



Shirewater Low Mill, Embleton Alnwick, Northumberland NE66 3DT

SITUATION AND DESCRIPTION

A substantial country residence, set within stunning mature landscaped grounds. The gated property dates from the 1920's and has an elevated position with stunning views over the surrounding countryside, and approximately 3 acres of grounds which include mature formal gardens and mature woodland with the burn at the bottom of the garden. The beautiful, four bedroom family home has a two bedroom, single storey self contained annexe, 'The Flat', which could be incorporated into the main house should the buyer require. The total floor area of the main house and 'The Flat' extends to in excess of 4000 sq ft offering generous and versatile accommodation.

Shirewater Low Mill is positioned on the stunning north Northumbrian coast, with views across open countryside and is less than one mile outside of the popular village of Embleton with miles of beautiful unspoilt beaches, local pubs and a village shop, a links golf course and views towards Dunstanburgh Castle.

Shirewater Low Mill is a beautiful four bedroom, four reception room detached house with generous accommodation set over two floors. The accommodation briefly comprises; reception hallway, cloakroom/wc, family room, drawing room, formal dining room, butlers pantry, family kitchen/breakfast room with a four oven LPG gas fired AGA, two fabulous garden rooms overlooking the grounds and surrounding countryside, and a utility/wc. To the first floor there are four double bedrooms all with ensuite bathroom/wc.

'The Flat' is a single storey dwelling, forming the west wing of the property, and has a private entrance door from the courtyard and driveway. The accommodation comprises; impressive open plan living space with a large log burning stove, and incorporating a dining area and fitted kitchen, garden room with lovely garden views, two bedrooms, one with an ensuite bathroom room/wc, and a separate shower room.

The property has oil fired central heating, supported by some night store heaters, and a bulk LPG tank which is used for cooking. There are also two gas living flame stove effect fires in the main house.

Externally, Shirewater Low Mill is approached via an attractive pillared and gated entrance with a long gravel driveway which leads to a large courtyard with parking for several cars, a single garage and large laundry/boot room. The property has beautiful landscaped grounds with patio garden areas, terraced lawns, orchard, a field and paddock and mature woodland to the idyllic Embleton Burn, running through the gardens with weirs and ponds.

Alnwick - 8.4 miles; Alnmouth East Coast Main Line Rail Station - 8.7 miles with rail connection south to Newcastle upon Tyne approximately 30 minutes and north to Edinburgh

approximately 1 hour 8 minutes. Newcastle International Airport is approximately 42 miles.

RECEPTION HALLWAY

17'0 x 15'4 (5.18m x 4.67m)

The main reception hallway to the house, currently used as a games/utility room.

An external door leads to the courtyard and a glazed door leads to the garden and terrace. There are internal doors to 'The Flat' and cloaks area/wc and a large picture window to the patio area with views over the gardens. The reception hallway has laminate flooring, a panelled ceiling with spot lighting and within the hallway is a range of base units, with granite work surfaces, housing the boiler and is plumbed for a washing machine, with space for a tumble dryer

CLOAKROOM/WC

The cloakroom has a wc, pedestal wash hand basin, tiling to the walls and floor and a radiator. A glazed door leads from the cloaks area to the family room.

FAMILY ROOM

(measurement sitting room 21'9 x 17' 10 max) (6.63m x 5.43m max)

An attractive and versatile reception room with a decorative stone fire breast wall with a gas effect stove and stone and shelved units to the alcoves. The family room has coving to the ceiling, a radiator and a staircase to the first floor.

A door leads to the cloakroom/wc and an arch opens to the kitchen/breakfast room at the rear.

KITCHEN/BREAKFAST ROOM

17'11 x 11'0 (5.46m x 3.35m)

A great family kitchen with a four oven LPG gas fired AGA, and fitted with an extensive range of wall and base cabinets with contrasting granite work surfaces, and incorporating a Franke stainless steel double sink and drainer with a mixer tap, a separate gas/electric cooker and freestanding fridge freezer. The kitchen has a pine panelled ceiling with spot lighting and French doors to the courtyard area and a triple internal window to the reception hallway.

Attractive bespoke oak double doors open from the family room to the drawing room and dining room.

DRAWING ROOM AND DINING ROOM

21'10 x 18'0 (6.65m x 5.85m) (maximum)

A lovely principal reception room, with the focal point of the room being the impressive marble fire surround inset with a gas coal effect fire and built in shelving to the alcove. The drawing room has a TV point and a radiator. An arch leads through to the formal dining room.

