

The image shows a two-story stone farmhouse with a light-colored facade and several windows. The house is surrounded by a gravel driveway and a green lawn. A large tree with green leaves is in the foreground, partially obscuring the view of the house. The sky is clear and blue. The text "Easington Farmhouse," is written in a large, white, sans-serif font, and "Easington, Belford, Northumberland." is written in a smaller, white, sans-serif font below it.

Easington Farmhouse,

Easington, Belford, Northumberland.



Easington Farmhouse, Easington, Belford, Northumberland.

**Striking detached
farmhouse in a
stunning rural location
close to the
Northumberland
Heritage Coast.**

Belford 1.5 miles
Bamburgh 4 miles
Berwick upon Tweed 15 miles

Reception hall | 3 Reception
rooms | Kitchen/Breakfast
room Utility | Laundry | Walk-in
Pantry | Cloakroom/WC
6 Bedrooms | 5 Bathrooms (3
En-suite) | Triple Garage
Beautiful Garden and walled
garden | Outbuildings
Stunning Rural Location
Outstanding View to the coast

THE PROPERTY

Built circa 1800 Easington Farmhouse offers the opportunity to buy a fabulous Grade II listed property, nestled in the heart of the Northumbrian countryside. It is positioned within striking distance of the beautiful beaches found on the Northumberland Heritage Coastline and recognised as an area of outstanding natural beauty. This is a substantial period property that perfectly blends elegance with comfort making it ideal for families or those who love to entertain. The accommodation is arranged on ground, first and second floors.

An elegantly arched entrance hall opens into a welcoming and fine reception hall. In traditional Georgian style, the main reception rooms flank the hall and face south. Magnificent high ceilings enhance the sense of light and space in these rooms which are lit by impressive sash windows with working shutters. A point of focus within the drawing room is the ornate carved wood and marble surround to the open fireplace. The sitting room has an eye catching fireplace fitted with a wood burning stove. Access to the spacious dining room is via French doors from the sitting room where there is garden access to the front of the property. The breakfasting kitchen is well fitted with a good range of wooden base wall and display units including an attractive Aga in addition to a built-in oven. There is also a walk-in pantry, a laundry room, a utility and a cloakroom/WC.

A grand staircase leads to the first floor where four double bedrooms lead off the main landing. Three of the bedrooms have en-suite facilities while the fourth is serviced by its own bathroom and separate WC. There are two further bedrooms and a bathroom on the second floor.

OUTSIDE

Easington Farmhouse is positioned away from the road, at the end of a long driveway with a substantial parking area for several vehicles and giving access to the garage and car ports.





A sweep of red gravel, lawn and well-established borders arc around the front of the property creating a very picturesque front garden, main entrance and outdoor seating area. The gardens surround the property and have been beautifully maintained. They include a walled garden with a summerhouse, an area of lawn with a greenhouse and garden shed, kitchen garden and various productive fruit trees.

LOCATION

Easington Farmhouse is situated within a rural area of Northumberland just north west of the village of Belford and approximately 4 miles from the renowned coastal village of Bamburgh. It is only 1 mile from the A1, for ease of access to the north and south. The county of Northumberland is famous for its castles including Alnwick, Bamburgh and Warkworth as well as its superb countryside and stunning beaches. It is a haven for walkers, cyclists and provides excellent opportunities for surfing, diving and other coastal pursuits. Nearby Belford's quaint streets and thriving community, provides its residents with a good range of local amenities. The popular historic market town of Berwick-upon-Tweed is approximately 15 miles to the north and is steeped in history and known for its fortified Elizabethan walls. Berwick has a wide range of independent retailers and well known stores and major supermarkets. Secondary education is available in both Alnwick and Berwick-upon-Tweed, as well as private prep and senior education at nearby Longridge Towers. Key to communications is the inter-city railway station with regular service to London, Edinburgh and Newcastle. Alnwick is about 16.5 miles to the south. Alnwick also offers a wide range of amenities including shops, cafés and restaurants, schooling for all ages and leisure centre with swimming pool.





