



**THE OLD SCHOOL HOUSE**  
*Ancroft, Northumberland, TD15 2TE*







## THE OLD SCHOOL HOUSE

Ancroft, Northumberland, TD15 2TE

A handsome detached period conversion with a large garden in the pretty village of Ancroft. A former school dating back to 1858, this charming stone-built property is offered in turn-key condition throughout and is currently being used as a successful holiday let. The property offers bright and spacious accommodation over two floors, a large driveway offering ample parking, an outbuilding with planning permission to create further accommodation and a generous rear garden with beautiful rural views. The town of Berwick-upon-Tweed is just a ten-minute drive away with a mainline train station, several supermarkets, shops, restaurants, schooling, a theatre and cinema and a brand-new sports centre. The area has wonderful dog-friendly sandy beaches and miles of unspoilt countryside, making it a wonderful place to call home.

### Summary of Accommodation:

**Ground Floor:** Vestibule, Dining Room, Sitting Room, Family Room, Conservatory, Kitchen, Double Bedroom, Bathroom.

**First Floor:** Landing, En-Suite Double Bedroom, Double Bedroom.

**Outside:** Driveway, Ample Parking, Outbuildings, Landscaped Gardens.

Distances: Edinburgh 60 miles, Newcastle upon Tyne 65 miles, Berwick Railway Station 6 miles  
(All distances are approximate)





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### Situation

The Old School House sits on the periphery of the small village of Ancroft, surrounded by open countryside with rural views. Ancroft has a village hall, an 11th century church and a dog walking park, with plenty of country walks on the doorstep. Just a ten-minute drive away is the bustling historic market town of Berwick-upon-Tweed, which offers a range of excellent facilities and amenities, with a selection of local and national shops and supermarkets including M&S and Tesco. Berwick also has a wealth of independent shops, galleries, art and craft shops, cafes, pubs, wine bars and restaurants and The Maltings Theatre and cinema offering a wide choice of top-class entertainment. In addition, there are a good choice of doctors and dental surgeries as well as the local hospital. There are well respected local schools for all ages nearby. Beyond the local area is a range of popular attractions including historic castles and villages dotted along the stunningly beautiful Northumberland coastline including the renowned Holy Island, Bamburgh Castle and Alnwick Castle. There are also the Cheviot Hills and a number of market towns. Country and sporting pursuits are widely available including hill walks, salmon and trout fishing, hunting and shooting. Golf is available locally at Goswick and Magdalene Fields, with swimming, gym, squash, indoor bowling and all-weather facilities at the newly built leisure centre. The A1 trunk road provides easy commutable access to both Newcastle and Edinburgh with Berwick's mainline train station offering regular services up and down the east coast of the country, with London being a 3½ hour journey away. Edinburgh or Newcastle international airports are both just over an hour's drive from Ancroft.



### Description

The Old School House is a substantial stone-built detached period residence built in 1858 as the village school and later converted into a beautiful family home. The property is currently being used as a successful holiday let and is offered in turn-key condition throughout. Occupying a generous plot on the edge of the village, the house affords a high degree of privacy and has lovely rural views and views of the church next door. The property is approached up a short lane onto the drive with off-street parking.

### Ground Floor

The front door opens in a vestibule with an inner door leading into the generous dining room, with large shuttered windows to the front and side of the house flooding the space with light. There is a multi-fuel stove with a stone surround and timber mantle and recessed open shelving. Off the dining room is the kitchen with windows to the front and side of the property and fitted with an attractive Shaker style kitchen with floor and wall-mounted units with counters over. There is a range cooker with five ring electric hob, double oven and grill, a dishwasher and a washer/dryer. The kitchen has a walk-in pantry and a rear hall leads out to the garden. A door leads from the dining room into the family room, another bright reception room with French doors leading out into the rear garden, a fireplace with a multi-fuel stove and a spiral staircase leading up to the first floor. There are two further reception rooms, a sitting room with two large windows to the front of the house and one to the side, with a multi-fuel stove and a conservatory, with double doors leading out into the garden and a further multi-fuel stove. Completing the ground floor accommodation is a double bedroom with a fitted wardrobe and four-piece bathroom.

### First Floor

Stairs rise from the family room to the first-floor landing giving access to two further bedrooms, one having an en-suite bathroom.

### Outside

The house sits on a generous plot with off-street parking to the front, stone outbuildings with planning permission to convert to create further accommodation, a large rear garden with a timber outbuilding and rural views.





## GENERAL REMARKS

### Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD15 2TE.

### What3words

stardom.visit.electrode  
(please download the application "what3words" for the exact location)

### Tenure

Freehold

### Fixtures and Fittings

All fitted carpets, curtains, blinds and light fittings are included with the sale.

### Listing and Conservation

Please be aware, The Old School House is not Listed, nor is it in a conservation area.

### Services

Oil fired central heating.  
Double glazing.  
Mains electricity, water and drainage.

### Council Tax

Band

### Energy Efficiency Rating

Band E

### Local Authority

Northumberland Council - Telephone: 0345 600 6400



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### Internet Web Site

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.





