

# Dye House, Guyzance Bridge, Acklington, Morpeth, Northumberland

Offers Over £425,000



## Full Description

A superb Grade II listed building formerly part of a dye house used in fabric production, this property is one of four beautiful conversions and offers a unique blend of contemporary living within a period property nestled in a peaceful and tranquil environment. Elizabeth Humphreys Homes are delighted to welcome to the market this beautiful 3 bedroomed property featuring relaxing green and leafy outside spaces, parking to the front for up to four cars, uPVC windows and doors at the rear and wooden windows and doors at the front, super-fast fibre connection, oil central heating, a shared water treatment plant, mains electric and water. This lovely home is perfectly placed to enjoy country life as well as the benefit of being close to the stunning Northumberland coastline.

Guyzance Bridge is a small hamlet located just outside Acklington village and with superb access to the A1 to travel south to Newcastle and north to Edinburgh. Acklington is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive away is the vibrant harbour

town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities.

Entry is via the front door which opens into a hallway with a Stiltz lift which ascends to the floor above and various doors leading off. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet, a half pedestal wall hung hand wash basin and a useful storage cupboard.

Formerly the garage, the kitchen-diner has been beautifully designed to create a stunning space in which to create culinary delights in addition to entertaining family and friends. The addition of a slightly lower ceiling to part of the room creates a subtle divide between the kitchen and dining area and the space is finished with quality LVT flooring. A large window within the dining area takes advantage of the green and leafy outlook in addition to allowing a wealth of natural light to circulate. The kitchen offers a good number of wall and base units with a wooden door complemented by a contrasting block wood-look laminate work surface. A central island showcases further base units with a wooden, blue-coloured door which work in harmony with the Silestone surface creating a sublime look. Within the central island there is a Belfast sink and a wine rack as well as bar stools which provide additional seating. There is plumbing and space for a free-standing dishwasher, a free-standing fridge freezer, a built-in double oven, a microwave oven and a five-place induction hob with a pop-up extractor fan. Two large windows overlook the rear garden in addition to allowing further light to enter.

The utility room, with useful storage, leads from the kitchen and houses the Worcester boiler for ease of access. There is space and plumbing for a washing machine and a tumble dryer and a door provides external access to the rear garden.

Taking the attractive stairs to the first floor, the spacious and airy landing opens out to a large hallway which provides convenient access to the living room which is a welcoming room in which to spend time with family and friends. A wood burner set upon a hearth forms an exquisite focal point enticing you to sit before it during the cooler months. Two large windows allow a wealth of natural light to circulate within the space which flows freely into a superb multi-use space which takes advantage of the garden views. This room would be ideal as a home office where views can be enjoyed whilst working or equally could be utilised as a playroom or a hobby room.

A second reception room, currently a bedroom, is a light and bright space courtesy of southerly orientated windows and a pair of double doors which open to decking leading to the rear garden. This is a superb multi-use space.

The property continues to impress with the third-floor accommodation where the landing opens out to two large en-suite bedrooms. Slightly further removed from the main hub of the home, these are both beautifully peaceful rooms.

The principal bedroom is a spacious double featuring a walk-in wardrobe. With a vaulted ceiling incorporating a Velux window and a window

overlooking the rear, this room is wonderfully light and airy. There is further storage space available and room for a range of additional bedroom furniture. The en-suite comprises a shower with jets and a waterfall shower head and separate shower head within, a concealed cistern toilet and a vanity unit with a concrete effect work surface with a recessed hand wash basin on top. The space is finished with a non-slip floor and deep-grey marble-look wet walling within the shower area creating a sleek and stylish look. A window to the rear allows for natural light.

Bedroom 2 is a large double room with three windows overlooking the front capturing a green and leafy outlook and features a free-standing slipper style bath where you can relax and enjoy the tree top views. The en-suite comprises a vanity unit with a shaped hand wash basin on top and a close coupled toilet with a push button behind. The space is finished as in the previous en-suite and again creates a designer boutique hotel feel.

The property boasts beautiful wild gardens to the front and rear allowing you to reconnect with nature and enjoy watching birds and wildlife in their natural habitats. The rear garden extends up behind the property where a pathway allows access to the different areas all of which offer different views of the wild and natural outside spaces views of which can also be appreciated from many of the principal living areas. Furthermore, there is a beneficial outside summerhouse, with power and lighting, which is an ideal space in which to relax and unwind at the end of the day or which could be utilised as a second office space or hobby room. There is also a garden shed and a useful wood store.

