

# THE OLD STATION

Edlingham | Alnwick





SANDERSON  
YOUNG

## The Old Station

Edlingham | Alnwick | Northumberland | NE66 2BJ

A rare opportunity for a beautiful & historic restored  
Station House and Signal Box with guest accommodation

**Price:** Guide Price £895,000

*Alnwick 6 miles, Alnmouth Station East Coast Main Line 10 miles,  
Alnmouth & heritage coastline 11 miles, Morpeth 19 miles, Newcastle Airport 33 miles  
(all distances are approximate)*

- Historic Old Station House & Signal Box
- Fabulous private garden site of approx 1.5 acres
- Stunning rural views to Edlingham Viaduct & Castle
- Signal Box - Ideal holiday cottage/annexe accommodation
- Fully refurbished to a high specification
- Large garage/workshop, timber shed, summerhouse/log store
- Close proximity to Alnmouth Station with the East Coast Main Line service North to Edinburgh and South to Newcastle upon Tyne & London

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# DESCRIPTION

The Old Station and Signal Box, Edlingham, nestled in the Northumbrian countryside with views to the Cheviot hills, with circa 1.5 acres of grounds, workshop/garaging and outbuildings, and easy access to nearby Alnwick.

The Old Station at Edlingham is a beautiful, detached former Station, sympathetically refurbished and reconfigured by the current owners over the last 5 years - the property has been updated to a high standard throughout, whilst retaining the integrity of the original building, and bringing it up to modern day living standards. The property offers generous single storey accommodation, with doors leading directly out to the former original Station platform and line, and within the gardens, a superb Signal Box one bedroom apartment, perfect as guest accommodation or equally as a good income stream as an Airbnb or holiday cottage.

The Old Station and Signal Box sit within a private garden site of circa 1.5 acres, in a beautiful location, with fabulous views over the former track and railway line towards the iconic stone Viaduct, Edlingham Castle and the Cheviot hills. To the northern boundary, the property overlooks an ancient woodland, a fresh water spring provides a private water supply for the Signal Box and the main house from a shared private well. The house has oil central heating, with underfloor heating to the bathroom.

The Old Station - Reception hallway | Cloakroom/wc | 18ft sitting room - former Ticket Office - with a cast iron wood burning stove set to a brick fireplace | Impressive 22ft dining room - former waiting room - overlooking the platform with stone fireplace and wood burning stove | Superb contemporary kitchen/breakfast room with large central island/breakfast bar - integrated appliances include induction hob, Neff self cleaning oven with warming drawer, wine fridge, Bosch dishwasher and space for a freestanding fridge/freezer | Bedroom hallway/study area | Utility room with a range of cabinets and plumbing for a washing machine and space for a tumble dryer | Three good sized double bedrooms. with space for freestanding bedroom furniture | Luxury bathroom with under floor heating, freestanding double ended bath, digitally controlled walk in shower with a rainfall head, & basin and wc in a vanity cabinet.







The Signal Box - Fabulous 19ft open plan living room/kitchen with windows and French doors opening to the balconied composite decked terrace | Kitchen is fitted with a range of cabinets/breakfast bar, two ring induction hob, integrated oven, microwave, slimline dishwasher and fridge | Double bedroom with dual aspect windows overlooking the ancient woodland and grounds and built in wardrobe | Shower room/wc with walk in mains shower, wc and basin in vanity cabinet, and cupboard housing the water tank.

Outbuildings/workshop - Versatile 37ft garage/workshop located under the Signal Box with electric garage door, wood burner & power and lighting | Timber summerhouse & log store | Large timber shed | Two filtration treatment rooms for the well water for the main house and the spring water for the Signal Box.

Externally - The Old Station is set within stunning private grounds of over 1.5 acres, incorporating the path of the original railway track and platform. The property is approached via a timber gated entrance leading to a large circular driveway, with parking for several cars. The grounds have been landscaped with easily maintained lawns to the line, and planting to the northern boundaries - the property has a secluded and sheltered position with a stone wall above the platform wall forming the southern boundary. The garden area and terrace to the west of the house, could have potential for further development as additional holiday accommodation such a Shepherds Hut or Lodge (subject to normal planning consents), currently housing a lovely timber summerhouse/home office with views over the garden to the open countryside and Cheviot hills.

Services - Mains electric | Private well water supply for the main house, spring water supply for the Signal Box, and two filtration treatment systems | Oil central heating | Septic tank | HIVE heating and security camera system | Hard wired Broadband | Tenure: Freehold | Council Tax: Band F | EPC: E

The Old Station offers a great opportunity for those buyers looking for a unique & individual home, in a private rural location, whilst still having good road links to Alnwick and the A697 for commuting throughout the region.





