

# The Dairy

12 BANK HOUSE FARM | GUYZANCE | ACKLINGTON | MORPETH



**FINEST**  
PROPERTIES



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A wonderfully unique, grade-listed property with  
extensive equestrian amenities

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A1 3.6 Miles | Alnwick 7.9 Miles | Morpeth 15.5 Miles | Belsay 24.7 Miles  
Newcastle International Airport 31.3 Miles | Newcastle City Centre 32.1 Miles





## Accommodation in Brief

Entrance Hall | Kitchen/Dining Room | Sitting Room | Sun Room

Bedroom | Bathroom | Bedroom

Principal Bedroom | Ensuite | Bedroom | Ensuite | Bedroom | Ensuite

Garage | Tack Room | Garage

Stable Block







## The Property

Situated within a conservation area in the peaceful hamlet of Guyzance, The Dairy is a delightful Grade II listed property, boasting unique character features and beautiful formal gardens. Set within a substantial 5 1/2-acre plot and offering expansive paddock land and high-quality stabling, the property is ideally suited for those passionate about the equestrian lifestyle.

The Dairy is distinguished by its traditional stone construction and unique surrounding veranda. Originally an 18th-century creamery, the property has been thoughtfully converted and updated to provide well-proportioned accommodation spread over two levels. Entry is through a unique double aspect hallway that neatly divides the living areas, featuring traditional shutters and an additional door for rear access.

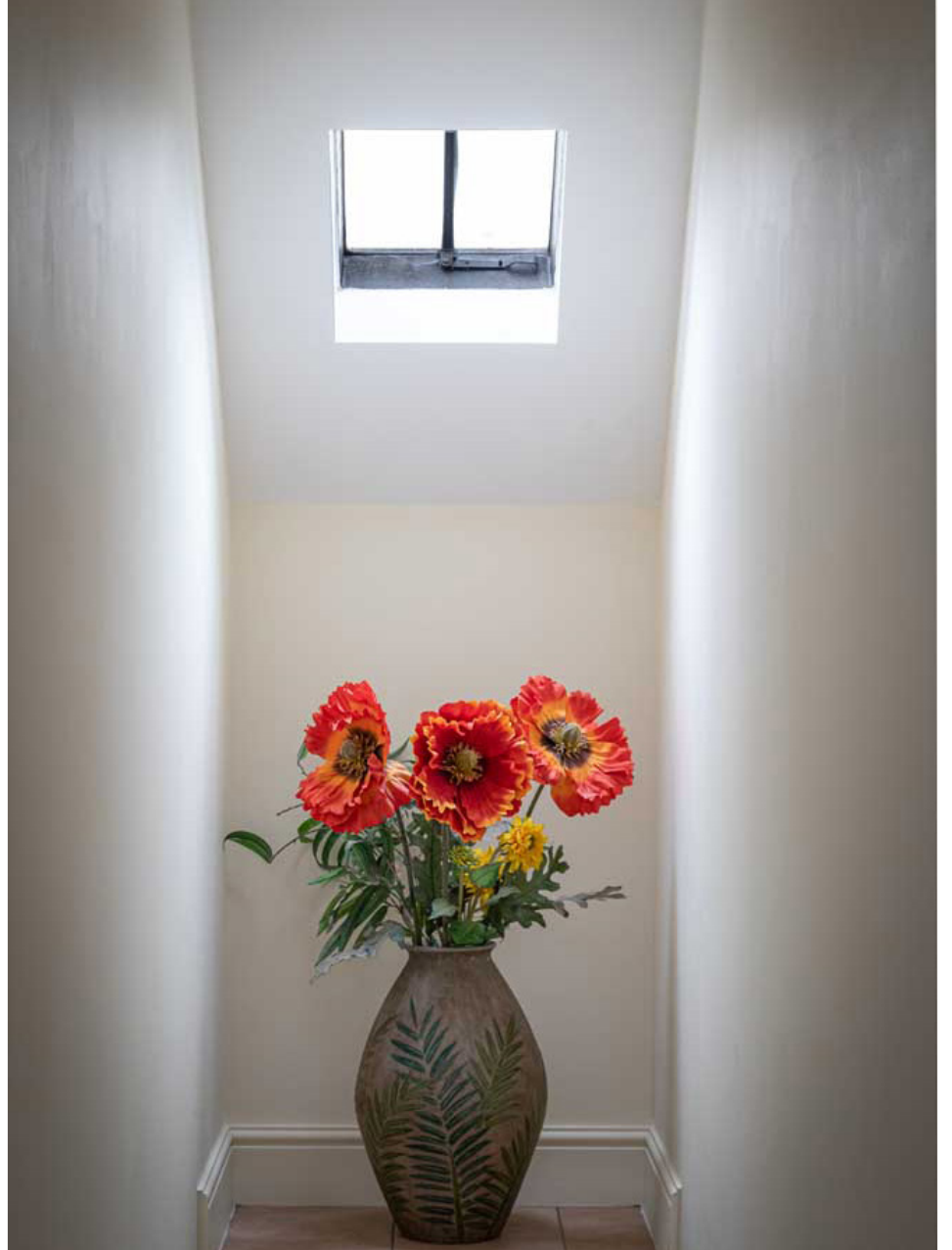
Inside, the property features a spacious open-plan kitchen and dining area equipped with an electric range cooker, integrated dishwasher, fridge-freezer, and a range of cream units topped with granite work surfaces extending to a central island. The dining area includes an AGA multi-burning fire set within a charming stone fire surround, creating a warm and inviting atmosphere for family gatherings.

