



Texel Cottage

ROCK HOME FARM, ALNWICK NE66 3SJ

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£650,000

- Double garage
- En-suite to master bedroom
- Downstairs shower room, en-suite, and main bathroom
- Underfloor heating to the lower floor and bathrooms
- Multi-fuel stove
- Luxury fitted kitchen with integrated NEFF appliances
- Prestigious village location

Exceptional stone-built residence

Tucked away in a discreet yet prestigious position within a small and peaceful cul-de-sac within the highly regarded village of Rock, just moments from the historic market town of Alnwick, this exceptional four-bedroom residence offers refined village living in an enviable setting within close proximity to the coast Area of Outstanding Natural Beauty. A convenient location being only approx. 4 miles to the golden sand beaches at Embleton Bay, the majestic ruins of Dunstanburgh Castle, and approx. 8 miles to the popular coastal village and beach at Beadnell Bay. A beautifully elegant property, perfectly suited to discerning families, mature buyers, or retirees seeking space, privacy, and countryside charm without compromise.



Substantial, relaxing living room

The accommodation is both generous and beautifully appointed. A substantial through living and dining room provides a superb principal reception space, bathed in natural light from a dual aspect and ideal for both relaxed family life and entertaining. Within the living area, a striking multi-fuel stove set within a stone surround and finished with a solid wood mantel forms a handsome focal point — adding warmth, character and a welcoming ambience to the room. A separate reception room, currently arranged as a formal dining room, offers further versatility — equally suited as a sitting room, study or snug.



Luxurious, high-quality kitchen

At the heart of the home lies a luxurious kitchen, thoughtfully designed with high-quality integrated appliances, granite countertops and ample cabinetry, combining style with practicality. A separate utility room ensures everyday functionality, while a well-appointed ground floor shower room adds flexibility for guests or multi-generational living. Underfloor heating throughout the ground floor and within the bathrooms enhances comfort and efficiency.





Spacious, light-filled bedrooms

Upstairs, four well-proportioned bedrooms provide excellent accommodation, three of which are generous doubles. The principal suite benefits from a private en-suite shower room, creating a calm and comfortable retreat.



Beautifully maintained garden

Externally, the property continues to impress. In addition to the double driveway at the front, there is a separate double garage that is also accessible from the private garden at the rear, offering ample parking and storage. To the rear, a long, beautifully maintained garden enjoys an open aspect across fields, affording a wonderful sense of space and tranquillity — a rare and highly desirable feature. The outlook and privacy combine to create an idyllic setting for outdoor dining, gardening or simply enjoying the surrounding countryside. This is a distinguished home in a coveted village location — offering the perfect balance of rural serenity and convenient access to the amenities, history and charm of nearby Alnwick.

Property Description

Entrance Porch

Double-glazed entrance door & double-glazed window | Tiled floor | Covings to ceiling | Part-glazed door to hall.

Hall

Wood floor | Under-stair storage cupboard | Covings to ceiling | Staircase to first floor | Doors to; kitchen, living room & dining room.

Living Room

12' 6" max, 10' 3" min x 12' 9" (3.81m max, 3.12m min x 3.88m)
Double-glazed window to front & double-glazed French doors to rear garden | Wood floor | Covings to ceiling | Inglenook fireplace with stone surround & wood mantle incorporating a multi-fuel stove.

Dining Room

12' 9" x 10' 9" (3.88m x 3.27m)
Double-glazed window | Covings to ceiling | Underfloor heating

Kitchen

13' 8" x 10' 6" (4.16m x 3.20m)
A comprehensive range of fitted wall & base units incorporating; granite worktops, 1.5 stainless steel under-counter Franke sink, NEFF ovens, NEFF Combi microwave, NEFF electric induction hob & extractor hood, NEFF integrated dishwasher & integrated NEFF fridge freezer.
Double-glazed windows | Tiled floor | Ceiling downlights | Covings to ceiling | Under-floor heating

Utility

5' 6" x 5' 4" (1.68m x 1.62m)
Fitted wall & base units incorporating; 1.5 stainless steel sink & space for washing machine. External door to garden | Covings to ceiling | Tiled floor
Under-floor heating | Doors to kitchen & shower room.

Shower Room

Tiled corner shower cubicle with mains shower | Close-coupled W.C
Wall mounted wash-hand basin | Fully tiled walls & floor | Extractor
Under-floor heating.

First Floor Landing

Covings to ceiling | Radiator | Doors to; shelved storage cupboard, cupboard housing hot water cylinder, bedrooms & bathroom.

Bedroom One (front)

11' 9" x 12' 5" (3.58m x 3.78m)
Double-glazed window | Radiator | Door to en-suite | TV aerial point.

En-Suite

Tiled shower cubicle with mains shower | Close coupled W.C | Wall mounted wash-hand basin | Fully tiled walls & floor | Shaver point
Ceiling downlights | Extractor fan | Under-floor heating.

Bedroom Two (rear)

13' 6" x 10' 9" (4.11m x 3.27m)
Double-glazed window | Radiator | Storage cupboard | TV aerial point.

Bedroom Three (front)

12' 0" x 11' 7" (3.65m x 3.53m)
Double-glazed window to rear with views over the rear garden & open fields | Radiator | TV aerial point

Bedroom Four (rear)

10' 9" x 9' 10" (3.27m x 2.99m) (L shaped room - max measurements)
Double-glazed window with views of rear garden & open fields | Radiator
TV aerial point

Bathroom

Fully tiled bathroom incorporating; bath with mains shower & glass shower screen | Close-coupled W.C | Wall mounted wash-hand basin
Sensor controlled mirror | Shaver point | Chrome ladder style heated towel rail | Extractor fan | Double-glazed frosted window | Ceiling downlights | Under-floor heating

Garage

20' 4" x 17' 4" (6.19m x 5.28m)
Electric roller double garage door | Window & door to rear | Light & power points | Overhead storage

Externally

A block paved double drive to the front with a lawn and planted border, and fenced boundary lines. Two-tier rear garden with open countryside aspect, mainly laid to lawn incorporating patio areas & access to the rear entrance of the double garage | Cold water tap | Oil central heating boiler (installed when built) Sunny rear garden; terrace outside the kitchen, ideal for breakfast, with evening sun towards the bottom end of the garden

PRIMARY SERVICES SUPPLY

Electricity:	MAINS
Water:	MAINS
Sewerage:	SEPTIC TANK
Heating:	OIL
Broadband:	FIBRE TO PREMISES
Mobile Signal Coverage Blackspot:	NO
Parking:	GARAGE & DRIVEWAY

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Accessibility: This property has level access to the front door.

Tenure: Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: E

EPC Rating: C

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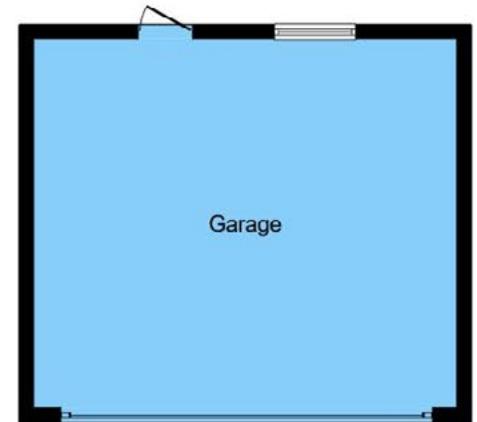
Floor Plans



GROUND FLOOR



FIRST FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The Property Ombudsman

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T: 01665 510044 alnwick@rmsestateagents.co.uk

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