



# Rock Mill Farm

Rock, Alnwick  
Northumberland



SANDERSON  
YOUNG





## Rock Mill Farm Rock, Alnwick, Northumberland NE66 3HA

**ROCK MILL FARMHOUSE, AND TWO HOLIDAY COTTAGES - ROCK MILL COTTAGE & NEWTONS RETREAT, - BEAUTIFUL GROUNDS AND GARDENS CIRCA 7 ACRES, LOVELY OPEN ASPECT RURAL VIEWS.**

A stunning country farmhouse & two fabulous holiday cottages, close to the Northumberland coast, with beautiful mature grounds and gardens extending to approx 7 acres set in a quiet rural location - Rock Mill Farm offers a great investment and lifestyle opportunity with good income generated from the two holiday let cottages.

Rock Mill Farmhouse, circa 1740, a fabulous, stone built country residence, surrounded by stunning farmland in an area of outstanding natural beauty on the Northumberland coast. The stunning south west facing farmhouse is accompanied by two holiday cottages, which bring in a significant annual income as furnished holiday lets.

**AGENTS NOTE** - Planning permission had been granted for a two storey extension/granny annexe to the south eastern elevation of the Farmhouse ,that could be utilised as further holiday accommodation or for multi generational living - REF 15/01546/FUL

