



# Fernlea

Eglingham Moor,  
Eglingham



SANDERSON  
YOUNG









Fernlea  
Eglingham Moor, Eglingham, Alnwick,  
Northumberland, NE66 2UD

**A superb three bedroom, stone built detached house with fabulous open aspect rural views, lovely approx. 0.3 acre garden and long gravel driveway - NO UPWARD CHAIN**

An excellent, three bedroom stone built detached house, occupying a beautiful rural garden site of 0.3 acres, with stunning far reaching views over the surrounding countryside.

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**Price Guide:**  
Offers Over £395,000

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The house, substantially extended from the smaller original farmworkers cottage, is positioned adjacent to a working farm, with large barns and corn bins in close proximity. The property has been owned by the same family since the farm was bought in 1927/28, so Fernlea has never been on the open market and has been tenanted for the last 11 years. The house has electric night storage heating, and a Rayburn providing hot water.

Ground floor - Entrance Vestibule | Reception hallway with the staircase to the first floor | Large sitting room, with doors opening to the garden room | Versatile garden room with fantastic views | Generous kitchen/dining room with Rayburn supplying hot water | Galley style utility/boot room | Ground floor double bedroom or third reception room | Bathroom WC with shower over bath

First floor - First floor landing with large shelved storage cupboard | Two good sized double bedrooms, both with great elevated views.



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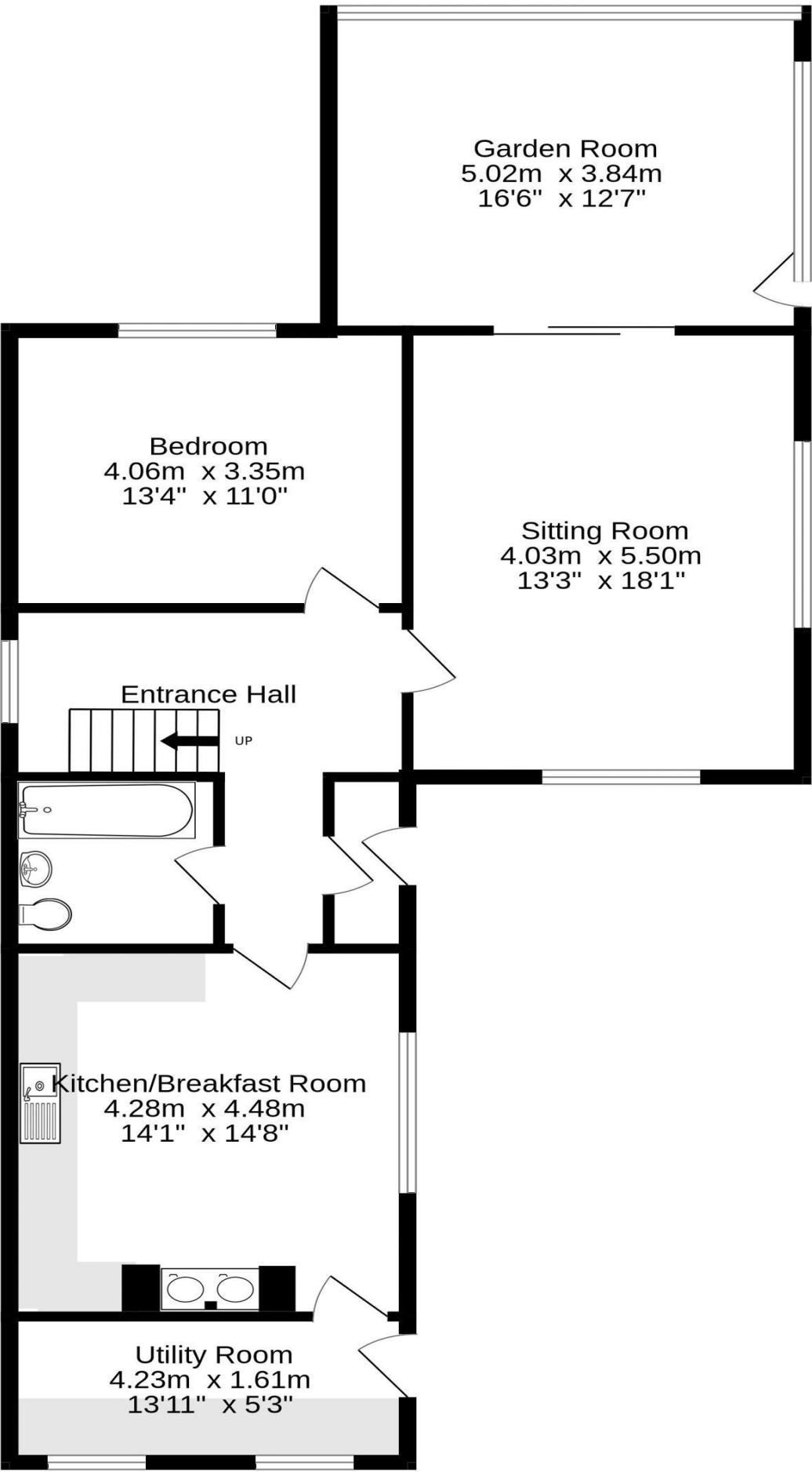




