



Northumberland
Properties

The Forge, Warenton Farm Steading, Belford
£450,000





The Forge Warenton Farm Steading

Belford, Belford

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

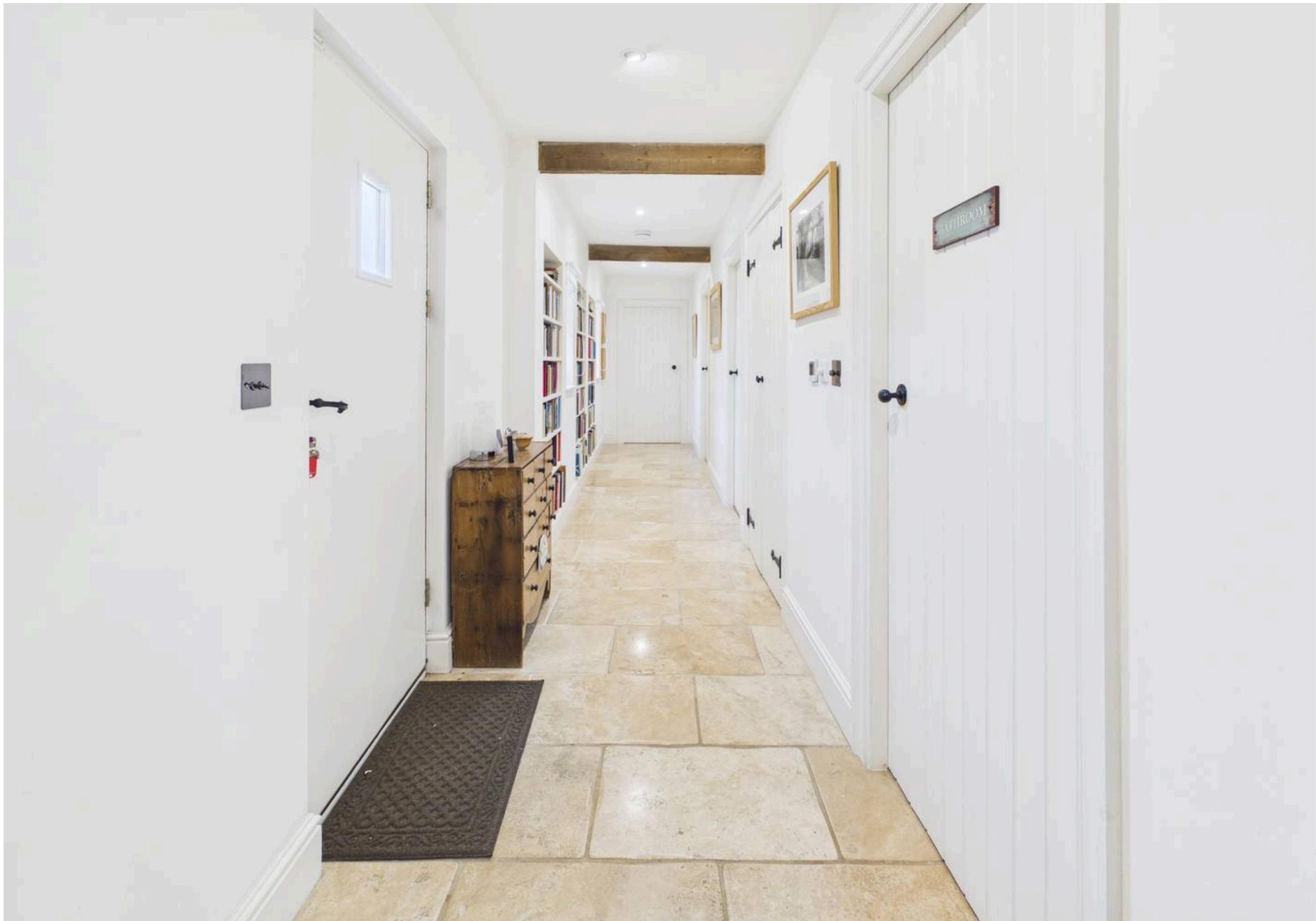
EPC Environmental Impact Rating: C

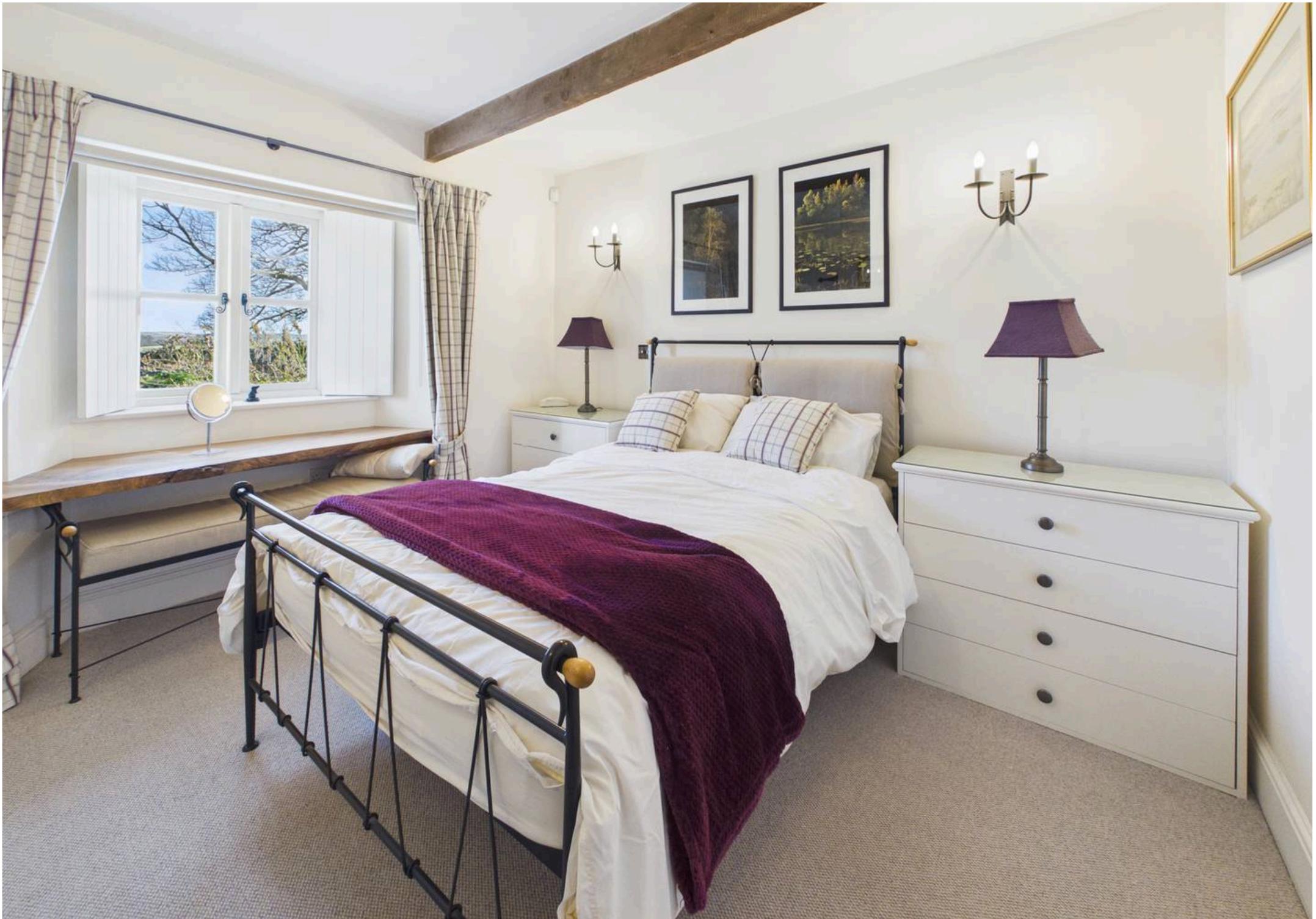
- No Upper Chain
- Attractive stone-built barn conversion enjoying stunning countryside views
- Log burning stove in the living room with stone and brick feature chimney reinforcing the cottage's inherent character
- Three bedrooms, with the third currently arranged as a home office, ideal for those seeking flexible, single-level living
- Large sunroom with full length windows providing views over the garden and surrounding landscape
- A detached garden room provides excellent flexibility, equally suited to home working or creative pursuits
- South-facing garden and far-reaching panoramic views of the Northumberland Countryside
- Beautifully maintained garden with pond, mature shrubs, vegetable beds and sunken greenhouse













Approximate total area⁽¹⁾

1262 ft²

117.4 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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Ideally situated in the heart of the Northumberland countryside, offering a peaceful rural setting surrounded by open organic farmland and far-reaching views. Despite its tranquil location, the property is well placed for access to nearby towns and villages, providing a range of local amenities, shops, and schools. The stunning Northumberland coastline, with its unspoilt beaches and iconic castles, is just a short drive away, while excellent road links make it easy to reach larger centres such as Alnwick and Berwick-upon-Tweed. This location perfectly balances countryside living with convenience, making it ideal for those seeking both serenity and accessibility.

Further enhancing its appeal, the property benefits from an air source heat pump and solar-thermal panels for domestic hot water, a considered addition that aligns with the growing demand for energy-efficient, eco-conscious homes, without compromising on comfort or character.



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