



OLD ORCHARD HOUSE | HIGH BUSTON, ALNMOUTH, ALNWICK, NORTHUMBERLAND



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PRICE ON APPLICATION

Old Orchard House is situated in a very private hamlet with around a dozen or so dwellings and sits within the boundaries of the original orchard for High Buston Hall. Constructed in 1991 by a local contractor, DP Builders, it is an outstanding stone built, Welsh slate roof property that benefits from having an elevated position in the most picturesque of settings, creating a very special allure. This impressive five bedroom, 6120 sq ft country house has nothing but countryside and incomparable coastal views surrounding the property. You can look to the east over to the village of Alnmouth, the National Trust beach and sand dunes, and over to the south east you have further amazing coastal views of Coquet Island and Warkworth Castle in the distance. With the dazzling views of the iconic coastline, the surrounding countryside and the immaculately landscaped gardens, you'll really feel a sense of peace and tranquility in this most magnificent location.

Old Orchard House offers the most luxurious refinements of a modern home, such as a leisure suite with a heated swimming pool recently fully refurbished with new efficient plant, beautifully tiled contemporary bathrooms, a superb kitchen with a 4 oven electric AGA, and all of this along with the remarkable detailing of a classic country house. The solid oak sweeping staircase, solid maple wood parquet flooring, egg and dart cornicing, central ceiling roses, exceptional décor choices and exquisite fireplaces are just some of the features that give this home the finishing details that it needs in order to create an incredible family home.

This is a home to gather friends and family for parties and entertaining in the beautiful reception rooms or on the terraces and gardens or find your own space to escape the world and relax by yourself with a good book by the fire. This breathtaking property is truly unique with all of its charm, natural materials, character and a location that property dreams are made of.

rare! From Sanderson Young



WHAT'S INSIDE OLD ORCHARD HOUSE?

Please refer to the floor plan provided for individual room sizes and layout.

The property is approached by turning into a large private driveway and parking area. The main entrance is to the left hand side of the driveway along a hand laid brick path and walk up to the front of the property, which enjoys a very impressive stone pillared entrance with portico stone detailing.

FRONT ENTRANCE:

A solid oak panelled door with brass fixtures leads you in to an internal vestibule. To the right through a half glazed door you will find a large boot room and storage cupboard with plenty of room to store outdoor clothing, shoes, golf equipment etc. The vestibule has an oak panelled internal door which is partly glazed and leads you through to the striking reception hall.

RECEPTION HALL:

The main reception hall is truly stunning with the egg and dart cornice detailing with inset spotlights and the incredibly elegant solid oak large sweeping staircase. The staircase is beautifully designed with the solid oak panelling, spindles, newel post and handrails. A wonderful feature to this hallway is the Minster stone fireplace with a stone recess and hearth with granite inserts and a log burning effect contemporary Chesney gas fire set into the fireplace, which has a solid oak surround. The reception hall benefits from having a magnificent floor to ceiling solid oak hand made fitted bookcase with arched display niches and open shelving with base storage cupboards beneath. All of these details make this entrance hall feel very grand and luxurious. Quality Axminster fitted carpet. Double doors in solid oak to the left lead you to the drawing room.



DRAWING ROOM:

If you're looking for an impressive drawing room, then this is it. This room oozes sophistication and splendor with the three tall Georgian style arched windows with spectacular views over the garden and out to the distant beach, dunes and coastline. There are also windows that look out towards the south with Coquet Island and Warkworth Castle in the distance. This room benefits from being principally south and east facing creating plenty of natural light all day long. The main feature to this room is undoubtedly the exquisite marble Adams-style period fireplace with pillared columns and wrought iron insert arch grate with open burning coal effect gas fire. The fireplace is finished off with a slate hearth and large mantel mirror above. The finishing touches such as the solid oak joinery, egg and dart corning, central ceiling rose, tasteful decorating with the stylish wallpaper, solid maple wood parquet flooring in a herringbone pattern and the solid oak radiator covers with brass gauzing all add to the elegant feel that this room exudes. Surround sound system outlets can also be found in this room.

