

# The Old Dairy

WEST MARLISH | HARTBURN | NORTHUMBERLAND



**FINEST**  
PROPERTIES



---

# A Superb Modernised Period Barn Conversion with Landscaped Gardens and Stunning Views

---

Hartburn 1.3 miles | Scots Gap 3.7 miles | Belsay 6.2 miles | A1 8.3 miles | Morpeth 8.9 miles  
Newcastle International Airport 13.7 miles | Newcastle City Centre 25.0 miles





## Accommodation in Brief

Sitting Room | Dining Hall | WC  
Kitchen/Family Room | Utility Room

Principal Bedroom | Ensuite  
Four Further Bedrooms | Bathroom







## The Property

Set against a scenic backdrop of picturesque Northumbrian countryside and only a short distance from the popular market town of Morpeth, The Old Dairy is a Grade II Listed stone-built barn conversion situated in the tranquil hamlet of West Marlish. This inviting property beautifully blends character features with tasteful decor and modern styling, creating a warm and inviting home in a stunning rural setting.

Inside, the main living areas are spacious and beautifully appointed. The ground floor showcases a stretching open-plan configuration, creating a wonderfully expansive and interconnected, modern living space. Luxurious limestone (travertine) flooring extends throughout, accented by wonderful period features such as the arrow slit windows.

The heart of the home is the spacious kitchen/family room equipped with modern integrated appliances, including three built-in Bosch electric ovens, a Bosch microwave, ceramic hob, and dishwasher, alongside a full-height separate Miele fridge and freezer. The large central island, finished in black granite, offers ample workspace. The kitchen is complemented by extensive spot lighting and features large rotating corner storage units, a pull-out larder unit, and an aluminium-shuttered storage unit.



Adjoining the kitchen, the dining hall provides a perfect setting for family meals and gatherings. The sitting room is a generous space, ideal for cosy evenings. The ground floor also includes a utility room, plumbed for an automatic washing machine and exterior venting for a tumble dryer, and fitted with a sink unit and storage floor and wall units. A spacious ground floor WC/boot room adds practicality to the home.

Ascending to the first floor, magnificent large exposed oak wood beams and trusses are incorporated into the high apex corridor and bedrooms. The principal bedroom is a highlight, featuring a luxurious modern ensuite with a walk-in shower and extensive fitted wardrobes. Four additional bedrooms, all generously proportioned and filled with natural light, offer flexibility for family, guests, or home office space. A family bathroom services these bedrooms, featuring a traditional Heritage bathroom suite and separate shower cubicle. All bedrooms are fitted with contemporary styled continental folding shutters.











## Externally

Six barn height double opening doors lead out to the professionally landscaped contemporary gardens facing east and south, offering views of the Wansbeck River tributary and grazing farmland in the valley. There is parking and a garage outside, the garden is planted with a variety of palm trees and shrubs, surrounded by traditional Northumbrian dry-stone walling. A large, shared courtyard to the west of the property offers privacy and additional outdoor space for relaxation. The property is equipped with fast fibre broadband, a PodPoint electric vehicle charging unit, and a backup generator (5kW) for further convenience.





## Local Information

The Old Dairy is situated in the charming rural setting of West Marlish, near Hartburn, Morpeth, Northumberland. This picturesque location offers a blend of historical interest and modern convenience.

The 11th-century St Andrews Church, reputedly used by the Knights Templar, adds a touch of historical intrigue. Nearby, Hartburn Glebe, managed by the Woodland Trust, provides a serene woodland walk along the Hart Burn, rich with wildlife including red squirrels, badgers, and otters. The Designated Conservation Areas of Cambo and Middleton are close by, with The Ox Inn in Middleton offering a delightful, historic village pub atmosphere just 1.5 miles away.

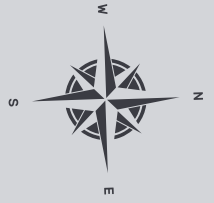
For outdoor enthusiasts, Bolam Lake Country Park is 3.7 miles away, providing beautiful walking trails and picturesque landscapes. Wallington Hall (National Trust), 4.3 miles away, offers splendid gardens and a glimpse into historical life. For sports lovers, Cambo Tennis Club is located 4.3 miles from the property.

The nearby market towns of Morpeth, Rothbury, and Alwick provide further shopping facilities, a range of restaurants, bars, and professional, health, and leisure services. The nearest G.P. and dispensing Health Practice is only 3.7 miles, located at Scots Gap.