THE SIGNAL BOX



THE SIGNAL BOX







## HISTORY

In 1881, there was a proposal to build a railway line from Rothbury to Wooler, to be called ‘The Central Northumberland Railway’ – this plan had the support of the North British Railway who were the North Easterns rivals in Northumberland at that time.

There was pressure from the local people to the North Eastern Railway to come up with a counter proposal and the N.E.R. proposed the Cornhill branch running from the existing station at Alnwick, through Wooler, to Cornhill-On-Tweed.

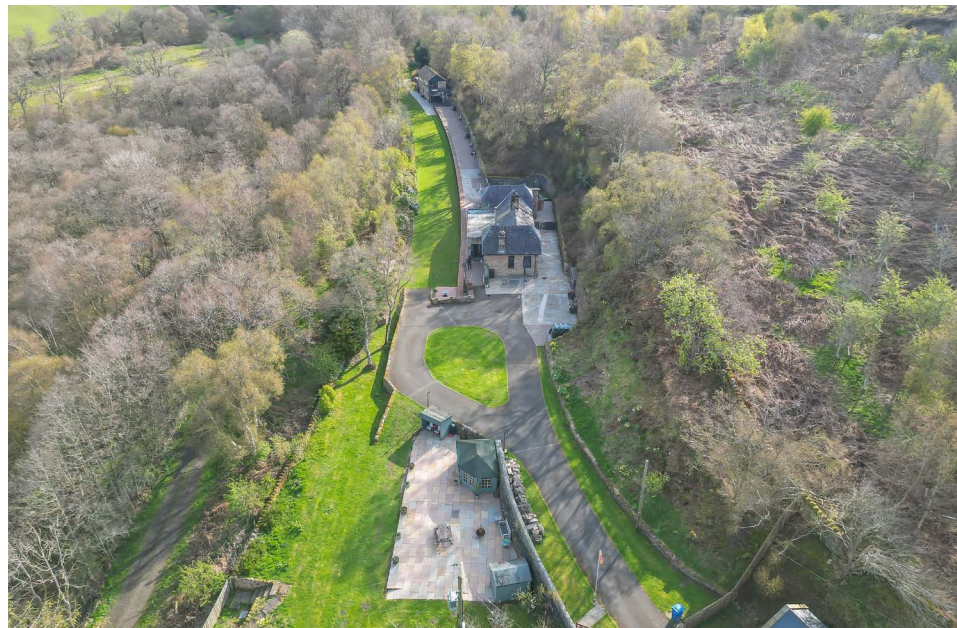
Both proposals went before Parliament in 1881, but the Cornhill branch was by far the cheapest and an act was passed authorising the North Eastern Railway to build their 36 mile line from Alnwick to Cornhill, with construction commencing in 1882.

Alnwick Station was rebuilt and to avoid the Duke of Northumberland’s estate, the line initially headed south, with the expensive diversion requiring a tunnel and a viaduct at Edlingham. The line finally opened in 1887, with a line open to goods and mineral traffic – initially the line was well used but this was short lived and passenger services fell into decline after World War 1, staffing levels were reduced, signal boxes closed, and station masters were put in charge of more than 1 station. An early decision was taken by the London and North Eastern Railway to withdraw passenger services. The final passenger train ran between Alnwick and Cornhill, on the 22nd December 1930, only 43 years after the line had opened. Despite losing passenger trains, the line remained open for freight, mainly for local farmers.

During the Second World War, the branch enjoyed a brief revival when Akeld Station became the Railhead for a new R.A.F. airfield at Milfield, but after the war, the line’s days were numbered. The line suffered serious storm damage between Ilderton and Wooler in 1948, with further storm damage the following year when the bridge north of Ilderton was washed away. With such little traffic on the branch, the newly formed British railways could not justify the cost of replacing the bridge, and instead the lines became 2 lines, one from Alnwick to Ilderton and the other from Coldstream to Wooler. Services were infrequent with sometimes only 1 train a week.

The section from Alnwick to Ilderton eventually closed on the 2nd March 1953. The Cornhill to Wooler stretch survived a while longer, before falling victim to Dr. Beeching’s railway cuts, and finally closed in March 1965, along with the Tweedmouth to Kelso line.









## UNIQUE, SPECIAL AND EXCLUSIVE HOLIDAY RENTAL

An exclusive and unique, hand picked retreat in Northumberland, which has some of the most dramatically beautiful, historical and special locations for a holiday. The Old Station is situated between Rothbury & Alnwick, offering an ideal base to explore the heart of Northumberland, from the National Trust & Heritage Properties of Cragside House and Gardens the first house in the world to be lit by hydroelectricity, a wonder of its age, to Wallington, where a historical house meets rolling hills, woodland and a walled garden. Ad Gefrin in Wooler – a new world class attraction and the most Northern Whisky Distillery, and the Simonside & Cheviot Hills offering moorland, picturesque valleys and rolling hills, with a wide range of walks and outdoor pursuits.

