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3 The Dye House
Guyzance Bridge
Acklington, Northumberland



SANDERSON YOUNG
estate agents &
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Price Guide: £259,950



3 The Dye House, Guyzance Bridge Acklington, Northumberland NE65 9AB

SITUATION AND DESCRIPTION

The Dye House is a charming, Grade II Listed building, located in a superb tranquil setting overlooking the River Coquet and Guyzance Bridge. The Mill conversion is set over four floors offering spacious and versatile accommodation, complemented by splendid rural views, and a large sloped rear garden with decking area.

The generous, well-proportioned accommodation comprises: ground floor entrance with large garage/workshop with doors to an under-deck storage area and utility room. Stairs lead to the first floor where there is a spacious open plan living/dining area with contemporary fitted kitchen and door leading to a large decked terraced area and sloping lawned garden. To the second floor: a master bedroom with fitted wardrobes and luxury ensuite shower room/wc enjoying lovely views over the River Coquet. There are two further bedrooms with fitted wardrobes to the second bedroom and a family bathroom/wc. To the third floor is a spacious and versatile attic room which could be put to a variety of uses from fourth bedroom/family room or home office/study. Externally the property has a gravelled parking area to the front with ample parking for up to six cars, and a lawned garden area overlooking the River. To the rear on the ground floor level is an under covered storage area housing the oil tank and to the first floor there is an attractive timber decked terrace with large sloped garden with mature fruit trees leading away from the house. An early viewing is recommended for this unique and versatile property.

The small rural hamlet of Guyzance Bridge is conveniently positioned for good access to the A1 trunk road approximately 2 miles away for commuting to Morpeth and Newcastle upon Tyne. Local amenities are available in the nearby coastal villages of Amble and Warkworth, with a wider range of leisure and shopping facilities available within the market towns of Alnwick to the north and Morpeth to the south.

The property comprises:

GROUND FLOOR ENTRANCE

A byre style, wood panelled door and garage door at ground floor level lead through to the garage/workshop.

GARAGE/WORKSHOP

23'3 x 15'9 (7.09m x 4.80m)

An excellent sized integral garage/workshop with lighting and power points, garage wooden access door to the front, window to the rear, and a door leading to the undercover storage area housing the oil tank. A door leads to the utility room.

UTILITY ROOM

9'11 x 7'2 (3.02m x 2.18m)

A useful utility room with laminate wall and base units with laminate work tops, incorporating a one and half stainless steel sink and drainer. There is space for a freezer, and plumbing for washing machine and tumble dryer, and window to the rear.

A door leads to the principal accommodation.

ENTRANCE HALLWAY

With coving, double radiator, large window to the front elevation, stairs leading to the first floor, and a door leading through to the cloakroom/wc.

CLOAKROOM/WC

With close coupled wc, wash basin, coving, radiator, and a door leading to an understairs storage cupboard with automatic lighting and shelving.

FIRST FLOOR OPEN PLAN LIVING ROOM/DINING ROOM

23'9 x 23'2 max inclusive of staircase and kitchen (7.24m x 7.06m)

An impressive open plan living area which has been recently modernised by the current owners, extending through to a dining area to the rear and contemporary fitted kitchen. The main focal point of the living room is a brick inglenook fireplace with cast iron stove and tiled hearth. The living area has decorative ceiling coving, TV and telephone point, and a good degree of natural light coming from the three windows to the front elevation.

The dining area has double radiator, laminate wood flooring, decorative ceiling coving, and a window and UPVC doors leading out to the large decked terraced area. The dining room is open to the kitchen.

KITCHEN

11'9 x 7'11 (3.58m x 2.41m)

A contemporary fitted kitchen with laminate wood wall and base units, full height units, with granite work tops incorporating a one and a half sink and inset drainer. Integrated appliances included an electric double oven, induction hob, fridge, and there is space and plumbing for a slimline dishwasher. The kitchen has a continuation of laminate wood flooring from the dining area, halogen spotlights, and ceiling coving, with a window to the rear elevation.

Stairs from the living room lead to the second floor.

SECOND FLOOR MASTER BEDROOM

15'3 x 9'3 excluding robes (4.65m x 2.82m)

A lovely, master double bedroom, with two windows to the front elevation, radiator, and triple fitted wardrobes providing hanging and shelving, and a door leading to the ensuite shower room.



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ENSUITE SHOWER ROOM/WC

7'8 x 5'7 (2.34m x 1.70m)

A luxury fitted shower room with double shower cubicle, enclosed wc, and wash basin with chrome mixer tap. The bathroom has Travertine tiling to the walls and floor, halogen spotlighting and a frosted window to the front elevation.

BEDROOM TWO

10'10 x 7'8 excluding wardrobes (3.30m x 2.34m)

A second double bedroom with window to the rear elevation, radiator, and double fitted wardrobes.



BEDROOM THREE

9'11 x 7'9 max (3.02m x 2.36m)

A third bedroom with window to the rear, radiator, and airing cupboard housing the water tank.

BATHROOM

7'9 x 5'6 (2.36m x 1.68m)

The family bathroom/wc has a white suite comprising bath with shower and glass screen, close coupled wc, and wash hand



pedestal basin. There is a frosted window to the rear, bamboo wood flooring, and radiator. The bathroom is half tiled to the walls, with full tiling to the bath and shower area.

Stairs lead to the third floor attic room.

ATTIC ROOM/BEDROOM FOUR

15'11 x 14'2 max into eaves (4.85m x 4.32m max into eaves)

A versatile additional space into the attic, with two Velux style windows to the rear elevation, two double radiators, and exposed beams. The room could be put to a variety of uses from a second living space to a guest fourth bedroom or home office.

EXTERNALLY

The property is approached via a private shared driveway which leads to a gravelled parking area to the front of the property, with ample parking for up to six cars. There is a lawned garden between the parking area and the River.

To the rear of the property on the lower ground floor is an undercover storage area with oil central heating tank.

From the first floor is a lovely timber decked terrace area leading directly from the open plan living area, ideal as a seating area for barbecues and al fresco dining.

Beyond the decked terrace is a large lawned garden with mature fruit trees which climbs steeply up hill away from the rear of the property, and has a timber fence boundary.

AGENTS NOTE

The property is in close proximity to the River Coquet, however the vendor has advised that there is no history of flooding at the property.

The Council Tax Band for this property can be found using the website www.voa.gov.uk

Details prepared: 30/5/12 Ref: AH/RAJ/SY/E12/V3



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