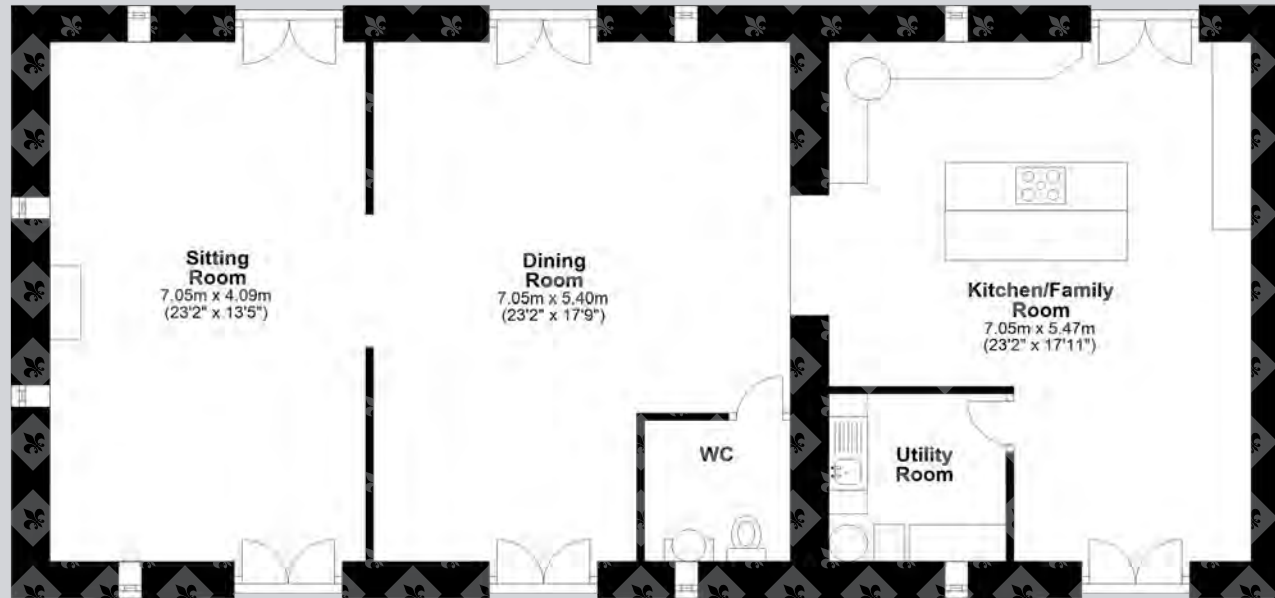
For schooling, there are excellent first schools in Cambo and Belsay, with middle and secondary schools available in Morpeth, all served by a school bus. Additionally, Newcastle offers a variety of prestigious private schools.

For commuters, the A1, A68, and A696 provide excellent transport links. Morpeth has a mainline station offering services to major UK cities, and Newcastle International Airport is within easy reach.

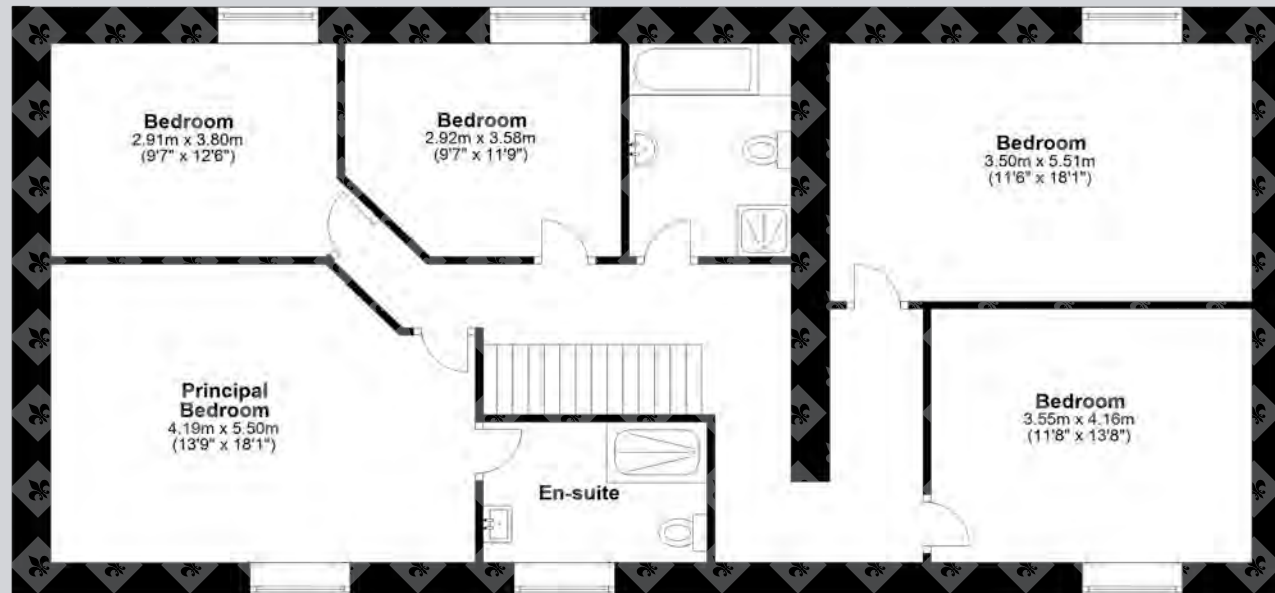
# Floor Plans



Ground Floor



First Floor



Total area: approx. 238.2 sq. metres (2564.4 sq. feet)

Google Maps

what3words



///spice.afraid.breed

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity & Water. Oil-fired central heating.  
Drainage to Septic Tank.

**Postcode**

NE61 4ER

**Council Tax**

Band G

**EPC**

Rating N/A

**Tenure**

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)







---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.