The Northumberland Heritage Coastline is only 10 miles away, with magnificent castles, the National Trust property of Lindisfarne Castle on Holy Island, and glorious sandy beaches. 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.

The Old Station provides a lifestyle opportunity with potential income from either The Signal Box, or both the main house and Signal Box, with approximate potential yields given by a prestigious local holiday letting agent of;

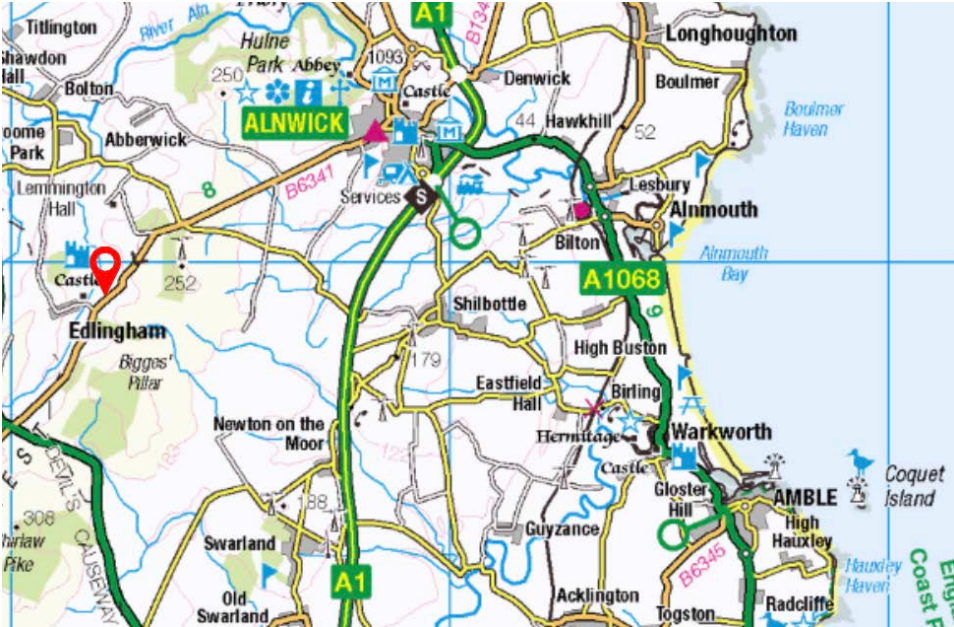
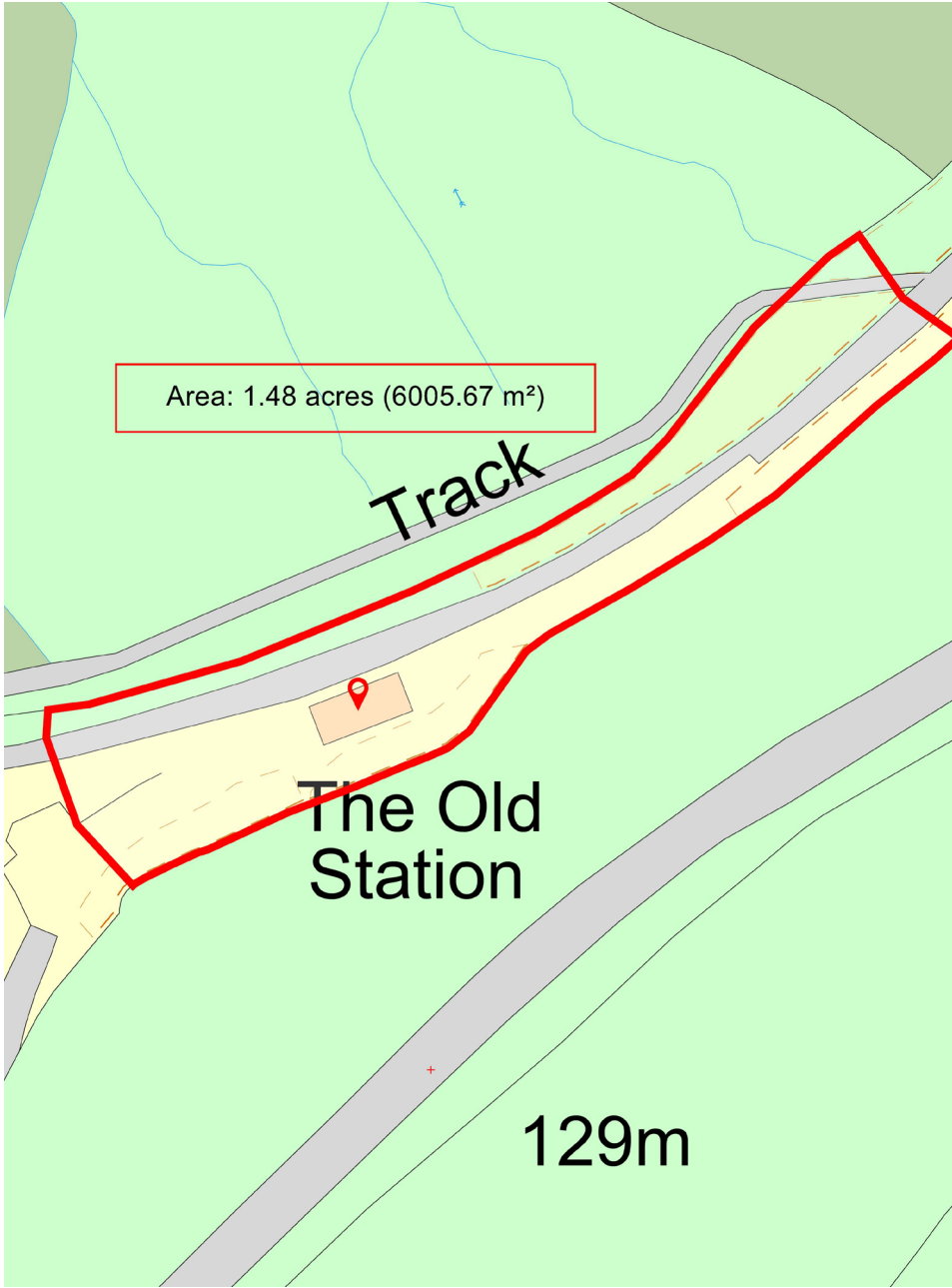
- The Signal Box – potential gross income; approx. £18,892
- The Old Station Main House – potential gross income; approx. £30,097
- The Old Station & The Signal Box – potential gross income; approx. £56,000

