



The West Wing

Newton Hall, Newton-On-The-Moor, Morpeth, Northumberland

**THE WEST WING, NEWTON HALL, NEWTON-ON-THE-MOOR, MORPETH,
NORTHUMBERLAND NE65 9JU**

PRICE GUIDE: PRICE ON APPLICATION

SITUATION AND DESCRIPTION

The West Wing is a stunning example of a Grade II Listed country home, set within the idyllic grounds and woodland of Newton Hall Private Estate.

Dating from 1772, this imposing property has been sympathetically and carefully restored and refurbished to a high standard of specification. Retaining all the character and charm of the original features, the property is enhanced by the latest energy saving technology.

Every detail has been carefully considered from the bespoke fittings and designer digital sanitary ware, to the state of the art underfloor heating system, newly development secondary glazing system, insulation and feature lighting.

The accommodation is beautifully presented to an exacting standard and offers generously proportioned accommodation over two floors to include; an impressive lounge boasting an original feature fireplace, decorative panelling and cornice as well as a concealed wine store, a versatile second reception room ideal as a formal dining room/bedroom five and a further study or playroom. The breakfasting kitchen is fitted with handmade Harrison Reed units with a number of integrated appliances and solid walnut central island with integrated walnut chopping board, hob and down draft extractor. In addition to the main kitchen area is an informal dining area with concertina bi-fold doors leading out on to the gardens and terrace. To the ground floor is a further external side access door, boot room and cloakroom area as well as separate utility and ground floor wc.

To the first floor there are four generous bedrooms. The master bedroom enjoys an original fireplace with both dressing room and en suite shower room/wc.

The second large double bedroom may also be utilised as the master bedroom, again with en suite shower room/wc. Bedroom three is serviced by a bespoke family bathroom/wc including infinity bath and digital shower with shower head speaker system. The fourth double bedroom is also with an en suite shower room/wc.

Newton Hall Estate is situated approximately half a mile from the village of Newton on the Moor, which in turn gives excellent access to the A1 for commuting to the market towns of Alnwick, approximately 6.5 miles to the North, and Morpeth, approximately 13 miles to the South, offering an excellent range of services and amenities as well as schooling for all ages. The Mainline Railway station at nearby Alnmouth provides excellent direct services to Newcastle, Edinburgh and London's Kings Cross Station. Newcastle City Centre lies approximately 28 miles to the south for an extensive range of amenities, shopping facilities and schooling.

The West Wing is ideally placed from which to explore Northumberland's Heritage coastline as well as the surrounding Cheviot Hills and Northumberland National Parks.

Approached via a woodland lined access road with five bar gate giving access to a formal gravelled driveway, the property is surrounded by beautifully landscaped gardens designed by local celebrity gardener and winner of the Great Chelsea Garden Challenge 2015, Sean Murray.

The property comprises:

Part glazed hardwood entrance door gives access to:









ENTRANCE HALLWAY

The entrance hall gives access to all of the main ground floor accommodation. Enjoying traditional features including picture rail, deep skirtings and architraves, with recessed lighting to ceiling.

STUDY

10'6 x 11'2 (3.20m x 3.40m)

A spacious reception to the front of the property, with recessed lighting and sash windows to two elevations including original shutters.

KITCHEN/BREAKFAST ROOM

16'9 x 21'0 (5.10m x 6.40m) Plus 6'7 x 14'9 (2.00m x 4.50m)

Fitted with a range of handcrafted Harrison Reed units with both walnut and Corian work surfaces. There are a number of integrated NEFF appliances including two Pyrolytic self-cleaning electric ovens, microwave, warming drawer, fridge, freezer and dishwasher.

The central feature of the kitchen is a solid walnut central island with integrated walnut chopping board, electric induction and down draft extractor fan. There is recessed lighting, tiled floor and two sash windows to the side elevation with shutters.

In addition to the main kitchen area, is an informal dining space with concertina bi-fold doors leading to the gardens and terrace.

SITTING ROOM

16'5 x 21'0 plus 16'3 x 4' (wine store) (5m x 6.40m plus 4.95m x 1.22m (wine store)

An impressive principal reception room which has a feature fireplace, wall panelling, dado rail, picture rail and original decorative cornice. There is a sash window to the side elevation with shutters and to the rear is a concealed space fitted out as a comprehensive wine store.

DINING ROOM/BEDROOM FIVE

13'9 x 11'2 (4.20m x 3.40m)

An excellent versatile reception room which would ideally lend itself to a formal dining room with full height storage to one wall, picture rail, recessed lighting and sash window.

