

The Engine Shed, Whittingham, Alnwick, Northumberland

Offers Over £850,000



Full Description

A once in a lifetime opportunity to own your own piece of history. Elizabeth Humphreys Homes are delighted to welcome to the market this exceptional and distinctive stone-built property located just outside the peaceful village of Whittingham. The current owners have fully converted this gorgeous property and created an architectural masterpiece combining contemporary design and retained period features to create a unique way of living within stunning countryside surroundings.

This awe-inspiring property oozes quality and grandeur, has been finished to an incredibly high standard including fixtures and fittings rarely seen elsewhere and benefits from plenty of gravelled driveway parking, stone-built outbuildings, a double garage with an annex above, anthracite-coloured windows and doors, oil central heating, a water supply leading from a private well, a private water treatment plant and mains electricity. The property showcases breath-taking design incorporating vaulted ceilings, extensive landings, spacious living areas with sprinkler system fitted in the open living areas. And combining the original railway archways and stonework and windows which take full advantage of the garden views and countryside beyond.

The homes closest town is a short few min drive away. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle. It is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers: delis, bakeries and butchers as well as larger chain supermarkets. Smaller villages providing various amenities are also nearby.

Entry is via the front door which opens into a stunning open hallway which captures views of the impressive, vaulted ceiling with a substantial Velux window allowing for natural light. The large door within an archway with a window to the top and to either side allows the natural light to circulate and creates a most remarkable entryway. The space is finished with Karndean flooring which incorporates an ode to Mary Poppins – truly delightful! Underfloor heating throughout the ground floor makes it warm and comfortable to the foot. Various oak doors lead off and an oak staircase, with metal spindles, ascends to the first floor and provides the opportunity to catch sight of the metal trusses which create a superb industrial look within this open and spacious entrance.

Leading off the grand and elegant hallway is the stunning kitchen views of which can be appreciated from the moment you enter the hallway. A large central island with a raised oak breakfast bar drops down to a round edge granite work surface and is a superb focal point. There are a splendid range of Mark Wilkinson bespoke oak wall and base units showcasing a mix of blue-toned oak doors complemented by the granite work surface. The units are curved to mirror the curve of the landing above creating a sublime look. There is a twin bowl white ceramic sink with a drainer cut into the work surface, a fully integrated full-sized dishwasher, a burgundy-coloured AGA range cooker with an induction hob beneath a built-in extractor fan and an oak surround, a full-size wine cooler, beneficial shelving, a superb pantry and glass display cabinets. There is space for large American style fridge freezer and further units which offer additional storage.

Further down this stunning open plan room there is plenty of space to accommodate a dining table and accompanying chairs before an exquisite glass floor which showcase the original railway tracks used by the engines which would have once rolled through the original archway above.

Opposite, there are bi-fold doors which open out to a glorious, paved area ideal for al fresco dining with family and friends where you can enjoy the picture-postcard views of the surrounding countryside in addition to the outbuildings once utilised by the engine workers in bygone times. Raised beds and a lawned area add charm and appeal.

An oak door, with black handle, opens into a spacious utility room where there are a good number of units with a dark blue door complemented by a marble effect work surface which incorporates a black resin sink. There is space and plumbing for a washing machine and space for a tumble dryer and a floor to ceiling unit which is ideal for the storage of larger domestic appliances. To the rear of this room is the plant room which accommodates the mechanics for the wet underfloor heating and CCTV

controls. The pipework within this room is attractive and provides heating which is ideal for drying coats and cloaks and suchlike.

The large open plan main living room, with Velux windows and metal roof trusses, extends to a beautiful seating area which incorporates a door which provides external access via a large bi-fold door set within an original archway. This allows a wealth of natural light to circulate and a further windows around the arch captures views over the garden, the lawn and paved area which is secure to allow children and family pets to play safely.

A couple of oak steps lead up to a cosy and inviting lounge area with spotlights within a lower ceiling with wall lights adding brightness. This lounge is utilised as a cinema room which showcases an original stone fireplace housing a wood burner which creates an attractive focal point. A quaint window and a stone feature wall add to the charm and welcoming nature of this superb space which also features glorious smoked glass sliding doors separating it from the main living space if required.

A pair of French doors open into a games room/ground floor ensuite bedroom, with stunning tartan carpet, which oozes character and sophistication whilst continuing to capture the industrial feel which is in keeping with the rest of the décor. A window allows for natural light with additional lighting effects to add brightness. This room was originally constructed to facilitate multi-generational living as it boasts an en-suite and could easily return to this use if you so wished or could equally well be utilised as a home office or hobby room.