The lounge features a large bay window that bathes the room in ample light, complemented by an electric fireplace, providing a comfortable setting for relaxation and entertainment. An additional sunroom offers a quiet place to unwind, secluded from the busier areas of the house. On the ground floor, two bedrooms share a bathroom with a separate shower.

Upstairs, three bedrooms with cozy angled ceilings equipped with sympathetic Velux conservation windows ensure each room is flooded with light. Each bedroom is complete with modern en-suite facilities, providing privacy and convenience for all.

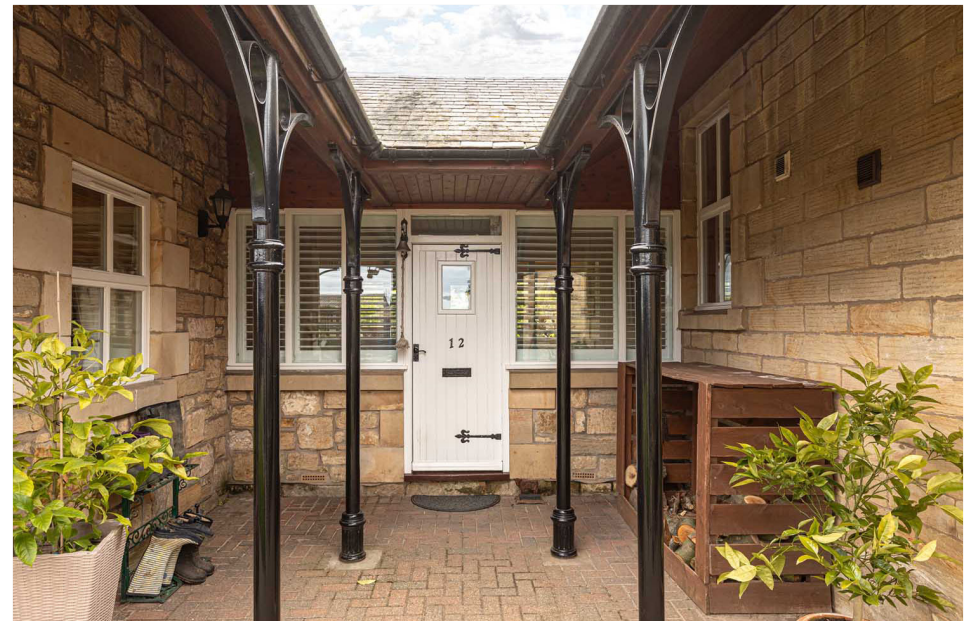






## Externally

Access to the property is through a gated entrance, which opens onto a driveway leading to a parking area and two double garages. The property features well-maintained gardens on three sides, consisting of manicured lawns and bordered plots. A courtyard and patio provide entry to a complex of six stables, complete with a feed room and tack room, all equipped with electricity, lighting, and water. The double garages, which include an additional tack room, are secured with alarms and also feature electrical outlets, lighting, and a water supply. There is a 40m x 20m menage outfitted with a mixture of equestrian sand, fiber, and rubber. Beyond the residence, there are 5 acres of paddock land, surrounded by electric fencing and equipped with a water supply.





