



## St. Omer Road Acklington

A well presented and generously proportioned five bedroom, four reception room, two bathroom semi-detached property offering substantial and versatile living space located in the sought after rural village of Acklington which is perfectly situated within easy reach of the larger towns of Alnwick and Morpeth and just a short drive to the main A1 connecting the north and south of the county and with motorways links beyond.

If you are looking for a rural property close to the coastline and require a home with plenty of well-proportioned rooms, we would recommend an early viewing to fully appreciate this unique family home.

# £400,000

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# St. Omer Road Acklington NE65 9DA

The property benefits from uPVC double glazing, gas central heating and solar panels along with gardens to the front and a generous well-tended garden to the rear. The bright and airy accommodation briefly comprises to the ground floor: entrance porch, entrance hall with dog leg staircase to the first floor, downstairs w.c.. The lounge is spacious with a multi fuel burning stove opening to the dining room and to the sitting room to the rear also with a multi-fuel wood burning stove. The garden room off the dining room is currently utilised for the use of a hot tub however it would be a superb further reception room with French doors opening onto the patio. The kitchen is well-appointed with space for appliances and has a pleasant frontal aspect overlooking trees and a grassy verge. From the kitchen there is a side hall running the length of the property with doors to the front and rear which provides a great space for storage including recessed shelving and accessing the utility room with a shower cubicle.



To the first floor from the landing are five excellent bedrooms, the main having an ample range of wardrobes, cupboards and drawers and there are two bathrooms, one with a spa bath. Outside the gardens to the front are easy to maintain with pathway leading to the entrance door and the driveway accesses the single garage with light, power and French doors to the rear. The enclosed garden to the rear is above average size with lawns and patio areas providing a perfect outdoor space to sit and enjoy the warmer months of the year. For the electric car user there is a plug in charger installed. Acklington is a highly regarded village with a popular local pub serving food and a village hall holding many events and activities. There is a local bus service visiting the towns of Alnwick and Morpeth with connections further afield and the train stations in Alnmouth and Morpeth provide services to Newcastle and Edinburgh. The traditional harbour town of Amble is just a few minutes drive away where there are many shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. The Sunday market at the harbour is well worth a visit as well as a boat trip to Coquet Island and the opportunity to see puffins, roseate terns and grey seals. Druridge Bay Country Park is also on the door step with its glorious wide sandy bay, watersports lake and countryside walks. For a wider choice of shopping and amenities Alnwick and Morpeth are within easy reach.



This is a superb opportunity to purchase an outstanding property which lends itself to the needs of many types of buyers - perfect for the larger family or those wanting to create living accommodation for elderly relatives.



- ENTRANCE PORCH
- ENTRANCE HALL
- DOWNSTAIRS W.C.
- LOUNGE 16'11" (5.16m) max x 12'5" (3.78m) max
- SITTING ROOM 17'8" (5.38m) max x 12'11" (3.94m) max
- DINING ROOM 12'5" (3.78m) max x 11'11" (3.63m) max
- GARDEN ROOM 13'9" (4.19m) max x 8'8" (2.64m) max
- KITCHEN 18'11" (5.77m) max x 8'5" (2.57m) max
- SIDE LOBBY
- UTILITY/SHOWER ROOM 10'5" (3.18m) max x 5' (1.52m) max

#### LANDING

BEDROOM ONE 16' (4.88m) into wardrobe x 12'6" (3.81m) max  
BEDROOM TWO 14' (4.27m) into door recess x 11'11" (3.63m) max  
BEDROOM THREE 12'6" (3.81m) max x 10'9" (3.28m) max  
BEDROOM FOUR 12'6" (3.81m) max x 7" (2.13m) max  
BEDROOM FIVE 11'11" (3.63m) x 7'2" (2.18m)  
BATHROOM ONE  
BATHROOM TWO

#### GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

#### MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: tba

AM0004592/LP/LP/26022025/v.1./27022025/v.2







epc



**Important Note:** Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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