The en-suite, with tiled floor, comprises a black wet room style shower tray with a dark slate grey tiled wall and a glass walk behind shower area with a designer style water fall shower head and a separate shower head within, a dark grey wood look vanity unit with a hand wash basin on top, a concealed cistern toilet with a push button, a chrome heated towel rail, a mirrored niche and ceiling spotlights.

The ground floor also boasts a stunning WC which is ideally placed. The suite comprises a white Heritage style toilet, a black industrial-look unit with a stunning carved stone hand wash basin on top and an extractor fan. The space has been finished with floor to ceiling stone look tiling which works in harmony with the rest of the décor.

Opposite, there is a useful large walk-in cupboard.

Taking the breath-taking stairs to the first floor, the gloriously light and bright landing, with Velux windows along the length of the ceiling above, opens out to a various bedroom accommodation all of which capture the most stunning countryside views from their elevated position. All the bedrooms are carpeted ensuring added comfort as you move throughout and each room showcases Victorian style radiators with stunning pipework: a work of art in themselves.

The primary bedroom, with semi-vaulted ceiling showcasing the wood and steel industrial look, is a spacious king size room with a Velux window, a low-level window and a charmingly placed window allowing further light. The space extends to an elegant dressing room which is lit by sensor-

operated LED lighting and incorporates a built-in dressing table. From here, an oak door opens to a fabulous boutique hotel style en-suite which showcases specialist ceramics which creates a stunning look. The hand wash basin looks as if it has been cut from a large stone slab with a designer wall mounted tap above. There is an electric mirror, a concealed cistern wall hung toilet and a deep white bath which is positioned beneath the Velux window where you can relax and watch the clouds drift by or the stars twinkling at night: completely sublime. A tiled wall extends out and behind is a waterfall shower head and a separate shower head making a stunning walk in wet room shower. The bronze-brown coloured heated towel rail ensures added comfort and complements the exposed beam and industrial look perfectly. The space is finished with stone look tiling.

Returning to the main bedroom and approaching the door to exit, you are greeted by the breath-taking vista of the entire length of the property capturing views of the original engine archways and open views beyond an ode to the history of this incredible dwelling.

Bedroom 2 is another wonderful double room with a semi-vaulted ceiling incorporating a large Velux window again allowing views of the open skies. The en-suite, with anthracite-coloured slate floor tiles and stone coloured wall tiles, comprises a quadrant shower cubicle with a waterfall shower head and a separate shower head within, a natural toned wood effect concealed cistern toilet unit with a push button behind, matching units with shelving above, a white vanity unit with hand wash basin on top and a heated towel rail ensuring added comfort. Ceiling spotlights add brightness.

Bedroom 3 is a further double room with a Velux window, a low-level window and a picture window which overlooks an engine arch. The en-suite, which is finished with anthracite-coloured slate floor tiles and pale-grey stone look wall tiles, comprises an Insignia white bath, a light coloured wood vanity unit with a white concealed cistern toilet with a push button behind extending to a unit with a hand wash basin on top and a chrome look tap above, an electric mirror and an anthracite-grey coloured square heated towel rail.

All the bedrooms ooze panache and elegance each offering a boutique hotel style experience leaving you in no doubt of the level of quality and finish offered.

Externally this stunning home offers lovely gardens surrounding the home providing various sitting areas, parts of the gardens are securely fenced for both pets and children to play safely.

The home also offers a spacious double garage with an electric wide door, internal lighting and power. Above the garage is the annexe with a ground floor external entrance door. Once through the door you find yourself in the entrance hallway with storage and access to a shower room, which comprises a white toilet, a wall-hung handbasin and a shower cubicle.

Stairs lead to the first floor where you find the open plan vaulted ceiling main living area with plenty of space for sitting, cooking and dining. The annexe is also equipped with a light and comfortable double bedroom. A separate WC with hand basin provides useful facilities for the two upstairs

rooms. The annexe would provide further great guest accommodation or may be used as a granny annexe or holiday home.

Finally, the property benefits from lots of parking ideal for the car collector or for a motorhome.