### Price Guide:

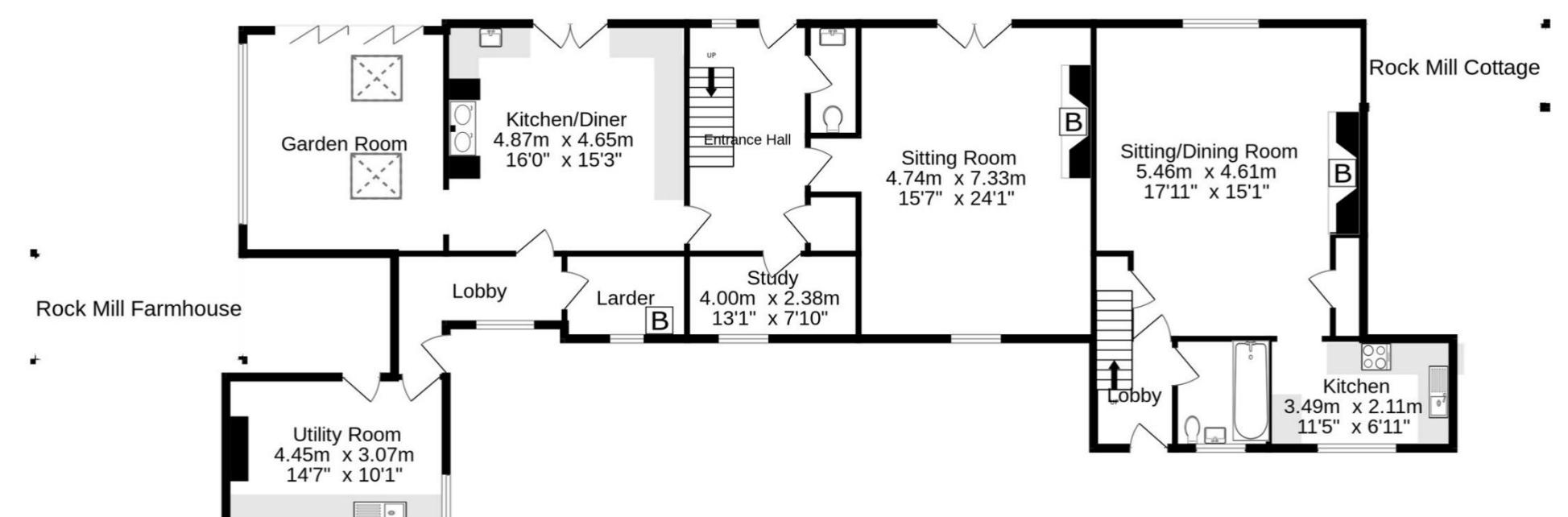
£1,500,000

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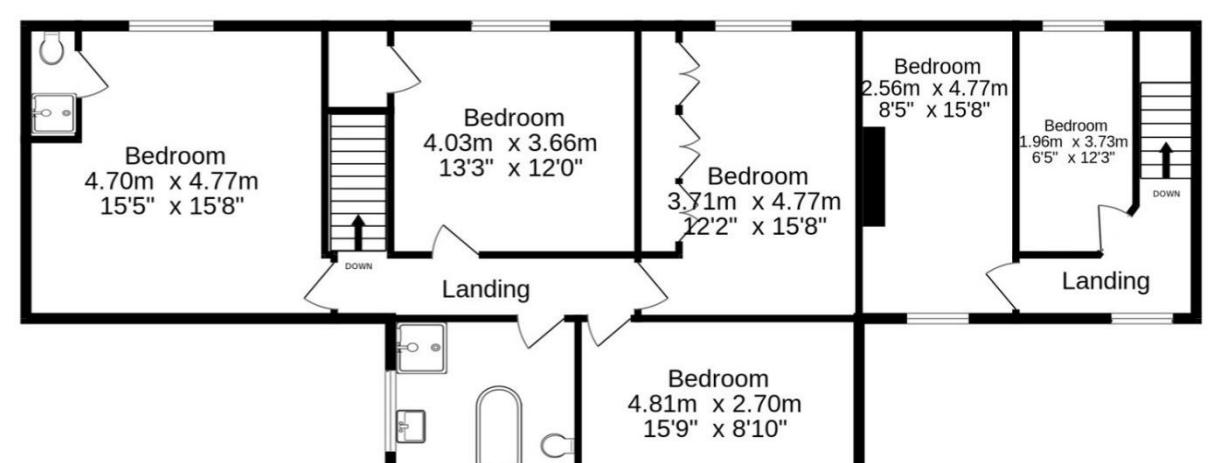




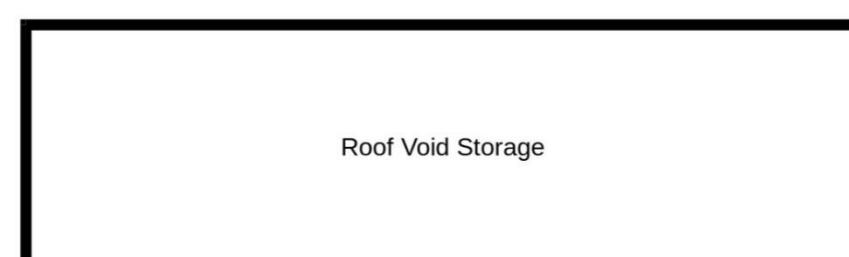
Ground Floor  
179.7 sq.m. (1935 sq.ft.) approx.



1st Floor  
110.9 sq.m. (1194 sq.ft.) approx.



2nd Floor  
53.1 sq.m. (572 sq.ft.) approx.



TOTAL FLOOR AREA : 343.8 sq.m. (3700 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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The Farmhouse has been a much loved family for a number of years, and has a great deal of character and charm retaining many original features - the gardens and grounds surrounding the properties extends to approx. 7.31 acres. Rock Mill Cottage and Newtons Retreat, 5\* rated holiday homes, have had refurbishment works carried out to them in recent years.

Rock Mill Farm is a very special and unique property offering potential buyers scope for a number of uses - ideal as a private residential dwelling with options of independent living for family relatives or visitors, and in its current use providing a very strong investment income as commercial holiday homes.

#### Rock Mill Farmhouse

Rock Mill Farmhouse offers excellent versatile accommodation over two floors, with a beautiful traditional farmhouse kitchen with stone inglenook, a superb garden room/conservatory, a fabulous sitting room with a wood burning stove, as well as a separate study/home office, ground floor WC, and useful storage rooms. To the first floor of the property, there is access to four double bedrooms, with the master bedroom having its own ensuite shower room and the other three bedrooms having access to a family bathroom with a feature roll top bath and a separate shower.

The Farmhouse has great views over the surrounding open countryside, with a lovely private formal garden with a generous paved patio terrace, ideal for outside entertaining and barbecues, opening from both the kitchen and Garden room. The mature gardens are landscaped with extensive lawned areas and well stocked & planted borders, providing a great deal of colour throughout the year, and superb high hedges giving both privacy and shelter. The Farmhouse has grassed/paddock areas beyond the formal gardens, with a superb pond/lake to one corner, timber shed for garden storage.