## Local Information

Guyzance is a peaceful hamlet, appreciated for its natural beauty along the River Coquet and the historical remains of Guyzance Abbey, ideal for local walks. Nearby, the village of Acklington, with its historical Church of St. John the Divine, contributes to the area's quiet charm.

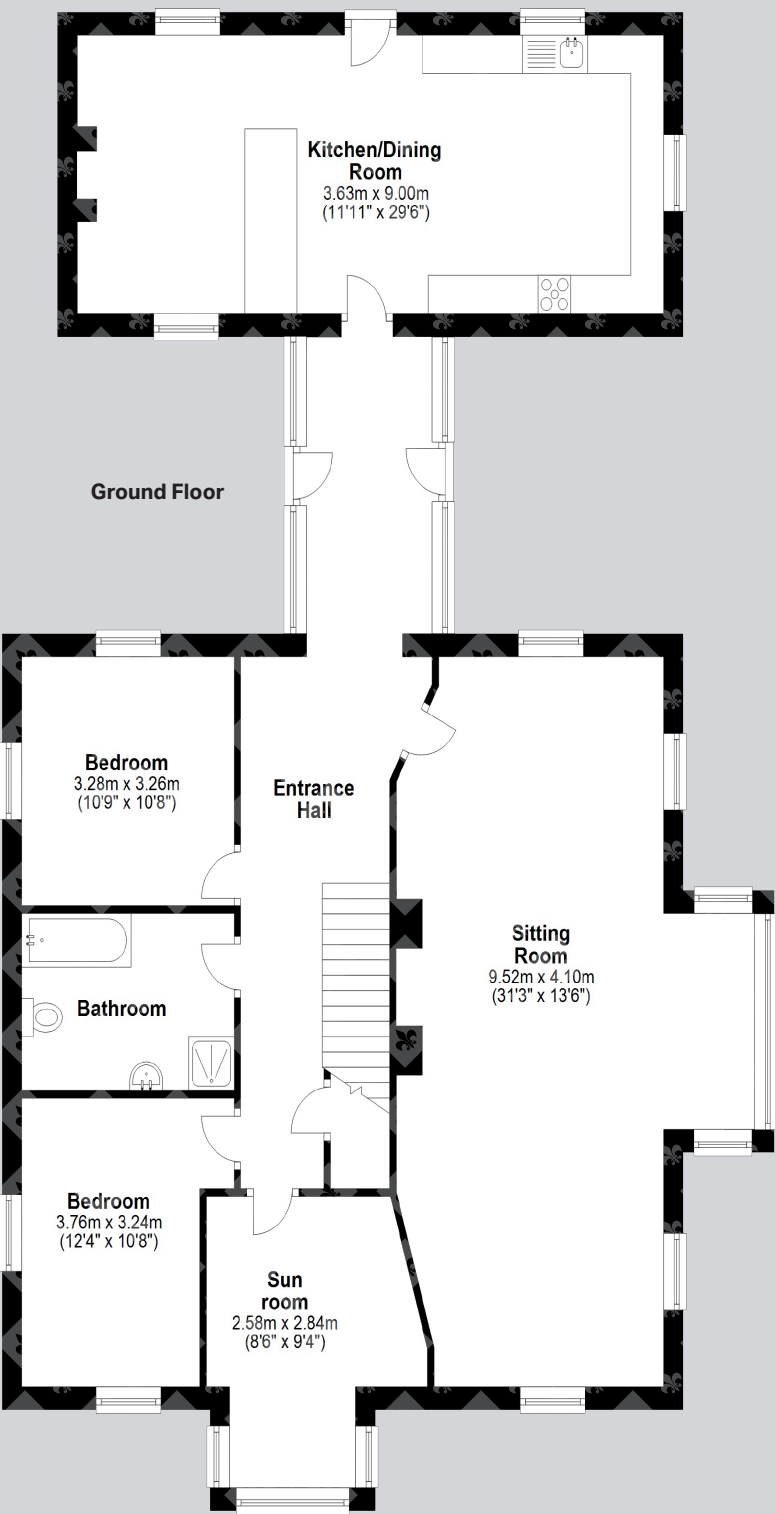
A short drive from these quiet villages, Morpeth offers more practical amenities including shops, tea rooms, and supermarkets. The town also features Carlisle Park, providing opportunities for sports and leisurely riverside walks. This blend of rural calm and convenient town life makes the area appealing for those looking for a balanced lifestyle.