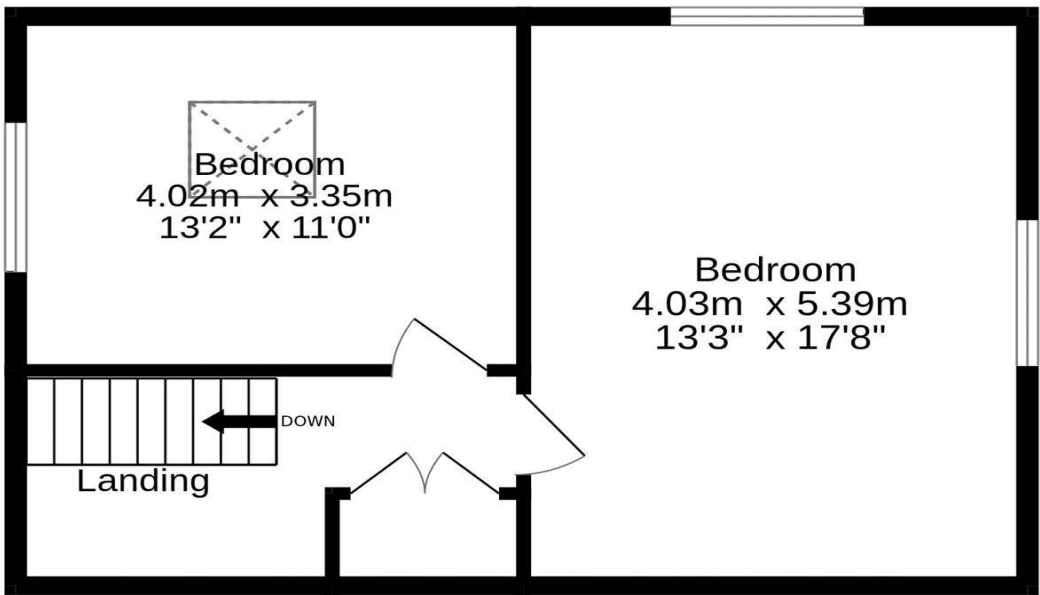




Ground Floor  
95.3 sq.m. (1026 sq.ft.) approx.



1st Floor  
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 138.9 sq.m. (1495 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Externally - the property sits in a lovely approx. 0.3 acre garden site, adjacent to a working farm, with mature trees and lawns and a gated gravel driveway with parking for several cars.

The picturesque village of Eglingham is located just over 7 miles north west of the market town of Alnwick, and approx. 10 miles from Wooler & the Cheviot hills, with easy access to the A697 leading to the surrounding villages and providing excellent road links to Rothbury and south to Morpeth and Newcastle. The Northumberland Heritage coastline is just a short distance away, with its sandy beaches and historic Castles.

Eglingham lies in the sheltered valley of the Eglingham Burn, surrounded by open countryside, with local amenities of 'The Tankerville Arms' pub/restaurant, Eglingham Village Hall, a historic Church and Cricket Club.

Services: Mains Electric | Private Water | Septic Tank | Storage Heaters & Oil Fired Rayburn | Tenure: Freehold | Council Tax: D | EPC: E



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