### Important Notice

Rettie Berwick LLP, their clients and any joint agents give notice that:

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie Berwick LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

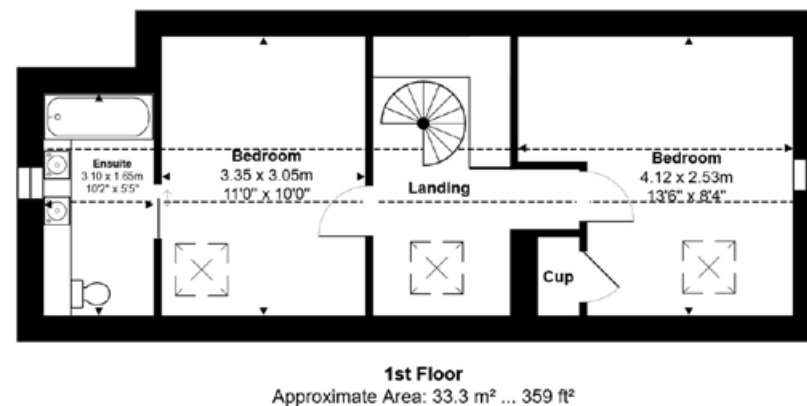
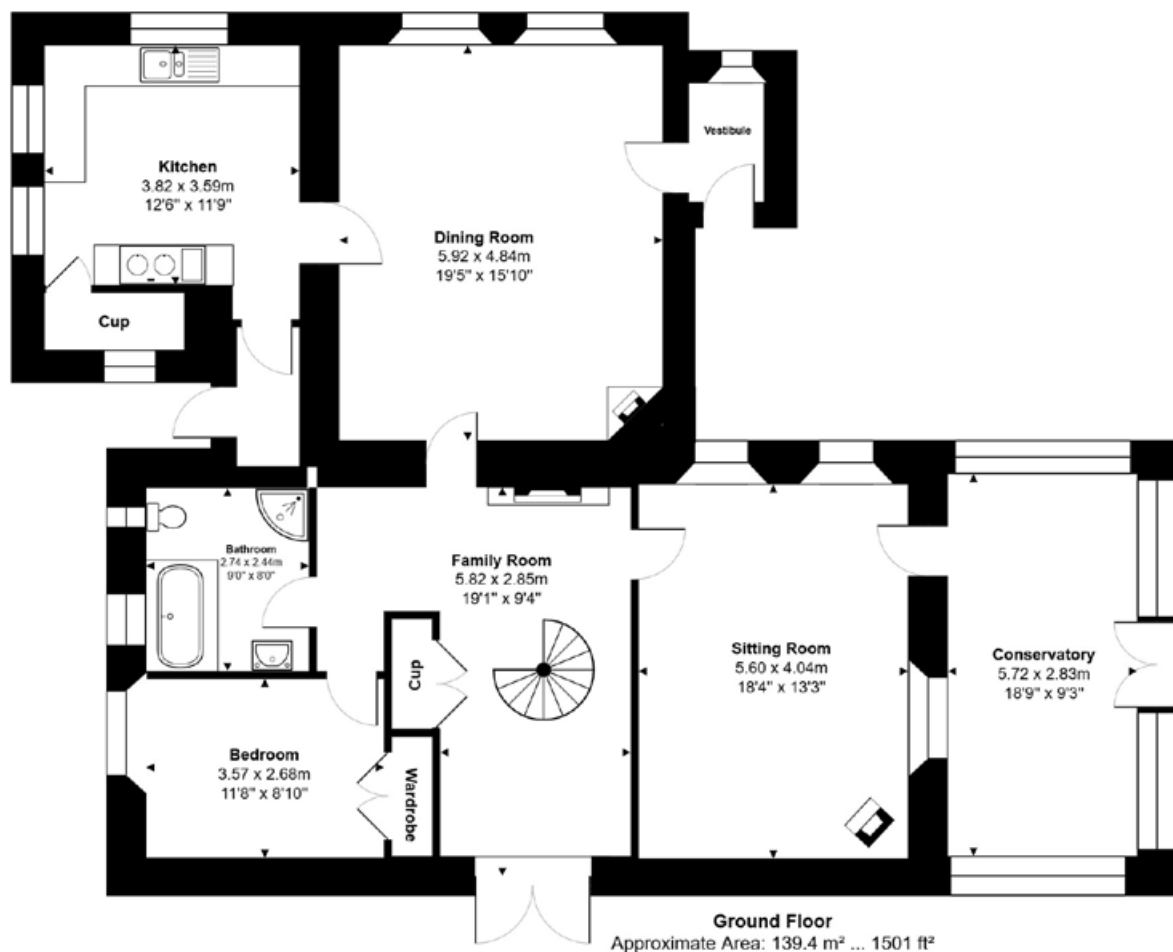
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





# The Old School House, Ancroft, TD15 2TE

Approximate Gross Internal Floor Area: 172.7 m<sup>2</sup> ... 1859 ft<sup>2</sup> (excluding areas of reduced head height)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

## RETTIE

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