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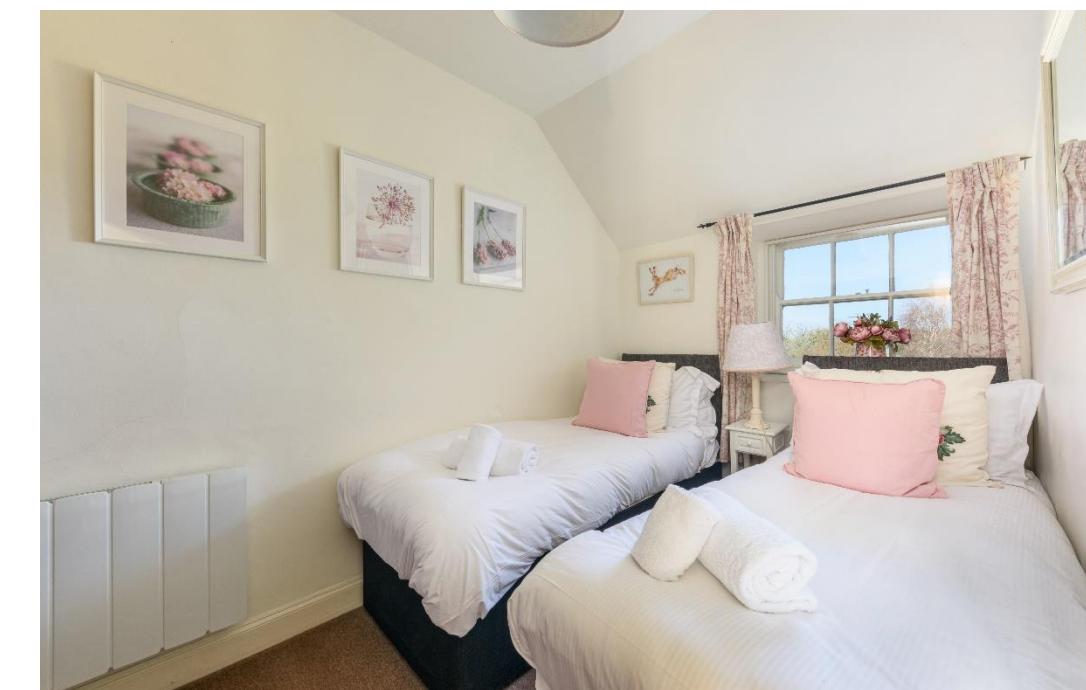




## Rock Mill Cottage

A charming two bedroom stone cottage, attached to the side of the Farmhouse. The cottage has its own private entrance and courtyard garden area to the front, and lovely decked terrace and enclosed garden to the rear.

Entrance | Beautiful Sitting/dining room with stone inglenook and wood burning stove | Well appointed fitted kitchen with integrated appliances | Ground floor bathroom with bath with electric shower over, wc and basin | Staircase to the First floor | Two lovely double bedrooms.





