



rare!

From Sanderson Young



The Orchard House
High Buston



The Orchard House, High Buston, Alnwick, Northumberland NE66 3QH

Guide Price £1,495,000

The Orchard House sits within the boundaries of the original orchard for High Buston Hall and was constructed in 1991 by a local contractor, DP Builders. The property provides an outstanding stone-built, Welsh slate roof country home, situated in a superb elevated position in a picturesque setting and benefiting from the most outstanding countryside and coastal views. Offering 6120sq.ft. of luxurious accommodation over two floors, the interior design and styling of the property is impeccable throughout. Modern refinements such as beautiful contemporary bathrooms and a swimming pool with leisure suite, feature seamlessly alongside the traditional detailing and charm of a classic country home.

The gardens and grounds surrounding The Orchard House are truly spectacular, beautifully landscaped to include large lawned areas, well stocked plants, a raised terrace area, perfect for outdoor dining, and a private woodland area. Rare to the market, this property must be viewed to be truly appreciated.

Ground Floor: Entrance Vestibule | Reception Hallway | Cloaks Cupboard | Drawing Room | Dining Room/Orangery | Study/Reception Room
Kitchen | Utility Room | Downstairs WC | Conservatory | Snooker Room with Stairs up to Independent First Floor Accommodation
Ground Floor Leisure Suite: Swimming Pool Measuring Approx. 12m x 5m | Changing Room | Small Gym | Plant Room | Storage Cupboard
First Floor: Galleried Landing | Master Bedroom Suite with Dressing Room and Shower Room WC | Guest Bedroom with En-Suite Shower Room WC | Two Further Bedrooms | Family Bathroom WC | Independent First Floor Accommodation: Access via Spiral Staircase from the Ground Floor Snooker Room | Studio/Bedroom | Wash Room | Separate WC | Externally: Private Driveway with Parking for Several Cars
Beautiful Landscaped Surrounding Gardens and Grounds with Front South Facing Aspect | Raised Terrace Area with Brick-Built Barbeque
Woodland Area, Originally the Orchard | Stunning Coastal Views and of Surrounding Countryside

Location: Newcastle City Centre Approx. 35 Miles via the A1 and A1068 Coast Road | Alnmouth Station Approx. 3 Miles Providing Frequent Daily Direct Lines to Newcastle, Edinburgh and London Kings Cross | Newcastle International Airport Approx. 30 Miles | Edinburgh Airport Approx. 100 Miles