GROUND FLOOR WC

Back lit concealed cistern wc, wall mounted wash hand basin set in vanity unit with illuminated vanity mirror and storage. Extractor fan and recessed lighting.

REAR LOBBY

Within the rear lobby is a useful boot area which is oak panelled with lighting and seating area, which may also be accessed by a further external side door.

UTILITY ROOM

9'8 x 4' (2.95m x 1.22m)

Fitted base unit with circular sink unit and drainer, space for washing machine and tumble dryer.

FIRST FLOOR LANDING

An oak panelled staircase leads to the first floor and landing area which has sash window, glass balustrade overlooking the staircase and recessed lighting.

FAMILY BATHROOM

An elegant family bathroom which has been fitted with a Kohler Infinity bath, back lit wall mounted wash basin with vanity mirror and storage, separate tiled shower area with digital shower and shower head speaker system, concealed cistern wc, finished with porcelain wall and floor tiles and recessed feature lighting.



MASTER BEDROOM

17'5 x 13'5 (5.30m x 4.10m)

A generous double bedroom which has a feature fireplace, original cornice and picture rail, sash window with shutters and wall light fittings.

DRESSING ROOM

7'3 x 7'3 (2.20m x 2.20m)

With ceiling cornice, recessed lighting and sash window with shutters.

EN-SUITE SHOWER ROOM

Walk in tiled shower area, wall mounted wash basin with storage and illuminated vanity mirror, concealed cistern wc, chrome towel radiator, tiled walls and floor, recessed lighting and sash window with shutters.

BEDROOM TWO

13'5 x 21'4 (4.10m x 6.50m)

A large double bedroom which may also lend itself to a fabulous master bedroom, with feature fireplace, picture rail, dado rail and ceiling cornice. Sash window with shutters.

EN-SUITE SHOWER ROOM/WC

Tiled shower cubicle, wall mounted wash basin with storage and illuminated vanity mirror, concealed cistern wc, chrome towel radiator, tiled floor, recessed lighting and sash window with shutters.

BEDROOM THREE

15'9 x 11'2 (4.80m x 3.40m)

A fourth good size double bedroom with recessed lighting and sash window with shutters.

BEDROOM FOUR

10'6 x 11'2 (3.20m x 3.40m)

A double bedroom with recessed lighting and sash window to the front elevation.

EN-SUITE SHOWER ROOM

Comprising tiled shower cubicle, inset wash hand basin, concealed cistern wc, chrome towel radiator, part tiled walls, tiled floor and recessed lighting.

EXTERNALLY

The property is approached via an attractive tree lined access road with five bar gate giving access to the main gravelled driveway and parking area, which in turn leads to a detached garage.

DETACHED GARAGE

17'1 x 15'9 (5.20m x 4.80m)

A stone built detached double garage with remote controlled electric double door, power, lighting and water.

Individually designed, landscaped gardens surround the property. To the front are two circular lawns edged in granite sets, complemented by contrasting gravelled areas planted with box hedging spheres. The garden is well stocked with trees, shrubs, perennials and climbing plants to provide low maintenance which will mature to create year round interest.

Steps lead from the main front garden to a lower gravelled terrace which is punctuated with contemporary planting box spheres and columnar cupressus, providing an ideal seating area or al fresco dining area which can be accessed from the kitchen breakfast room.

To the side is a private courtyard and culinary garden planted with Mediterranean herbs and columnar bay. The space is separated from the main garden by an established holly hedge and classic yew. Vertical railway sleepers have been used to create a sculptural feature while bespoke railway sleeper benches provide the perfect stop to make the most of the evening sunshine.



AGENTS NOTE

The West Wing is available for sale with the opportunity to purchase an additional 6 acres of paddock via separate negotiation.

ENERGY EFFICIENCY

A focal design feature of this property is the underfloor heating which is installed to both the ground and first floor and is provided by two air source heat pumps. The heating costs have been estimated at around £120 pcm equating to £1440 per annum (assuming electricity costs at 12p per kWh). In addition to this the property also benefits from the latest energy-efficient and green technologies which provide the property with a renewable heat incentive (RHI) of a guaranteed £3052.44 per year for 7 years from the date of completion, equating to £21,364 over the total period (plus any increase following a rise in the rate of inflation).

SERVICES

Mains electricity and water with drainage via a private system.