DIRECTIONS

From the A1 take the Waren Mill turning just north of Belford. Cross the level crossing and the turning for Easington Farmhouse is on the right after about ¾ mile.
Post Code: NE70 7EG
What 3 words: [valuables.camcorder.special](https://www.valuables.camcorder.special)

GENERAL

Services:
Mains water, electricity and drains are connected.
Oil fired central heating.
Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Band F
EPC: Rated F

VIEWING

Strictly by appointment with Galbraith Hexham office
Tel: 01434 693693
Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

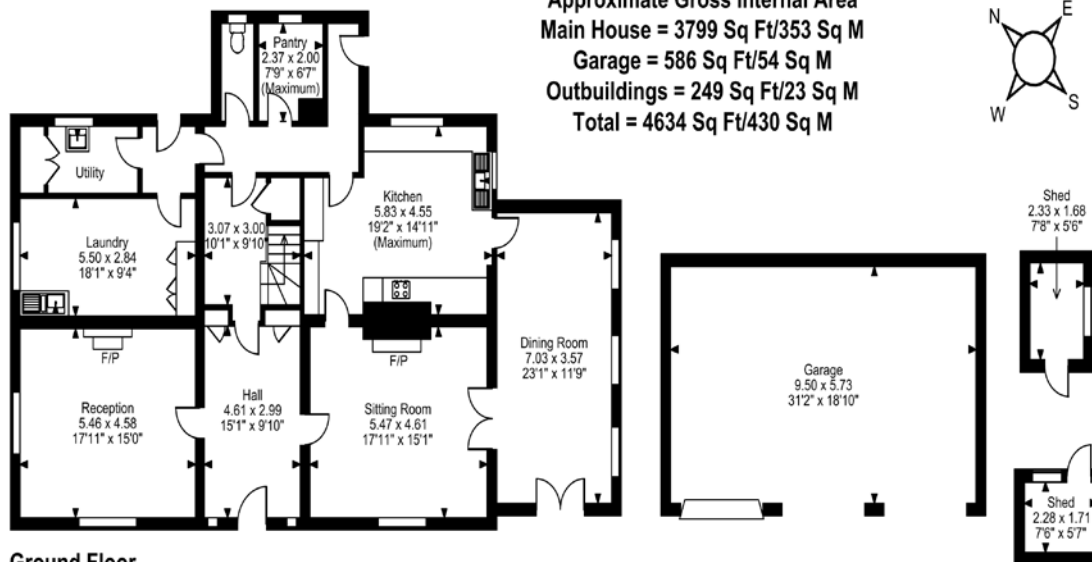
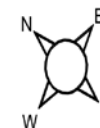


Galbraith

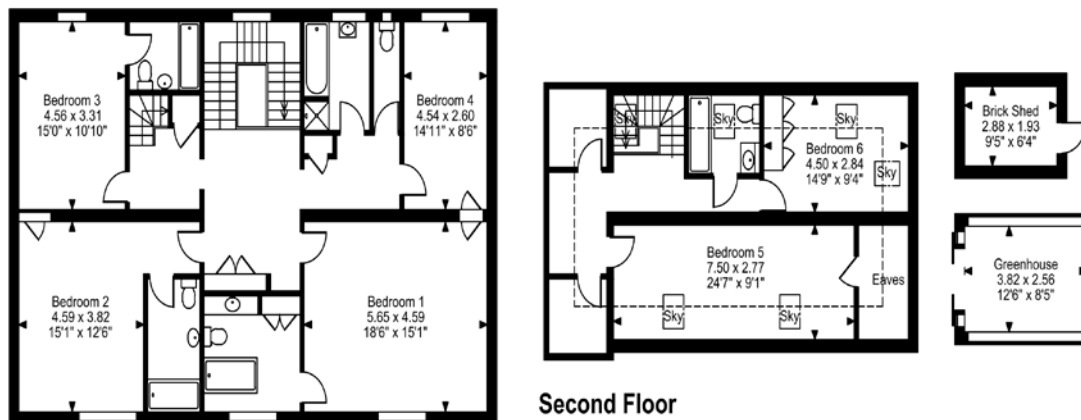


Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com

Easington Farm, Easington
Approximate Gross Internal Area
Main House = 3799 Sq Ft/353 Sq M
Garage = 586 Sq Ft/54 Sq M
Outbuildings = 249 Sq Ft/23 Sq M
Total = 4634 Sq Ft/430 Sq M



Ground Floor



First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8640202/AMA

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared April 2025. Photographs taken April 2025.