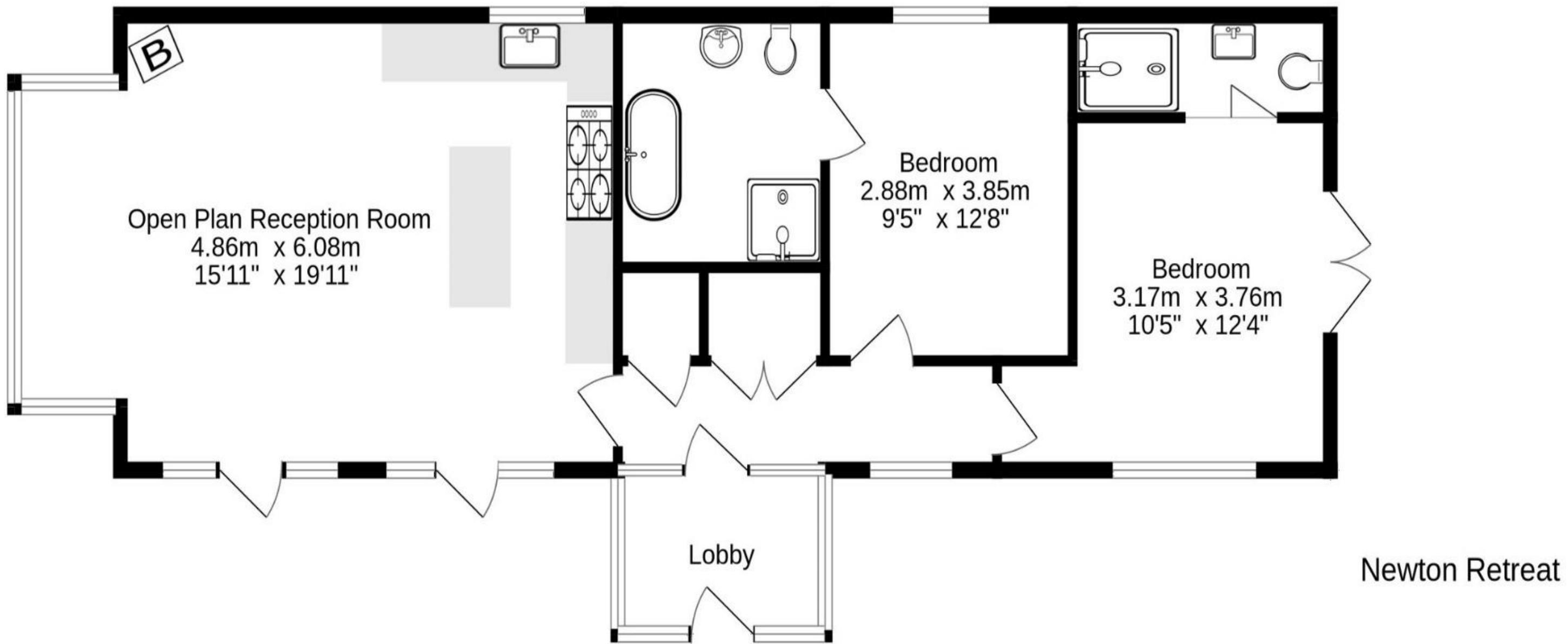
## **Newton Retreat**

### **Newton Retreat**

Newton Retreat is a detached barn that has been redeveloped to create a unique two bedroom detached holiday home. 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. The generous accommodation has been refurbished to a high standard throughout, benefiting from oil central heating and a cast iron multi fuel stove.

**Entrance** | Fabulous open plan sitting/dining room and kitchen, with excellent natural light from the glazed frontage and floor to ceiling windows in the dining area - impressive full height vaulted and beamed ceiling and wood burning stove | Well appointed open plan kitchen fitted with a range of wood cabinets, with space for a range cooker and fridge/freezer | Two large double bedrooms | Two Impressive luxury ensuite bath and shower rooms





**TOTAL FLOOR AREA : 214.7 sq.m. (2311 sq.ft.) approx.**

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Rock Mill Farm is located just to the north of the village of Rock and surrounded by good agricultural land with local lane access connecting to the coastal road, which leads to Embleton and Seahouses to the north and Alnwick to the south. It is also located only a 5 minute drive to Newton-By-The-Sea with the popular The Ship Inn. The nearby dual carriageway linking between Alnwick and Berwick is very convenient, as is the main trainline service which connects to Edinburgh in the north and London Kings Cross in the south.

Viewing of the properties is only principally available on a Saturday when the changeover takes place in the peak weeks in particular, however other viewings may be possible on alternative days by separate arrangement.

#### **Rental Information**

The rental and investment income for the two cottages is recently considered to be around £44,000 per annum and whilst peak rental yields have been achieved in 2021 and part of 2022, we are still seeing excellent rentals for two bedroom cottages throughout the Northumberland Coast. Figures for £2000 in the peak weeks are not unusual.

There is a great deal of potential within the Farmhouse and steading to further enhance the investment of the holiday cottages, including the construction of the new bothy from the existing outbuildings which would create a further two bedroom unit.

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