DINING ROOM/ORANGERY:

Solid oak glazed doors with oak panelling open up to this stone-built Orangery with Sarnafill roof. It is a fabulous addition to this luxurious family home which the owners commissioned in 2006. This really is a room to gather friends and family for entertaining and dinner parties. The room benefits from having floor to ceiling windows between stone pillars with the views of the iconic coastline being your backdrop. The room has been beautifully designed to remain in keeping with the rest of the house. The solid maple wood parquet flooring continues into this room and there are two doors leading outside to the west terrace and rear garden to allow the outdoors to flow in and breathe in the fresh coastal air in the warmer months. Vented floor heating and fitted roller blinds for each window.

INNER HALLWAY:

From the Reception Hall an archway leads to the inner hallway, which has a cast iron column radiator, continuation of the same decorative theme with solid oak flooring and the solid oak panelling. There is a window overlooking the rear garden and courtyard. From the hallway you have access to the study, kitchen, utility room, WC and swimming pool.

STUDY/RECEPTION ROOM:

Currently used as a study this room has a very grand feel to it due to the magnificent fireplace which is very much a feature in itself with the dark oak and high mantled surround. The oak work has been elaborately carved and detailed which makes it look very elegant. The fireplace has a marble trim and marble hearth as well as a herringbone fire brick recess with an open grate and coal burning effect gas fire. The small details like the egg and dart corning and central ceiling rose add to the grandeur in the room.

There are two beautiful fitted solid oak storage cabinets either side of the fireplace and the outstanding coastal views give this room the best finishing touch of all. Quality fitted carpets, dimmer switch lighting controls for the central chandelier and wall lights.

WC:

A Sanitan two-piece white ceramic suite. Very elegant choice of wallpaper, picture rail, panel radiator and solid oak wood flooring.

SWIMMING POOL:

Going through a panelled and glazed door from the hallway takes you to a beautiful swimming pool room with a wonderful ambiance due to the natural light flooding in through the four very large arched full height windows that overlook the gardens and the stunning coastline in the background. Two of the archways have opening glazed double doors leading out onto the patio terraced areas. The heated swimming pool measures approximately 12m x 5m with mosaic tiling, inset pool lighting and mosaic tiled steps internally leading to the side of the pool. There is wall lighting all around and cedar wood panelled ceiling, tiled flooring all around and a central stereo system. The room is fully air conditioned to eliminate condensation and provide constant room temperatures at all times of the year. To one corner of the room there is a quality shower unit with a chrome mains fed power shower.

There are four doors leading off the pool room, each of which is wood panelled with brass fittings. One door leads to a store room and one leads to the plant room housing the HeatStar Pool plant, heating system Worcester oil boiler, pool plant Worcester oil boiler, filters and pumps. Another door takes you into the small gym with tiled flooring, a Velux window and a panelled radiator. The final door leads to a changing room with a panelled radiator and a bench seat with storage.

This really is an outstanding leisure wing of the house and somewhere to either have a relaxing swim on your own or gather with friends and family for a pool party and open up the patio doors and wander out onto the terrace decking for a BBQ in the Summer.

UTILITY ROOM:

A west facing well equipped utility room to the rear of the property with a range of hand painted cream coloured Mowlem base, wall and drawer units incorporating granite worktops. There are two integrated





Miele washer/drier appliances and an integrated white ceramic sink with monobloc tap. Porcelain tile flooring with underfloor heating, Redcare monitored security system and fitted timber slatted blinds to the windows. There is a secure solid oak door leading out to the rear of the property and its gardens. There are also steps down and to an oak door leading to the snooker room.

KITCHEN:

An extremely well equipped and beautifully designed Mowlem traditional country kitchen. There is a range of units including hand painted base, wall and drawer cabinets finished in a cream colour. The units have curved cupboards with granite worktop surfaces. There is a large recess to one wall which houses the electric Aga which has four ovens and two hot plates and a four ring hob above all finished in black. The recess has Fired Earth tiled surrounds with a solid stone lintel above. The units are complimented by a fitted dresser which incorporates a microwave and a wine cooler cabinet.

This is a fabulous kitchen with all the modern integrated appliances included. You will find a dishwasher, wine fridge and a white ceramic Belfast sink with a monobloc tap and a cherry wood surround. There is also a free standing Samsung American style fridge/freezer with an ice-maker. The kitchen has solid oak flooring and a range of power points, telephone point and a TV aerial point. To make this kitchen even more amazing, you've got the superb views of Alnmouth over the sand dunes and out to the horizon.