TENURE

To be confirmed when PIQ received

COUNCIL TAX

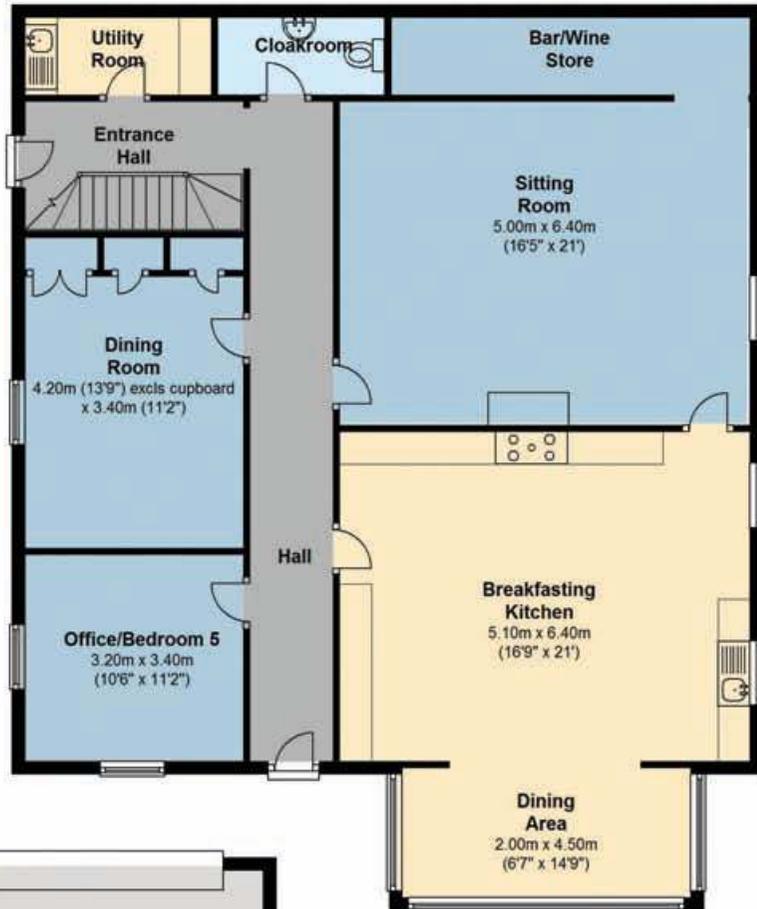
Please see website www.voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

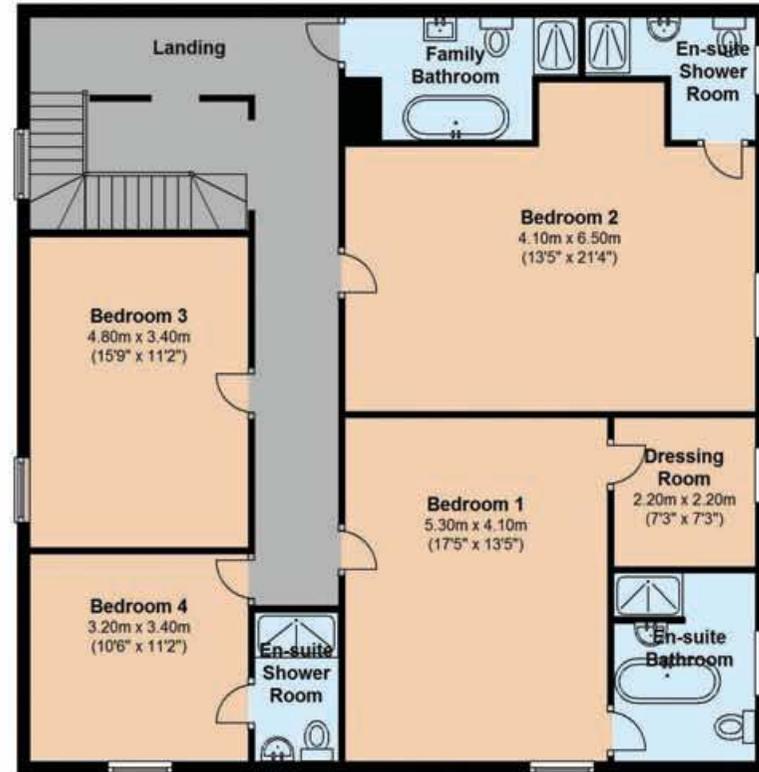
Not applicable – Grade II Listed

Grade: C

Ground Floor



First Floor



Total Area Approx 281 sq metres

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

The West Wing Newton Hall

