



Station House

Mindrum

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NOTE FOR
FINISHING
DEPARTMENT:

TRIM OFF 50mm
THIS SIDE

**Historic Victorian house with large gardens
and grounds in tranquil rural
Northumberland, only 5 miles from the main
A697 road.**

Guide Price £325,000

Station House

Mindrum, Northumberland TD12 4QL

Directions: From Wooler heading north on the A697, pass through Milfield and take the first left turn signed to Howtel. At the T junction turn left and continue on this road, turning right at the red telephone box into Mindrum Station. N.B. satellite navigation may not be reliable in this area.

Mindrum Station House was completed during the 1880's as part of the North Eastern Railway Company branchline leading from Cornhill to Alnwick. The distinctively designed stone Station House is reported to have been constructed of Twizell Castle stone and now provides an unusual and historic family house standing in large grounds. The property includes the former station yard and engine house which is available separately by negotiation. The house is south and west facing with established lawns and driveway lined by cherry trees. The entrance porch opens to hallway leading to the large sitting room with windows to two elevations. There is a separate dining room or family room with access to the generous kitchen/ breakfast room and conservatory standing on the ground of the old waiting room. Cloakroom/ w.c. also included. On the first floor there are three bedrooms and shower room, with oil central heating and PVC double glazing included.

Externally there are two good garages and storage area, gardens, small enclosed paddock and outhouse.

Mindrum became the end of the line from Cornhill when the bridge was washed away during the 1947/48 floods. It remained important for goods transport right up to the closures in the 1960's. This historic property lies approximately 5 miles from the main A697 road and around 12 miles from Wooler where there are day to day shopping facilities and schooling up to age 13. Berwick is around 15 miles away with a wider range of shopping facilities and east coast railway station.

PVC DOUBLE GLAZED PORCH 9' 11" (3.02m) x 9' 9" (2.97m)

Tiled floor. Door to entrance hall.

ENTRANCE HALL

Stairs to first floor. Radiator. Understairs cupboard with hot water tank.

SITTING ROOM (front and rear facing) 24' 7" (7.49m) x 12' 10" (3.91m)

A well-lit room with two radiators. T.V. point.

DINING ROOM (front and rear facing) 15' 4" (4.67m) x 12' 0" (3.66m)

Stone fire surround with oil fired back boiler for central heating. Double doors to conservatory.

CONSERVATORY (rear facing) 22' 6" (6.86m) x 15' 4" (4.67m)

A very spacious conservatory ideal for eating and living. Tiled floor. Double doors to garden.

KITCHEN/ BREAKFAST ROOM (front and rear facing) 23' 5" (7.14m) x 14' 1" (4.29m) (max)

Stainless steel sink with mixer tap and fitted units. Plumbing for dishwasher and washing machine. Electric cooker point for range style cooker. Radiator. Access to rear lobby.

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REAR LOBBY

Radiator. Door to outside.

SEPARATE W.C. (side facing)

FIRST FLOOR

With front facing window. Radiator.

BEDROOM ONE (front facing) 12' 10" (3.91m) x 11' 1" (3.38m) including wardrobes

Range of fitted wardrobes. Radiator.

BEDROOM TWO (rear facing) 11' 9" (3.58m) x 9' 0" (2.74m)

Radiator.

BEDROOM THREE (rear facing) 10' 7" (3.23m) x 9' 9" (2.97m)

Radiator. Built in cupboard.

SHOWER ROOM (front facing)

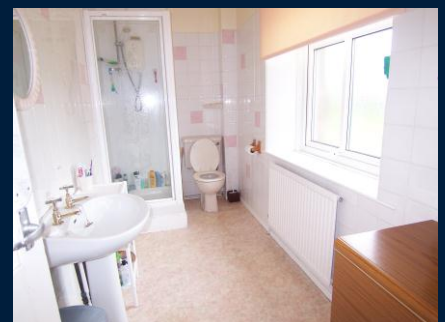
Shower, pedestal wash handbasin and w.c.. Radiator. Part tiled walls.


OUTSIDE


Accessed from the rear of the property there are two garages each with up and over door **18' 1" (5.51m) x 11' 5" (3.48m)** and **14' 11" (4.55m) x 10' 5" (3.18m)** with further storage area between them. There are extensive lawned gardens with established trees and shrubs providing privacy and shelter.

Agents note: the engine shed is also available for sale either separately or as a whole with Station House.

Some interesting historical notes from a press cutting relating to the railway line and station are available at the agents Alnwick office..



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	15
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	15
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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