CONSERVATORY:

A brilliant extension from the kitchen, this glazed atrium is a perfect place to sit with your morning coffee whilst admiring the stunning views of the iconic coastline as the sun rises over the horizon. The room has been beautifully designed with the solid oak steps down, oak joinery, solid oak flooring and oak glass panelled doors that lead to the Snooker room and further glazed doors that open up to the front garden to allow the outside to flow in. There are three cast iron column radiators and fitted timber slatted blinds to all of the windows.

SNOOKER ROOM:

Accessed from the conservatory and from the utility room is the Snooker Room. The room accommodates a full size antique Riley snooker table complete with a scoreboard and cues. Above the table is a fabulous 6 glass shade brass Christopher Wray light fitting. This room has two cast iron column radiators, a window looking out to the rear gardens and has been fitted with quality carpet. A spiral staircase from this room leads up to:

STUDIO/BEDROOM 5:

Currently, this room is used as an art studio. This room benefits from stunning elevated views towards Alnmouth village. An excellent use of this space with the amount of windows and all of the natural light flowing through. There is stripped pine flooring and two radiators. This room has great potential to be a fifth bedroom in the property and would feel like your very own separate wing in the home. There are two doors to the side of the room; one of which takes you into a wash room where you will find wooden cabinets and cupboards with an integrated Belfast sink and solid oak countertops. The wash room has several power sockets as well. If the studio room was to be used as a further bedroom then this wash room would make an excellent shower room. The second door off from the studio takes you into a WC with a white ceramic two piece suite and a heated towel rail. There is also loft access from this WC.



THE DEN:

From the snooker room, the spiral staircase goes down to the den. This room would be excellent as a music room, games room, a gym area or as an extra sitting room and has been used for countless sleepovers for our children over the years - young and old! The den has laminate flooring, a radiator, shelving and ceiling lighting.

FROM THE MAIN RECEPTION HALL:

The principal staircase with its superb solid oak woodwork leads you up to the galleried first floor landing with gorgeous views over the surrounding countryside and the picturesque coastline. The staircase has been fitted with the same carpet as the main reception hall. Above the area is a magnificent chandelier and ceiling rose with a high plaster arch over.

GALLERIED LANDING:

The décor and detailing continues with the egg and dart cornicing and solid oak radiator covers with brass gauzing. The landing has been fitted with the same carpet as the staircase and reception hall. From the landing you have access to:

MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE:

This is a wonderfully spacious and welcoming bedroom with a dual aspect overlooking the garden, surrounding countryside and the spectacular coastline looking out onto Coquet Island and beyond. This is a view that you'll love to wake up to in the mornings. It's a bright and airy room, exuding elegance and splendor due to the décor, ceiling cornicing, quality fitted carpet and a radiator with an attractive Berguere cane cover. Sleep should come easily as you drift off with the soft sound of the North Sea waves in the distance. There is plenty of room to fit extra wardrobes and chests of drawers if needed. A door from the master bedroom leads you to a dressing room with a range of cherry wood fitted wardrobes with lots of shelving and hanging space. There is also a radiator in the dressing room and a Velux window. Following on from the dressing room is the en-suite with a four piece suite comprising of his and hers Kohler hand wash basins with vanity units below, a Kohler WC with a concealed flush, a separate quality Hans Grohe shower unit with side jets and a seat. The shower unit also doubles up as a steam room. Underfloor heating to the en-suite, fully travertine tiled, spot lighting into the ceiling and chrome heated towel ladder radiator. Windows look out to the south and west gardens and out across the countryside, coast and Warkworth Castle in the distance.

FAMILY BATHROOM:

A fully travertine tiled, modern family bathroom complete with a Villeroy and Boch white suite comprising of a large wash basin with a mirror above, a wall hung WC with concealed flush and a luxurious deep separate bath. There's a chrome heated towel radiator as well as underfloor heating. There is a small window to the rear of the property to allow natural light into the room. A fantastic family bathroom.

BEDROOM 2 WITH EN-SUITE:

An expansive double bedroom with a spectacular outlook with views across the countryside and out to Alnmouth and the splendid coastline. There are full length fitted wardrobes to one wall with ample shelving and hanging space. The details continue in this room with the ceiling cornicing, radiator with cover and the quality fitted carpet. A door leads off to an en-suite with a three piece suite comprising of a granite pedestal Kohler ceramic wash/hand basin, a Kohler wall hung WC with concealed flush, a





separate walk in shower containing a mains fed Kohler electronic power shower with multiple body jets. There is a heated towel radiator, underfloor heating, timber slatted blinds, full height travertine tiling and an airing cupboard housing the hot water tank and shelving for towels etc. A fabulous en-suite bathroom with a window overlooking the rear garden.

