

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

CAVIL HEAD FARM ACKLINGTON MORPETH NE65 9DF



- Stunning Barn Conversion
- Master Suite with Ensuite, Walk in Wardrobe & Private Terrace
- Beamed Ceilings Throughout
- Viewing Highly Recommended
- Tenure: Freehold with Residents Association - Annual Fees Payable

- Three Double Bedrooms
- Large Rear Garden with Gorgeous Views
- Completed To An Exceptional Standard
- EPC: C Council Tax Band: E
- Services: Mains GCH, Electric, Water, Shared Septic Tank

Offers In The Region Of £600,000

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A Stunning Barn Conversion in a Peaceful Setting

Tucked away on the charming Cavil Head Farm development in Acklington, Cowslip is a beautifully presented barn conversion, transformed in 2016 to an exceptional standard and purchased by the current owners as a second home. The property has also been a successful holiday let, and will appeal to a range of purchasers. Occupying a corner position among just twelve conversions, it enjoys one of the best plots with peace, privacy, and far reaching countryside views.

Do not be deceived by photos of the front, this is a substantial conversion, meticulously maintained. On entering, you're greeted by the open plan kitchen diner with exposed beams and vaulted ceilings - a theme throughout the property. The granite worktops, and central island are perfect for relaxed dining or entertaining. Oak-framed glass doors lead through to the lounge with a wood burning stove, and a door to the garden, offering stunning views across fields where you may spot the Morwick Dairy cows.

The property is mostly single level, apart from two steps down into the lounge, and the garden along with two steps up into the master suite, which has a private terrace, an ensuite and a walk-in wardrobe. The second and third bedrooms are well proportioned with similar features, in addition to a luxury main bathroom.

Externally, the garden is a true highlight, with a large, enclosed lawn and patio area in addition to the terrace outside the master bedroom. Two parking spaces to the front and two allocated spaces on the development provide convenience for residents and visitors alike. Cowslip is close to the Morwick Ice Cream Dairy, The Railway Inn, Rig & Furrow Farm Brewery and less than ten minutes drive to Warkworth and Amble.

With its blend of character, luxury, and practicality, Cowslip is perfect for rural family living, second home or as a successful holiday let. Early viewing is strongly recommended to fully appreciate this versatile home

ACCOMMODATION

The accommodation is double glazed throughout and is heated with underfloor heating supplied to all rooms, which is divided into four zones for convenience and to enhance efficiency. Each room also has a tv point and has been wired to CAT5 standard with two points per room to allow for current day requirements.

Local provider Alcom have installed Superfast Broadband with a guaranteed 200 mbps.



KITCHEN DINER

22'10" x 15'2" (6.97 x 4.63)

An entrance door provides access into the stunning kitchen diner which undoubtedly forms the heart of this bright and airy home. The kitchen is equipped with fitted wall and base units with granite work tops and sink drainer unit, along with a coordinating island and breakfast bar, integrated dishwasher and washing machine. Windows to the side and skylights to the vaulted ceiling allow an abundance of light along with oak framed double doors that lead through to the Lounge.



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KITCHEN DINER ADDITIONAL IMAGE



KITCHEN DINER ADDITIONAL IMAGE



LOUNGE

13'5" x 23'6" (4.09 x 7.18)

A cosy yet spacious main reception room with a log burning stove, sky lights, and double glazed picture windows and door leading out to the rear garden.



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LOUNGE ADDITIONAL IMAGE



MASTER BEDROOM

21'7" x 13'8" (6.59 x 4.17)

A sizeable master bedroom with a walk in wardrobe, double glazed picture windows and door leading to the paved terrace area.



MASTER BEDROOM ADDITIONAL IMAGE



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ENSUITE

Fitted with a wc, wash hand basin in vanity unit and a mains shower with level access. Fully tiled walls and floor, heated towel rail and extractor fan.



PRIVATE TERRACE

An enclosed private terrace area with patio and a substantial garden shed. The shed has been insulated and has a power supply and could be utilised as a hobbies/craft room.



SECOND BEDROOM

13'0" x 13'8" (3.97 x 4.18)

A very spacious double bedroom with a double glazed window to the front and sky lights.



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THIRD BEDROOM

8'6" x 10'5" (2.61 x 3.19)

A further, well proportioned bedroom with a double glazed window to the front.



FAMILY BATHROOM/W.C.

The bathroom is fitted with a freestanding bath, level access mains shower, wash hand basin in vanity unit and a wc. Tiling to walls and floor, along with a heated towel rail and an extractor fan.



EXTERNALLY & PARKING

The front of the property is accessed by a gravelled driveway providing off street parking for two cars and enclosed with a stone wall leading you to the entrance door. There are two further, allocated parking spaces within the communal courtyard area.

The rear of the property has an extensive lawned garden with patio area and uninterrupted views of the farmland and Northumbrian countryside beyond. A gate to the bottom of the garden provides access to scenic walks in the surrounding countryside.



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EXTERNAL ADDITIONAL IMAGE



EXTERNAL ADDITIONAL IMAGE



GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information by Moverly September 2025.

Property type: Barn Conversion

Property construction: Stone Built

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic Tank

Heating: Mains gas-powered central heating is installed.

Parking: Driveway & Two Allocated Parking Spaces

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: No

Coal mining area: Yes

Non-coal mining area: No

Loft access: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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TENURE & COUNCIL TAX BAND

Freehold - Purchasers must ask their legal advisor to confirm the Tenure.