For families considering education options, Morpeth offers excellent educational institutions from primary to senior level, including the well-regarded King Edward VI School. There are also several private schools in nearby Newcastle.

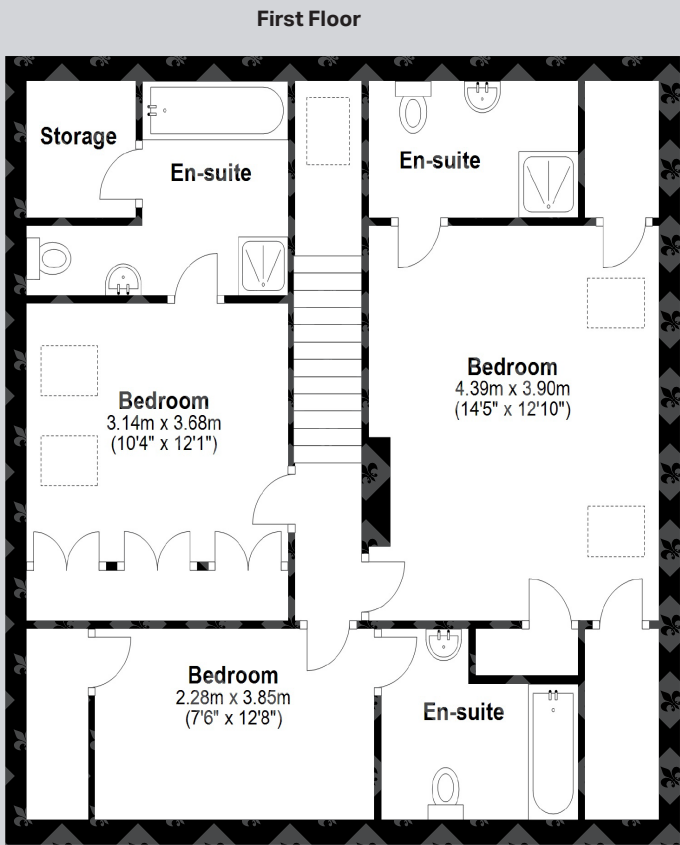
The area is ideal for commuters with its proximity to major transport links. Morpeth railway station provides regular services to Newcastle and Edinburgh, while easy access to the A1 motorway makes traveling to Newcastle or further afield both quick and convenient. Newcastle Airport, offering domestic and international flights, is also easily accessible.



Floor Plans



Total Area: approx.231.6 sq. metres (2493.3 sq. feet)



Floor Plans



Garage & Stable Total Area: approx. 177.4 sq. metres (1909.2 sq. feet)

## Directions

Start your journey from Corbridge heading south on Princes Street (B6321) and make a left onto Main Street (B6530). Continue on B6530 for 2.4 miles until you reach Styford Roundabout, where you'll take the fourth exit onto A69. Follow A69 for 8.7 miles, then exit onto B6323 towards Throckley/Newburn/Ponteland/Darras Hall. At the roundabout, take the first exit onto Ponteland Road (B6323) and travel for 0.9 miles. Turn right onto Stamfordham Road (B6324) and quickly make a left onto Callerton Lane (B6323). Stay on Callerton Lane, going straight through two roundabouts. Then, turn left onto Cheviot View (A696) and at the next roundabout, continue straight onto North Road. After 1.8 miles, continue onto Thornhill Road for 5.4 miles, then turn right onto B6524. After 1.3 miles, make a left, followed by a right after 0.7 miles, and another right onto B6343. Continue for 0.3 miles, then turn left onto St Leonard's Lane. After 0.7 miles, turn right onto Rose Street and at the roundabout, take the first exit onto the A1 slip road towards Alnwick. Merge onto A1 and stay for 10.7 miles, then turn right and continue for 1.9 miles, make another right, and after 0.2 miles, turn left where your destination, The Dairy, will be on the right.

Google Maps

what3words



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## 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. Private drainage. Heat Air Source Pumps. Solar Panels.

Postcode

Council Tax

EPC

Tenure

NE65 9AP

Band G

Rating C

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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





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of distinctive property*

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