Tenure: Freehold

Council tax Band: E, £3,174 for the 2026/27 financial year

EPC: N/A as grade II listed

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Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- - This three bedroom home offers a rare opportunity to own a truly special property combining history, luxury and nature in one exceptional package.
- - Character Meets Contemporary Living – A unique blend of period charm and stylish modern interiors in a peaceful countryside setting.
- - Show-Stopping Kitchen-Diner – Beautifully designed with a Silestone island, five-ring induction hob, pop-up extractor, double oven, microwave and breakfast bar seating.
- - Cosy Yet Spacious Living Room – Featuring a charming wood burner and large windows flooding the room with natural light.
- - Stiltz Lift Access – Convenient lift serving all floors, adding ease and accessibility.
- - Two Luxurious En-Suite Bedrooms – Boutique hotel-style bathrooms, including a free-standing slipper bath with treetop views and a designer rainfall shower.
- - Beautiful Wild Gardens – Front and rear gardens designed to reconnect you with nature, with pathways, wildlife and tranquil leafy views.
- - Summerhouse with Power & Lighting – Perfect as a second office, studio or relaxing retreat.
- - Ample Parking – Space to the front for up to four cars.
- - Super-Fast Fibre Broadband – Ideal for home working and streaming.
- - Excellent Transport Links – Easy access to the A1, connecting you south to Newcastle and north to Edinburgh.

## Contact Us

**EH Homes**

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@ehhomes.co.uk](mailto:info@ehhomes.co.uk)



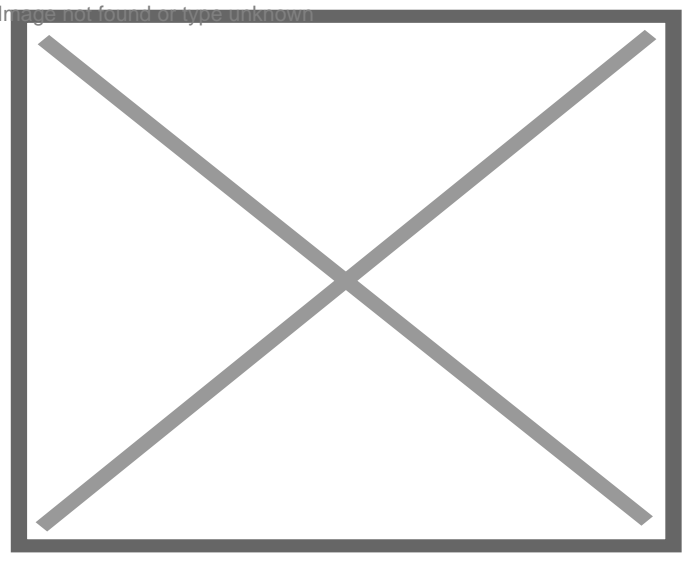
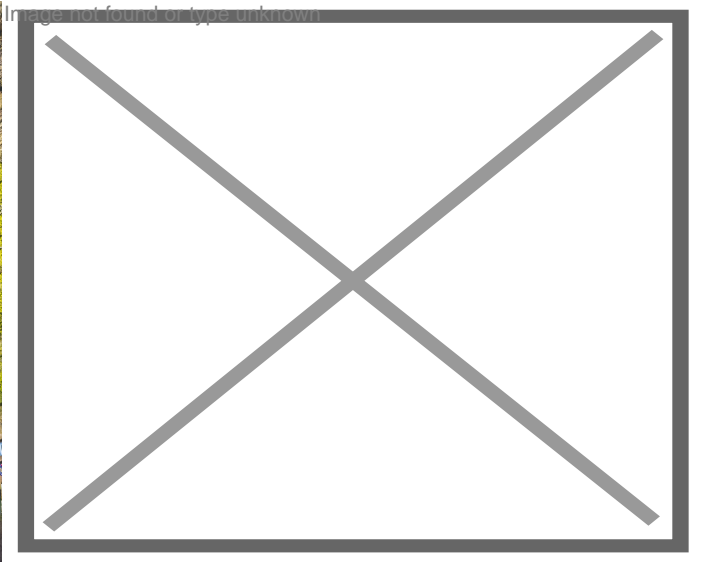






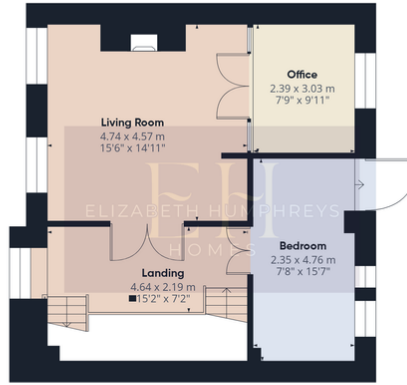




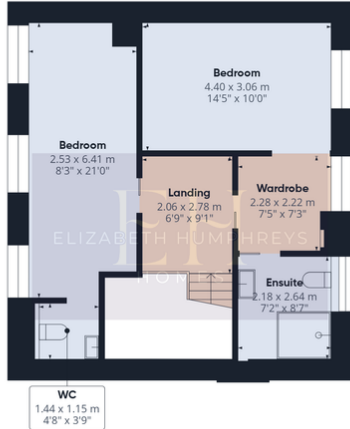




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
165 m<sup>2</sup>  
1777 ft<sup>2</sup>

