



# Newton Retreat

Rock Mill Farm



SANDERSON  
YOUNG





**Newton Retreat**  
**Rock Mill Farm, Rock, Alnwick,**  
**Northumberland, NE66 3HA**

**UNIQUE TIMBER CONSTRUCTED HOLIDAY HOME WITH EXTENSIVE SOUTH WEST FACING GARDENS, SIUTUATED IN THE HAMLET OF ROCK VILLAGE, CLOSE TO NORTHUMBERLAND'S HERITAGE COASTLINE, TAKING IN LOW NEWTON-BY-THE-SEA - IDEAL AS A PRINCIPAL RESIDENCE OR SECOND HOME.**

Newton Retreat is an old barn that has been redeveloped to create a unique detached holiday home. It has its own extensive south west facing gardens and grounds, as well as a parking area.

The property is constructed in timber under an 'Onduline' feature roof and has some very high insulation qualities providing a very warm and cosy family cottage.

**Price Guide:**

Guide Price £450,000

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The internal accommodation has been significantly refurbished to a high standard with a lovely feature open plan lounge, a kitchen, and a dining room with open beamed ceilings, and two large double bedrooms, as well as two amazing marble ensuite bath and shower rooms.

The outside terraces, sitting areas and the beautiful lawned gardens, are a tremendous feature, as well as the small lake which is situated to one corner of the garden.

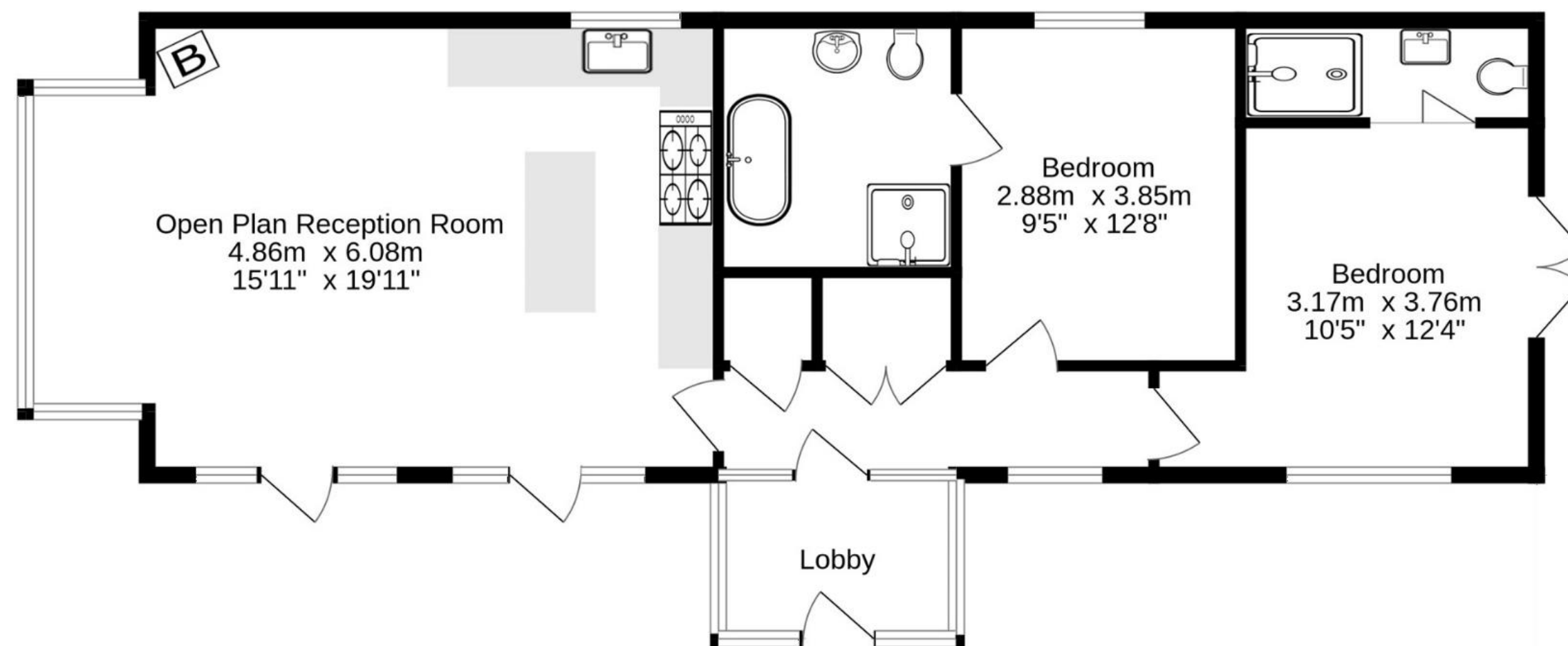
Newton Retreat offers easy access to Northumberland's Heritage Coastline and stunning countryside, with magnificent castles, glorious beaches, National Trust & Heritage Properties, the Cheviots, and within Rock village - Northumberland's leading café, The Rocking Horse. There are a wide range of walks and a huge variety of leisure pursuits to suit all ages, from golf courses on the coastal path, to the water sports of Beadnell Bay, with its kite surfing, coasteering and sea kayaking.



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Approx. Distances - Low Newton-By-The-Sea - 2 miles | Craster - 5 miles | Embleton - 3 miles | Seahouses - 8 miles | Bamburgh - 11 miles | Alnmouth Main Line Railway Station - 6.5 miles | Alnwick - 8.5 miles.

Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and shopping facilities ranging from supermarkets to bespoke boutiques. Leisure facilities include Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre with 25 metre swimming pool, gym and fitness centre. Entertainment is at the heart of this market town, with the Playhouse providing the stage and screen, and many cafes, restaurants and public houses to choose from.

Newton Retreat has a multi fuel stove, oil fired central heating and double glazing.

Services: Mains Electric & Water | Private Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D

Agents note: Boundary is still be confirmed and plan will be used as a guideline only.



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