BEDROOM 3:

A further double bedroom has windows along one wall overlooking the front garden, countryside, the sand dunes and magnificent coastline beyond. Your dreams of waking up to the sight and sound of the sea will be a reality. There's quality fitted wardrobes along one wall for storage, with shelves and hanging space. Quality cushioned vinyl flooring and timber slatted window blinds.

BEDROOM 4:

An incredibly charming and spacious double bedroom with a window overlooking the west gardens. The high quality décor continues in this room with the luxurious wallpaper and quality fitted carpet, timber slatted window blinds and the cover over the radiator.

WHAT'S OUTSIDE OLD ORCHARD HOUSE?

The property is approached by turning into a private driveway with a stone pillared gate entrance. The driveway is paved and there is enough room for several cars to be parked comfortably. To the front of the property the garden has been beautifully landscaped with the hand laid paved path that leads you to the front entrance door to the property, the large lawned area and the mature hedge boundary with a number of easy to maintain shrubs, plants and trees.

There is very much a grand and elegant feeling at the front of the property and there are the stunning coastal views to admire as well. From the front of the property you can really see what a fantastic position this property benefits from having. From the front of the property you can walk around to the southern elevation of the property and the gardens surrounding where the lawn continues with beautiful views towards Warkworth, Coquet Island and the coastline. The southern side of the garden enjoys a raised terrace area, which is perfect for those Summer lunches cooked on the brick built Portuguese style barbeque and gathering with friends and family. From the terrace you also have access into the house to the Swimming Pool room and the Orangery/Dining Room. The views are just as fabulous from the terrace, overlooking the surrounding countryside and coast.

Walking around to the West elevation and the rear of the property, the garden continues and there is a raised area where you will find a small hexagonal greenhouse. There is also a pathway that leads up to a separate overgrown garden area which was the original orchard and has the potential to be a further lawned or possibly a special secret garden. This raised up garden area houses the propane Calor Gas tank and the two large concealed oil tanks. To the West elevation/rear of the property there is an outside tap and the rear entrance door that takes you into the utility room.

The orchard site also has the potential for developing as a single building plot without diminishing the value of the main house. There is therefore some advantage in considering the future possible development of this land as an annex to the main house.

The gardens are truly spectacular and make the property feel even more magnificent along with the impressive views that surround the property.



Walking down the path in the front garden leads you to the stable block, full size ménage, a shelter/ garden storage space and two paddocks. There is also a 5 acre field beyond owned by Northumberland Estates and currently rented for grazing.

STABLES:

The stables really are incredibly impressive and extremely well equipped. The stable block comprises of 3 large stables each with Lodden stable doors and louvre windows, lighting, water feeders, hay racks and saddle racks, 2 garages, the first of which is designed for a horse trailer and has attic storage above and tool benches, a well equipped tack room with slate worktops and Belfast sink and a separate WC, a spacious well equipped office with ample shelving, power, lighting, Velux window and slate flooring, a feed room and sun terrace with a window looking out to the coast. Going through the feed room takes you to the second garage with power, lighting and shelving. The full size ménage is plastic topped over sand and is ideal for dressage and training with a small holding paddock/grazing area directly next to it in what is a tremendous setting with the beautiful views to admire at the same time as working down in the stables.

The stable block and the associated land has development potential to either being retained and a low level Eco house built or be demolished for a larger Eco house and gardens. Plans are available to show the possibilities for this land to add significant value to the main house.