The formal dining room has attractive ruched fabric to the ceiling giving a simple but elegant effect. The dining room has French doors lead to the courtyard, a radiator and a glazed door leading to the butler's pantry.

BUTLERS PANTRY

11'11 x 5'10 (3.63m x 1.77m)

A useful second kitchen, ideal for entertaining, fitted with a range of beech effect wall and base cabinets with granite work surfaces, incorporating a Franke stainless steel inset sink with mixer tap. Within the kitchen there is an integral oven and hob with extractor fan, plumbing for a dishwasher, and space for a fridge freezer. There is a window to the side elevation, and tiling to the walls and floor.

GARDEN ROOM

21' 8 x 10'0 (6.6m x 3.05m)

A fabulous garden room with a decorative wooden door leading to the entrance lobby at the side of the house. There are two impressive garden rooms positioned to the entire rear elevation of the house with stunning garden views. The garden room has seven large windows, with two internal original sash windows and an internal door leading to the drawing room, which allows stunning views and natural light to flow through to the ground floor of the main house. The room is carpeted, with brass wall lighting and a wood panelled ceiling.

A door leads to the adjoining garden room.

GARDEN ROOM

17'0 x 11'1 (5.18m x 3.37m)

A lovely second garden room with six UPVC double glazed window overlooking the gardens and a glazed UPVC door opening to the terrace. There are two internal original sash windows and a door leading to the family room which allows stunning views and natural light to flow through to the main house. The garden room has a tiled floor, a pine panelled ceiling with recessed lighting and a radiator.

UTILITY/CLOAK/WC

The utility room has a window to the side elevation, a wc, pedestal wash hand basin, and a utility cupboard with a tumble dryer.

Stairs lead from the drawing room to the first floor bedroom accommodation.

FIRST FLOOR LANDING

A window on the stairs plus a further landing window, gives light and views to the side elevation which overlooks the approach to the house. There is access to the loft and an inset book-shelf.

MASTER BEDROOM

14'9 x 13'5 (4.49m x 4.09)

A beautiful master bedroom with a large UPVC double glazed triple window offers amazing views over the grounds with good natural light flooding the room. The bedroom has two built in double door wardrobes, a radiator and coving to the ceiling. A stripped pine internal door leads to the en-suite.

EN-SUITE BATHROOM/WC

7'11 x 7'11 (2.4m x 2.4m)

The ensuite bathroom has a panel bath with an antique style

shower attachment, a wc, and pedestal wash hand basin. Within the bathroom there is a radiator, ceiling coving, a wall mounted mirror and globe wall lights. The bathroom has tiled walls, laminate flooring, a towel rail, extractor fan, and storage cupboard which houses the hot water tank.

BEDROOM TWO

11'11 x 11'0 (3.63m x 3.35m)

A double bedroom with a double glazed UPVC triple window to the front elevation overlooking the courtyard. The bedroom has ceiling coving, a radiator and a stripped pine door to the en-suite bathroom.

There is also an interconnecting door leading to bedroom three.

EN-SUITE BATHROOM

11'11 x 6'5 (3.63m x 1.96m)

The ensuite bathroom has a panel bath with an antique style shower attachment, a wc, vanity wash hand basin, and bidet. The ensuite bathroom has a radiator, a wall mounted mirror and complimentary bathroom fittings. The ensuite has tiled walls and a tiled floor.

FIRST FLOOR LANDING

A window on the stairs plus a further landing window, gives light and views to the side elevation and there is access to the loft.

BEDROOM THREE

12'8 x 11'10 (3.86m x 3.6m)

A double bedroom with windows to the front aspect overlooking the courtyard and gardens. The bedroom has coving to the ceiling, a radiator, inset bookshelves and a built in wardrobe and storage unit. There is an interconnecting door to bedroom two and door to the ensuite bathroom.

EN-SUITE BATHROOM

7'9 x 4'10 (2.36m x 1.47m)

The ensuite bathroom has a panel bath, pedestal wash hand basin, wc and a bidet. The bathroom has a tiled floor and walls and an extractor fan.

BEDROOM FOUR

15'2 x 13'5 (4.62m x 4.09m)

A lovely with a triple window to the rear elevation with superb views over the gardens. The bedroom has built in wardrobes, three double and a single wardrobe, ceiling coving, a radiator and a stripped pine door to the en-suite bathroom/wc.

