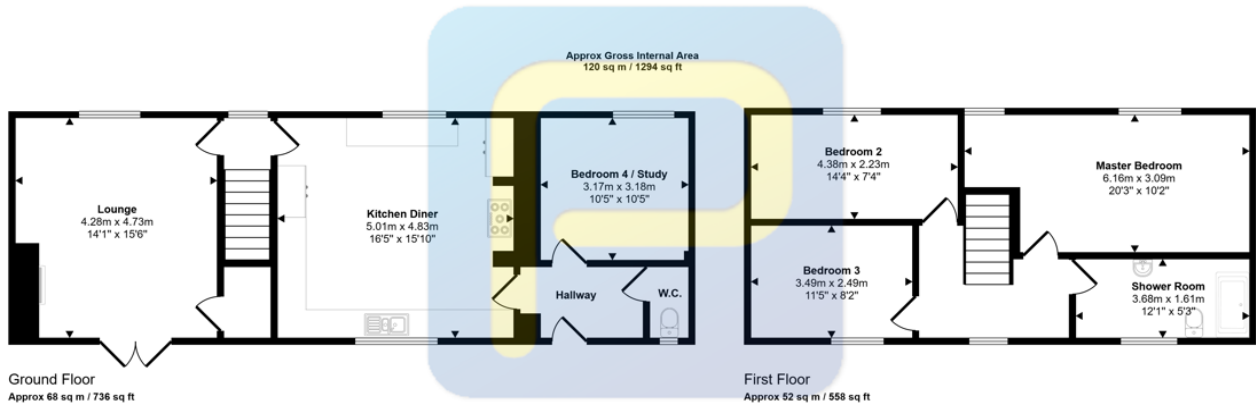


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## Side Garden

Lawn bordered by a low fence, lined with shrubs and trees.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			96
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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