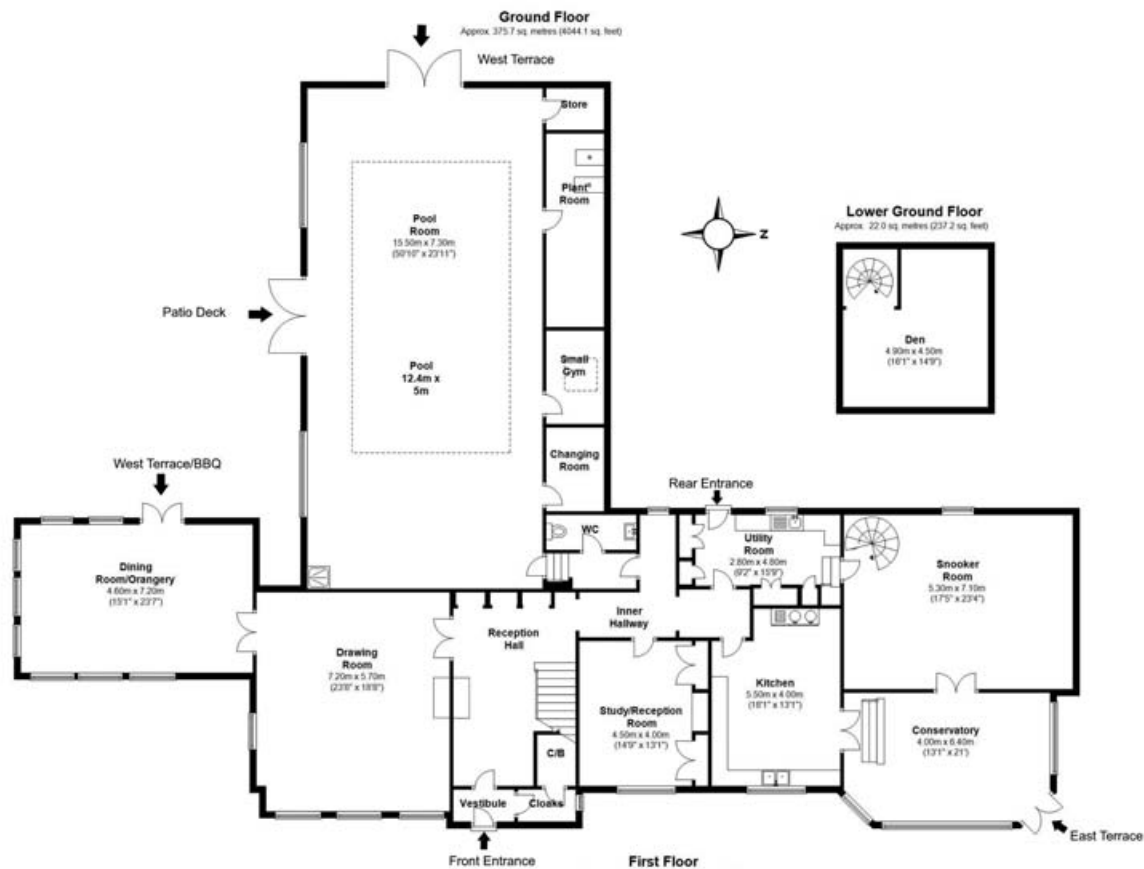
WHAT WE LOVE ABOUT OLD ORCHARD HOUSE AND ALNMOOUTH:

Old Orchard House is an incredible home that has been exceptionally well built and we love every last little detail to this property, from the maple wood parquet flooring, to the marble fireplace to cosy up next to, and to the swimming pool to enjoy a relaxing swim whilst taking in the breathtaking views. This is such an idyllic family home due to the coastal/countryside location, it'll feel like a dream come true; it is within easy walking distance to Buston links beach which is so quiet it feels like your very own private beach, a must for dog lovers. Whilst you can enjoy the peaceful and very private tranquility of this location, you also have the benefit of being close to Amble, Warkworth, Alnwick and Alnmouth. The peaceful setting will have you drifting off to sleep with the soft sound of the sea waves in the distance, and waking to the subtle birdsong from the nearby hedgerows. Being surrounded by nature in this way will have you feeling as though you're in a constant state of tranquility. We love the ambiance that envelops you as you enter the property, it truly feels like a very happy family home and a place that is perfect for large family gatherings and somewhere to make wonderful new memories.

WHY IS ALNMOOUTH SO POPULAR? Apart from its stunning location, it is steeped in history and fascinating folk tales from the days when it was a vibrant smuggling port and fishing village. It has incredible beaches, and its long golden sands stretch out for miles from both sides of the River Aln's estuary. It is a picture postcard chic seaside village with good facilities, including indie shops, bistro style cafes, welcoming pubs and a popular golf course. Alnmouth has a real community feel with a chic twist. It is the most desirable place to buy a home in Northumberland. Access to Newcastle via the A1 and A1068 Coast Road is within easy reach and Alnmouth train station is less than 3 miles away with frequent daily direct lines to Newcastle (25 mins) London Kings Cross (3 hours 20 mins) and Edinburgh (1 hour) - a huge bonus for commuting. Newcastle International Airport is approximately thirty miles to the south and Edinburgh Airport one hundred miles to the North.