Tenure: Freehold

Council Tax Band: F, £3,462.72 for the 2025/26 financial year

EPC: C

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

- Period building converted showcasing a stunning modern home
- Double garage
- Annexe
- Views
- Four ensuite bedrooms
- Stunning architecture
- Beautiful interiors carefully chosen and designed
- Lots of driveway parking ideal for the car collector or a motorhome
- Short drive from Alnwick
- Must be viewed to be appreciated
- Very light and spacious
- A grand design full of original features

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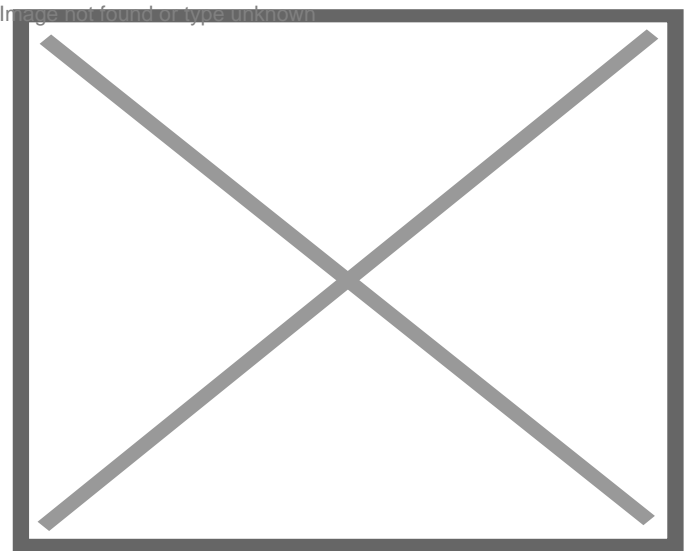




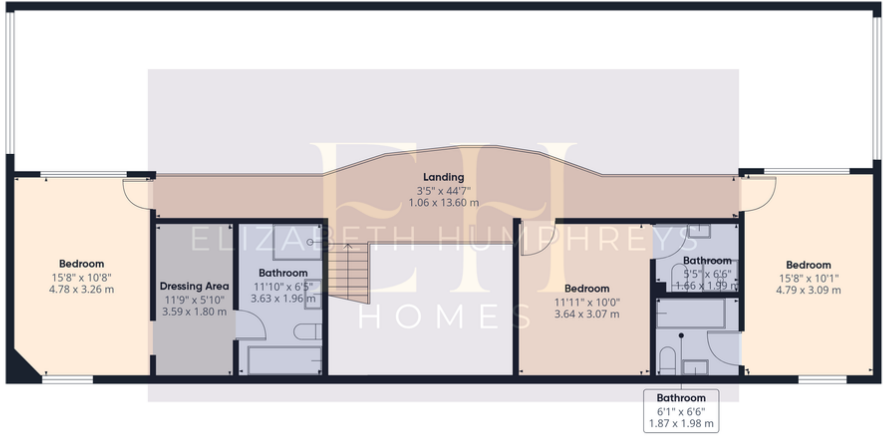


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	68
England, Scotland & Wales		
EU Directive 2002/91/EC		



Ground Floor



Floor 1



Approximate total area^m
2729 ft²
253.6 m²
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

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

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

Approximate total area[®]
1840 ft²
170.9 m²

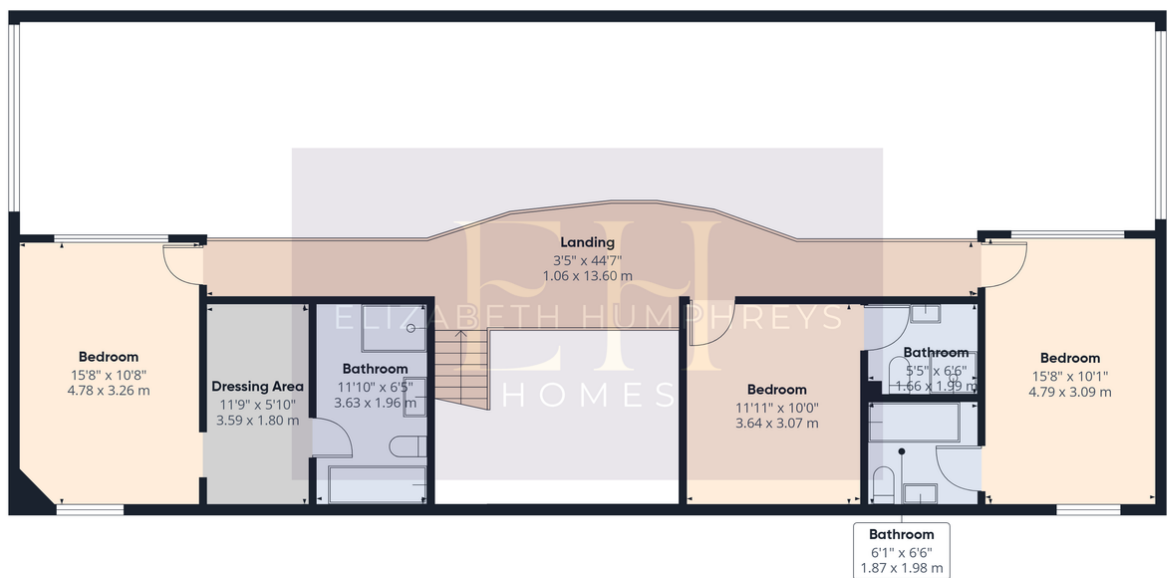
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