EN-SUITE BATHROOM

8'11 x 7'11 (2.72m x 2.4m)

The ensuite bathroom has a Jacuzzi style bath with a shower screen and an antique style shower attachment, with a decorative wash hand basin and a wc. The bathroom has a wall mounted mirror, wall lights, a radiator and beech effect laminate flooring. There are tiled walls, an extractor fan and a storage cupboard housing the hot water tank.

THE FLAT

OPEN PLAN LIVING SPACE

30'11 x 19'11 (9.42m x 6.07m) (max)

The west wing of the property is known as 'The Flat', a self contained single storey two bedroom annexe that would lend itself to a variety of uses. The Flat has its own private entrance via a glazed door from the courtyard.

The doors lead to the superb and spacious open plan living space, incorporating a living area, dining area and kitchen. The living area has three Velux windows to the roof, a pine ceiling and recessed lighting. There is a useful pantry store room and storage cupboards.

Within the living area is a large log burning stove, with additional electric night storage heaters, and TV and telephone points. Internal windows and a pine internal stable door lead through to the Flats garden room.

The kitchen is part of the open plan living area and is fitted with a range of beech effect base and wall cabinets, with additional built in storage and granite work surfaces with inset sink and mixer tap, integral oven, hob, and space for a fridge. There is a tiled floor and pine ceiling.

GARDEN ROOM

18'11 x 14'11 (5.76m x 4.55m)

A fabulous garden room with UPVC French doors leading onto the terrace, and a further five glass windows and additional glazed door allowing superb views to the grounds and garden. The garden room has laminate flooring, a night storage heater and a panelled ceiling.

Double doors open from the sitting room to bedroom one.

BEDROOM ONE

12'1 x 11'5 (3.68m x 3.48m)

The double bedroom has a window to the rear overlooking the garden, with space for free standing bedroom furniture, laminate flooring and a panelled ceiling. Doors lead to the ensuite and reception hallway of the main house.

EN-SUITE BATHROOM

9'3 x 5'6 (2.82m x 1.68m)

The ensuite has a window to the front elevation and is fitted with a bath, pedestal wash hand basin, wc and a heated towel rail. The ensuite has laminate flooring, tiled walls, and a built in bathroom storage cupboard.

BEDROOM TWO /OFFICE

19'4 x 9'5 (5.89m x 2.87m)

This bedroom is accessed from the living area and has a Velux window to the roof and a window to the side elevation. There is a pine clad ceiling with recess lighting, a built in wardrobes, telephone and wi fi connections and a night storage heater.

SHOWER ROOM

The shower room, accessed from the living area, has tiling to the floor and walls, a double shower unit with electric shower, wc and pedestal wash hand basin. There is a wall mounted mirror,

wall cabinet, heated towel rail, a shaver socket high level shelves and an extractor fan.

SINGLE GARAGE

With an up and over door, power and lighting.

LAUNDRY

Located adjacent to the single garage with plumbing for a washing machine, with a Belfast sink and extensive storage units.

SERVICES

The property has oil central heating, electric and water. A bulk LPG tank and private drainage via a septic tank.

DIRECTIONS:

From 30 High Street, Gosforth. Turn right onto High Street – B1318. At roundabout take the second exit onto Great North Road – B1318, signposted Morpeth A1. At Broadway roundabout take the second exit onto Great North Road – B1318, signposted Wideopen, Killingworth A1056. At roundabout take the third exit signposted A1. At roundabout take the fourth exit then merge onto the A1 signposted Morpeth. Continue forward, signposted Berwick. Branch left then at T-junction turn right onto Denwick Lane – B1340, signposted Seahouses. Turn right, signposted Stamford, Embleton. Turn left onto the B1339. Turn right onto W T Stead Road. Bear right, turn left, signposted Dunstan Steads.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

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COUNCIL TAX:

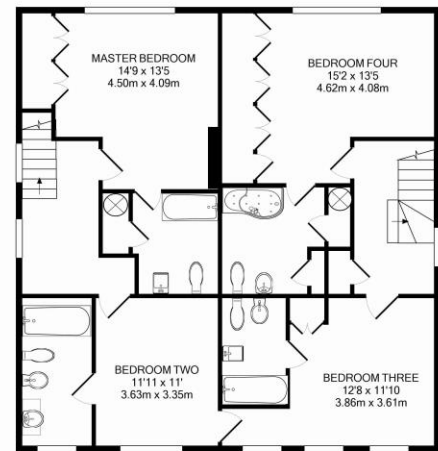
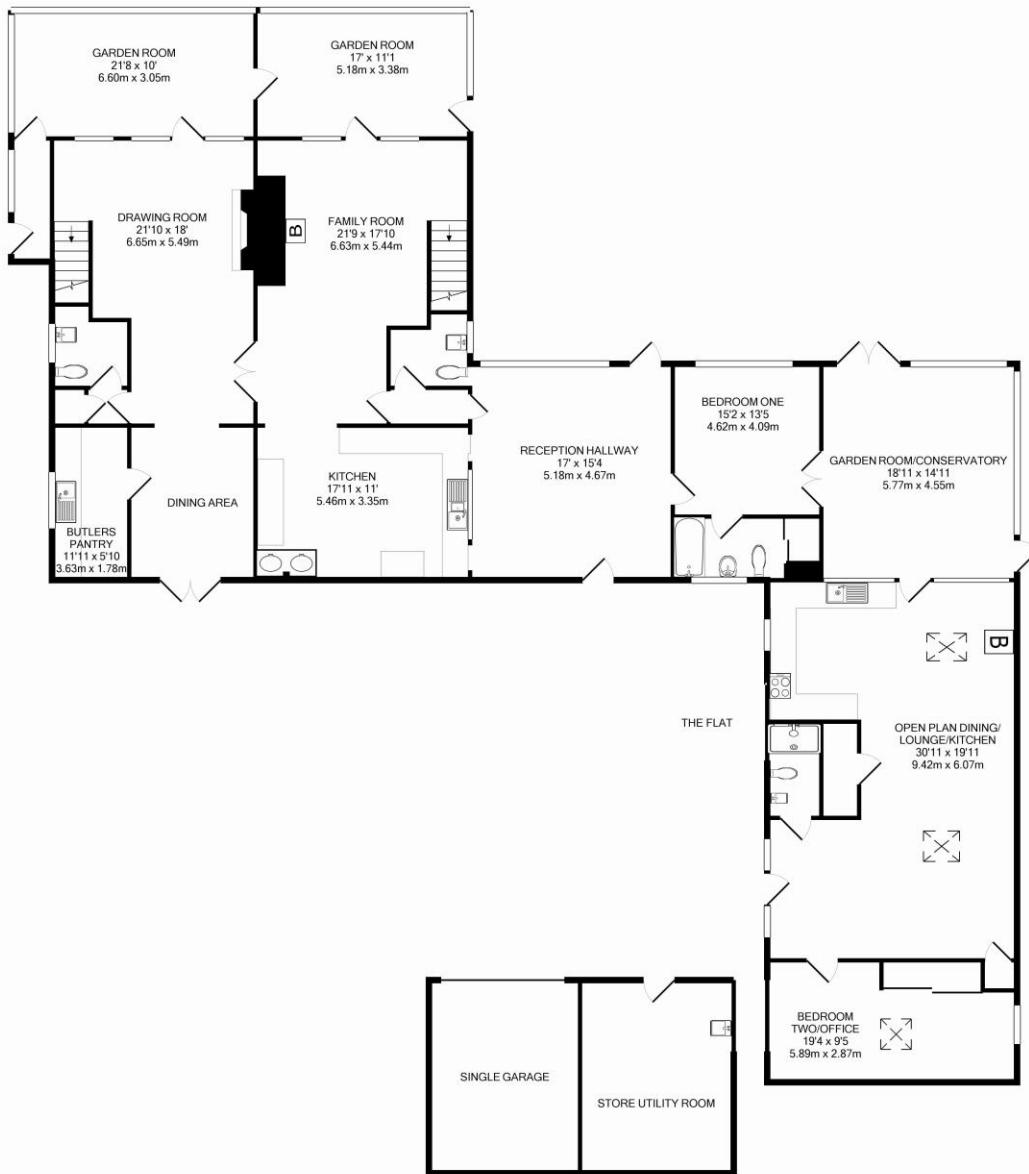
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

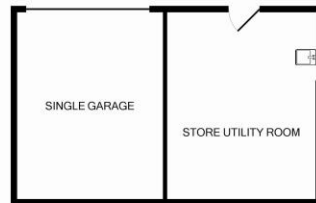
Shirewater: Grade E

The Flat: Grade E





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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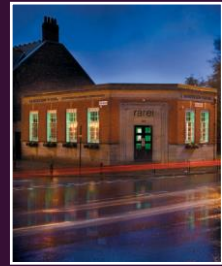




The Flat

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2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
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5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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From Sanderson Young



Shirewater Low Mill

Embleton, Alnwick



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Price on Application