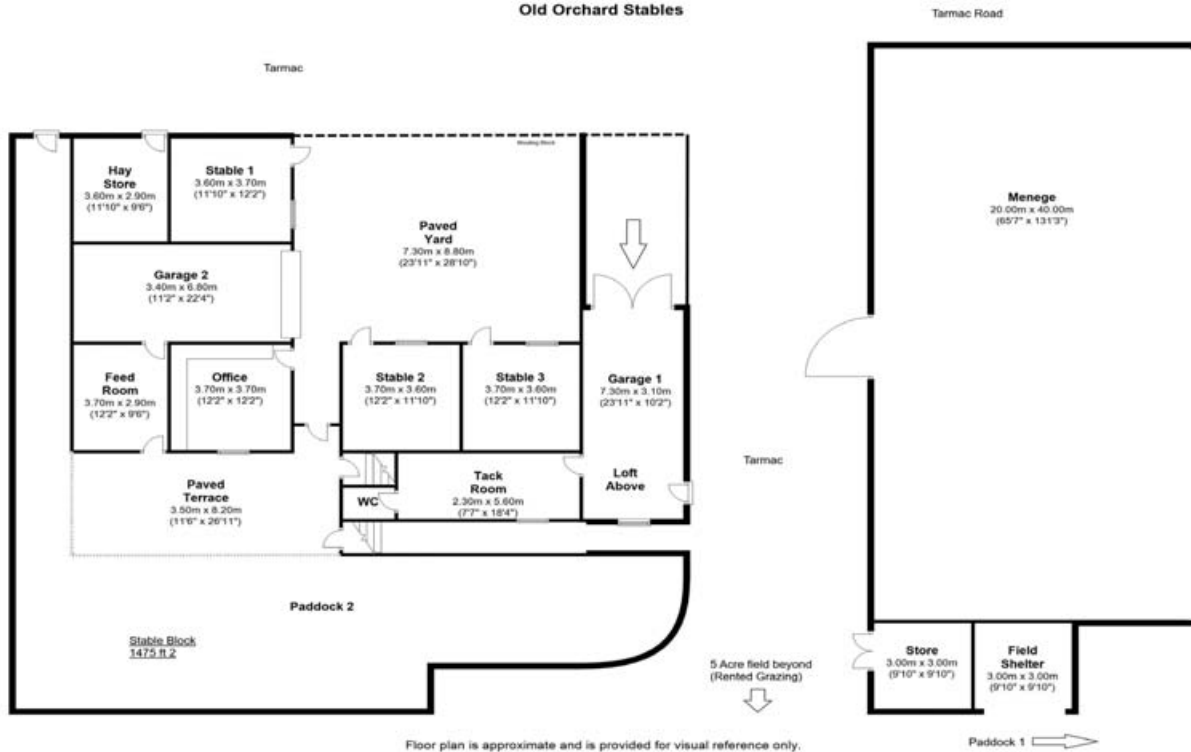
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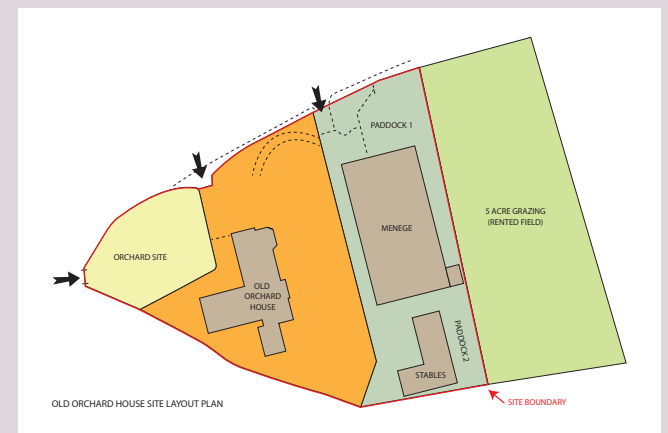


Total area: approx. 568.6 sq. metres (6120.3 sq. feet)
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.
Old Orchard House

Old Orchard Stables



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