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

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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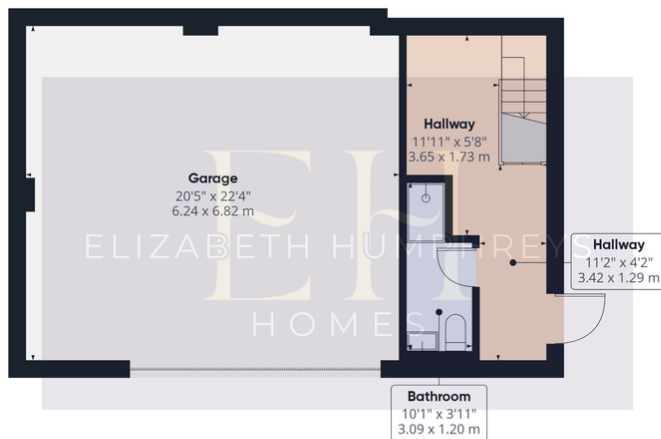
Floor 1

Approximate total area[®]
889 ft²
82.7 m²

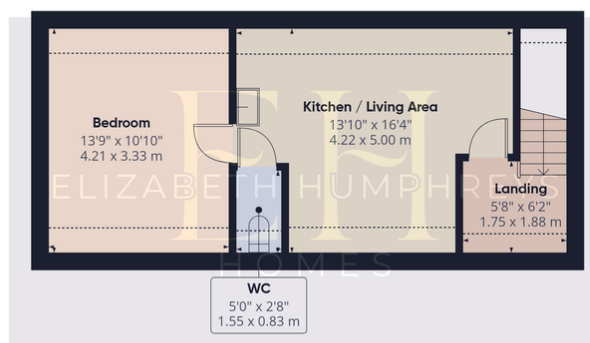
(1) Excluding balconies and terraces

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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Ground Floor



Floor 1



Ground Floor



Approximate total area^m

997 ft²
92.7 m²

Reduced headroom

81 ft²
7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Approximate total area^m

612 ft²
56.9 m²

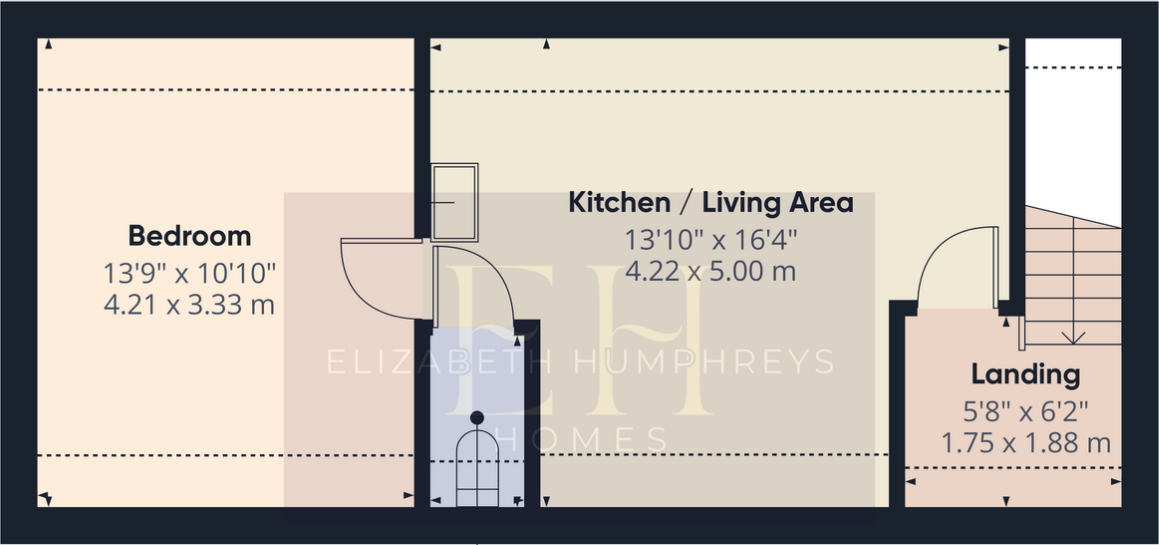
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Approximate total area^m

385 ft²

35.8 m²

Reduced headroom

81 ft²

7.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Floor 1