**Balconies and terraces**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

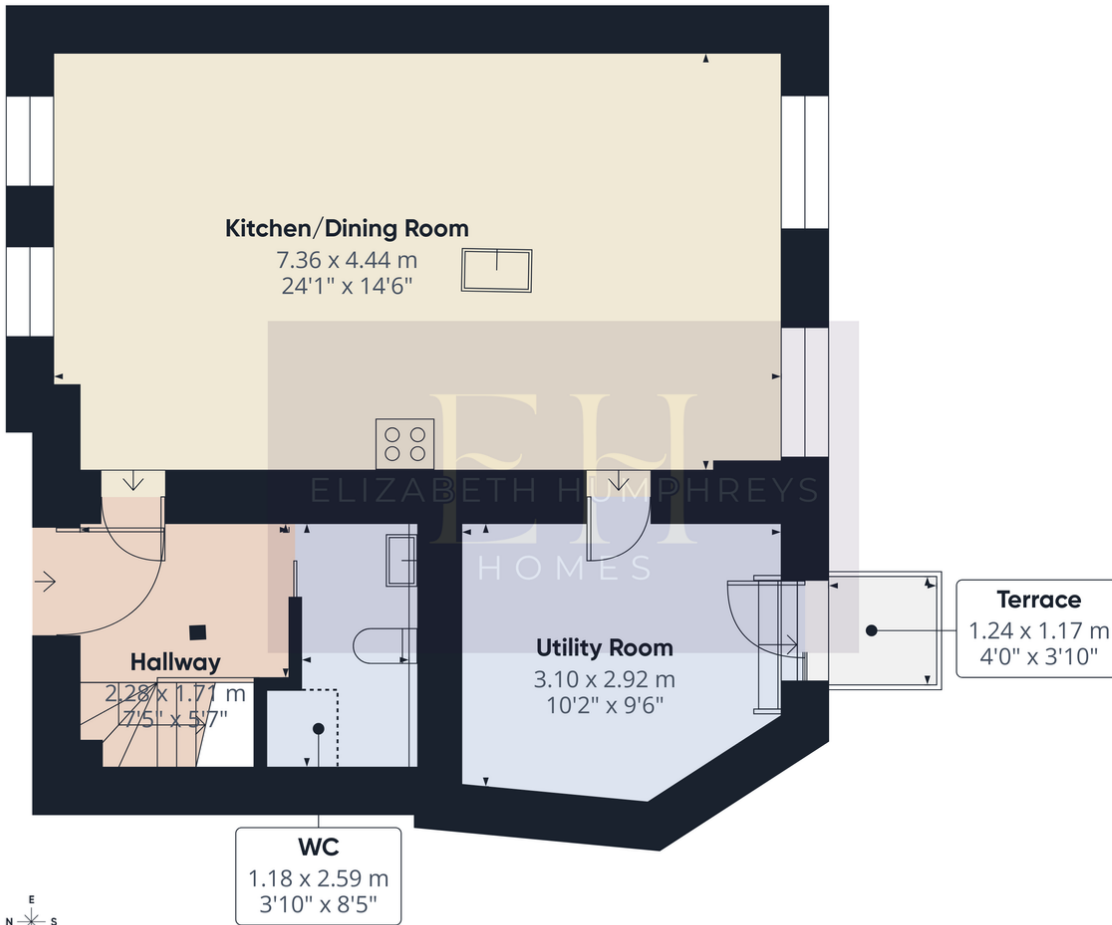
**Reduced headroom**  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**  
52.4 m<sup>2</sup>  
565 ft<sup>2</sup>