(Further details of the income stream available upon request)



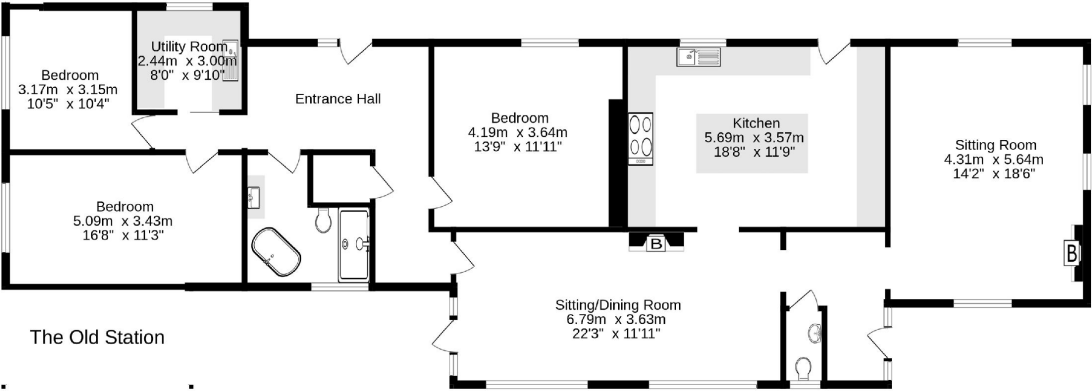
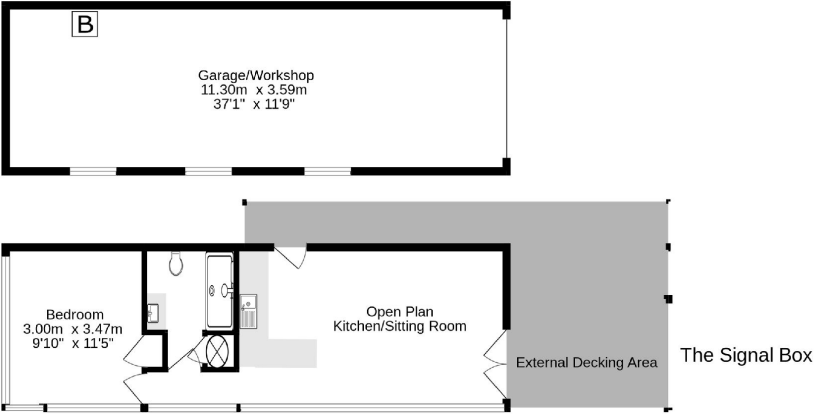


SITE & LOCATION



FLOORPLANS

Ground Floor  
242.0 sq.m. (2604 sq.ft.) approx.



TOTAL FLOOR AREA : 242.0 sq.m. (2604 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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