Residents Association Annual Charges Payable: We have been advised the current annual maintenance charges payable is £800 annually paid in two installments of £400.

Restrictions on Title Deeds: There are restrictive covenants in the Deed of Easement dated 23 June 2016. These are rules that limit what you can do with the property, such as not building certain structures or using the land in certain ways. The exact details are in the deed.

The property benefits from rights granted in the Transfer dated 6 March 2009, such as possible rights of way or access, but is also subject to rights reserved by that deed. - The property benefits from any legal rights granted in the Transfer dated 8 August 2016, such as access or use of shared areas, but is also subject to rights reserved by that deed.

Your legal advisor will be able to advise you further on any restrictive covenants and easements.

Council Tax Band: E (Source gov.uk Checked September 2025).

MOBILE DATA, SIGNAL & BROADBAND

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 19 Mb 1 Mb YES

Standard broadband has download speeds of less than 30 Mbps and uses copper wire.

Superfast NA NA NO

Superfast broadband has download speeds between 30 Mbps and 300 Mbps. Fibre optic cable runs from the exchange to your local cabinet, and then copper wire connects the cabinet with your home.

Ultrafast NA NA NO

Ultrafast broadband has download speeds of greater than 300 Mbps and runs fibre optic cable from the exchange to your home.

Actual services available may be different (data provided by Ofcom).

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Provider Coverage

EE Great

O2 Great

Three Great

Vodafone Great

Ofcom Broadband & Mobile Checker September 2025.

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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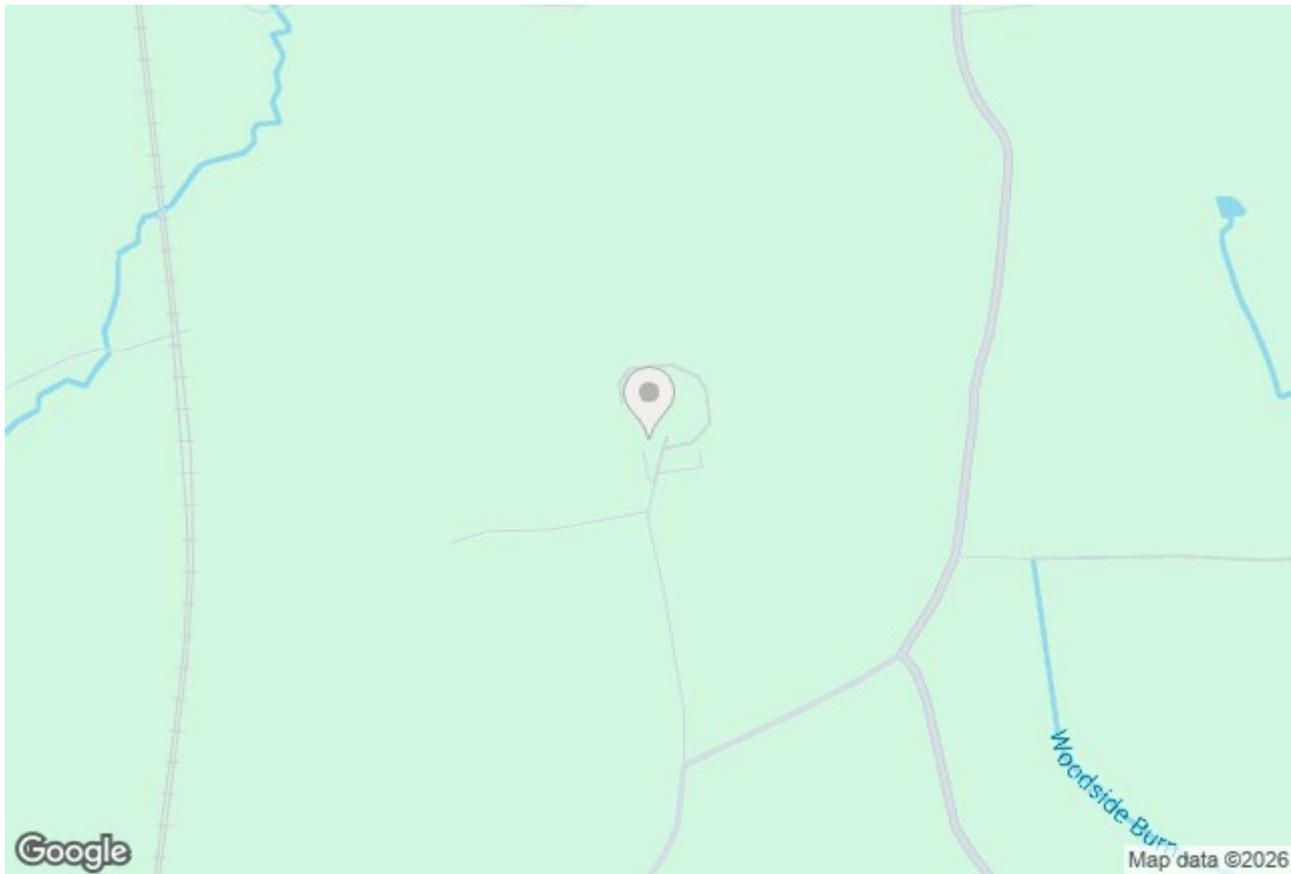
Ground Floor



Total area: approx. 138.9 sq. metres (1494.9 sq. feet)
Cowslip , Cavil Farm, Acklington

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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