**Balconies and terraces**  
1.4 m<sup>2</sup>  
15 ft<sup>2</sup>

**Reduced headroom**  
0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

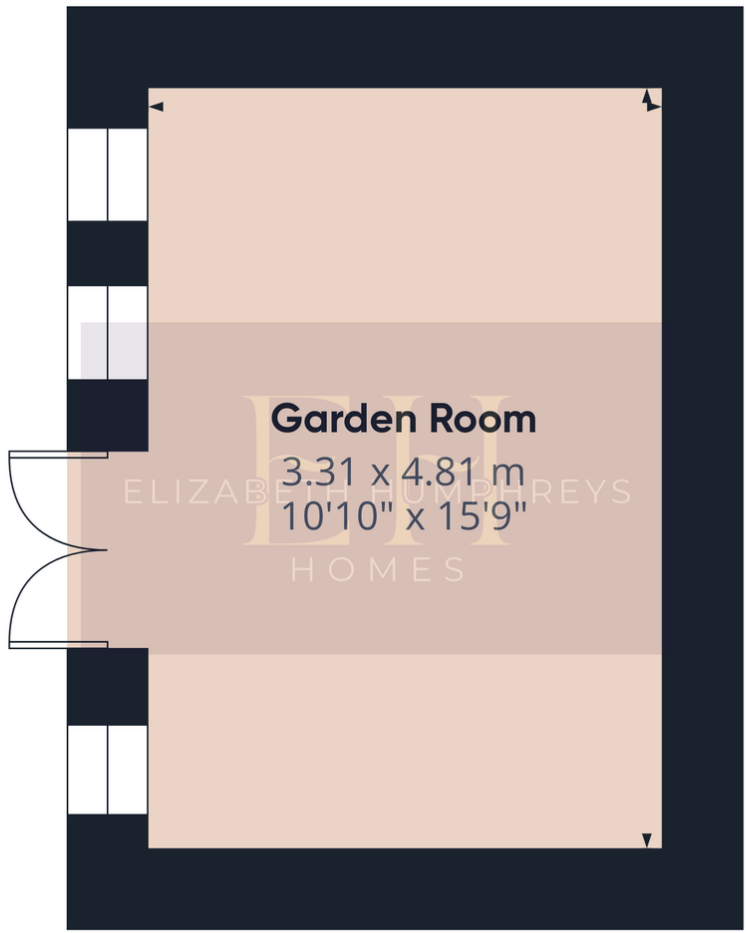
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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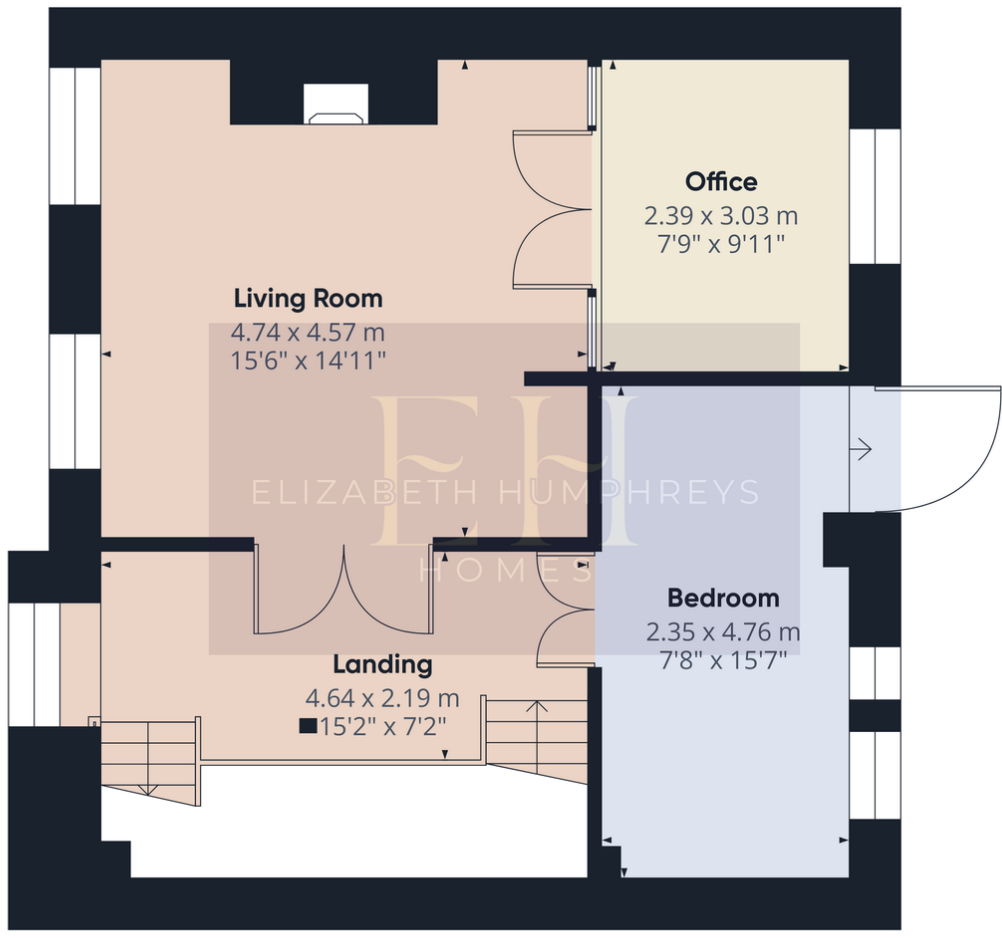
Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
16 m<sup>2</sup>  
172 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
49.4 m<sup>2</sup>  
532 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**WC**  
1.44 x 1.15 m  
4'8" x 3'9"



Floor 2 Building 1

Approximate total area<sup>(1)</sup>  
47.2 m<sup>2</sup>  
508 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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