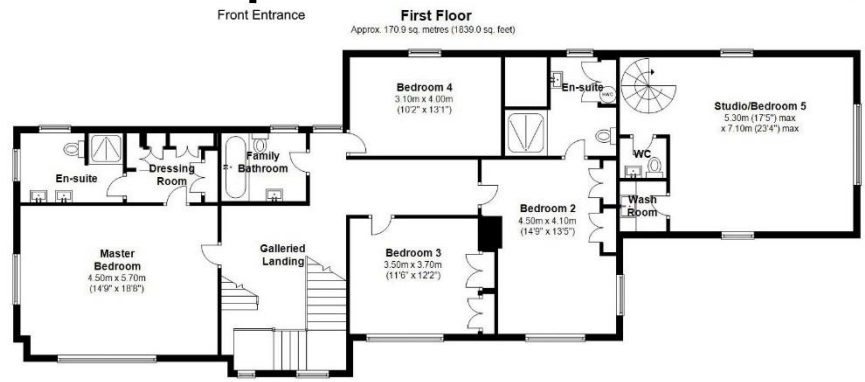
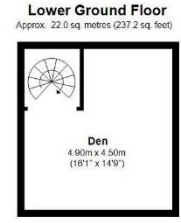
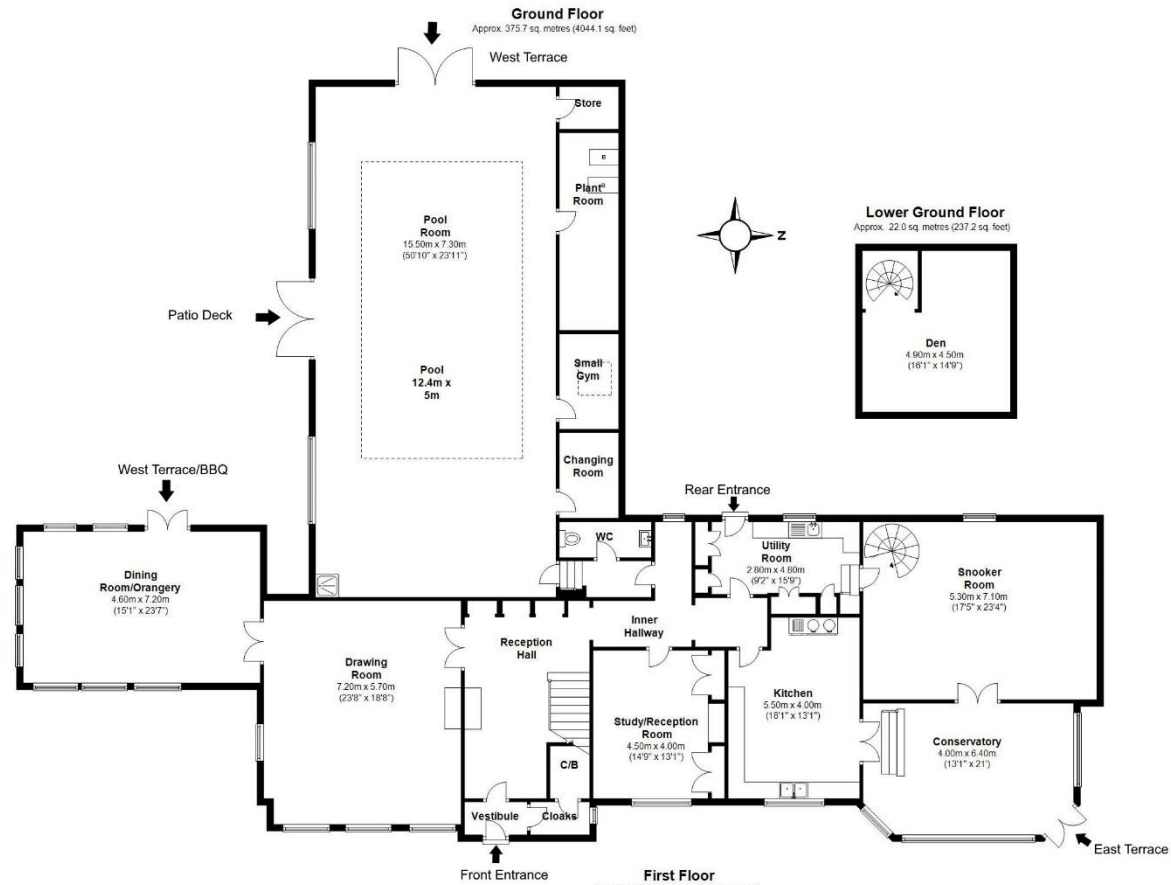
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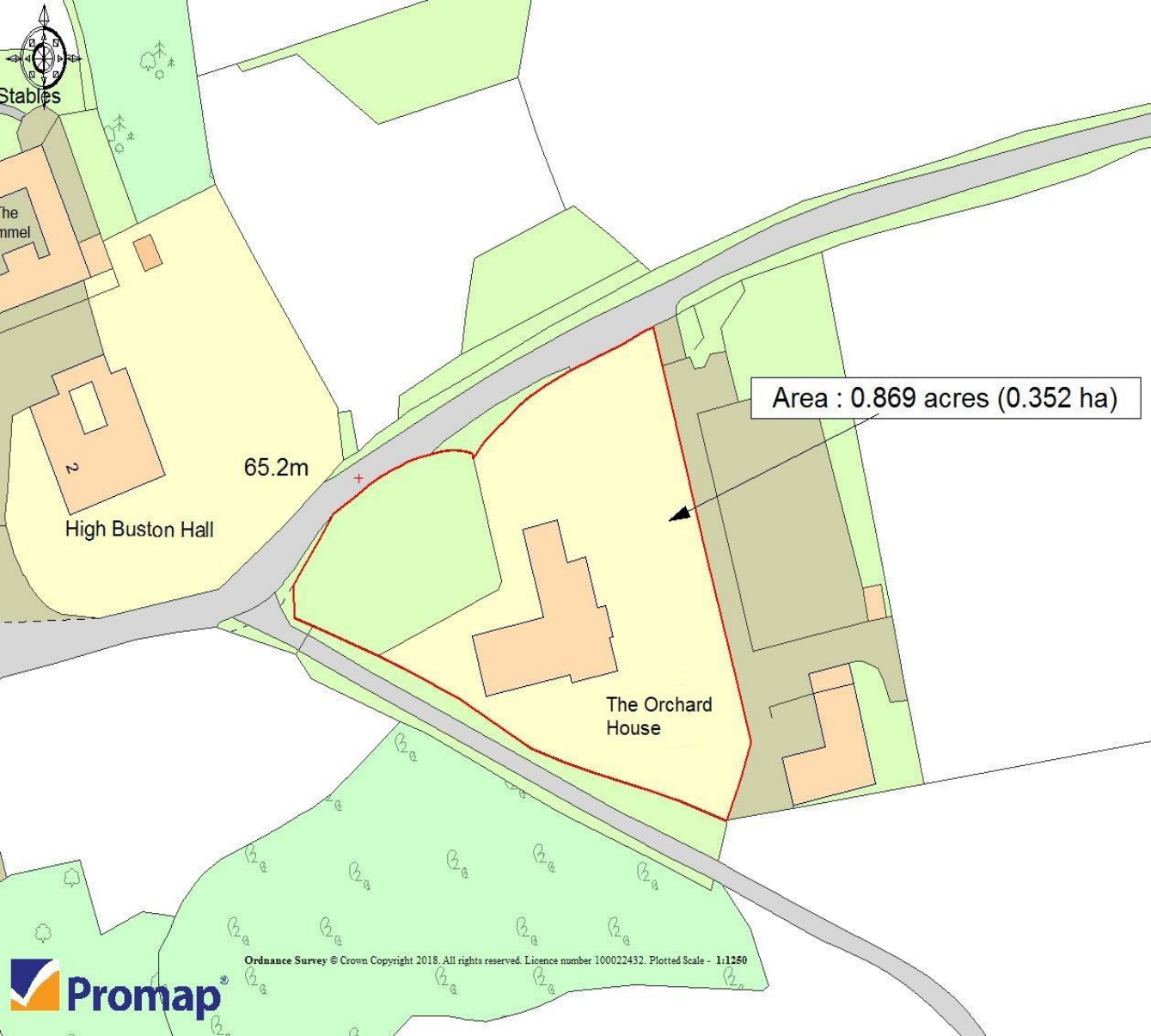








Total area: approx. 568.6 sq. metres (6120.3 sq. feet)
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.
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