



Newmoor Hall, Longframlington
Morpeth, Northumberland

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Newmoor Hall, Longframlington, Morpeth, Northumberland NE65 8EQ

A stunning Grade II* listed residence with annexe, set in glorious parkland grounds in an idyllic rural setting

Longframlington 2 miles, A1 3.6 miles, Alnwick 9 miles, Alnmouth train station 9.2 miles, Morpeth 13.7 miles, Newcastle International Airport 28 miles, Newcastle upon Tyne 28.8 miles

Reception hall | 2 Sitting rooms | Dining room
Games room | Kitchen/Breakfast room | Utility
Cloakroom | Principal en suite bedroom
4 Further bedrooms | 2 Family bathrooms
Cellar | Attic | 1-Bed annexe | Wooden shed
Garden | circa 1.74 acres | EPC F | Annexe EPC C

The property

Believed to date to c.1720, with later enhancements and renovations by the current owners, and reflecting the characteristics of Georgian architecture, Newmoor Hall is an exemplary country house which provides 4005 sq. ft of refined interior accommodation, where period detail is styled with modern undertones. Showcasing distinctive multipaned sash windows with stepped keystones and a stately portal at the entrance, the house offers a grand sense of arrival, with the spacious reception hall affording glimpses to the galleried landing above. Double doors open to an elegant sitting room, centred around a feature fireplace, with a second reception area beyond the staircase offering an alternative setting with a log burner for cosy evenings in. Continuing through the ground floor interlinking rooms there is a formal dining room with a staircase to the first floor and an adjoining versatile-use games room. The kitchen/breakfast room denotes an addition to the original structure of the building and presents with a vaulted and panelled ceiling for

a light and airy feel. Fitted with contemporary cabinetry, stone work surfaces and a Belfast sink, the kitchen features a circular wood peninsula breakfast bar, and handy access to the rear courtyard. The cloakroom and Utility room complete the ground floor.

Two stairways rise to the upper level which comprises of five double bedrooms and two beautifully-styled bathrooms featuring freestanding, clawfoot tubs. The principal room benefits from access to a modern en suite wet room, and a hatch on the landing offers access to the vast attic space.

Outside

Newmoor Hall enjoys a tranquil elevated position with far reaching views over the Northumberland landscape. The garden and grounds feature expanses of lawn interspersed with majestic trees, with manicured lengths of high and low level evergreen hedging providing a visually-pleasing formality. Timber gates open onto a swathe of gravelled driveway, with centre-piece, at the front of the house providing parking for several vehicles, with a second gate accessing a cobbled hardstanding area at the rear, which also leads to the annexe. A paved terrace with step level changes adjoins the south-east facing aspect of the property offering opportunities for outdoor dining, entertaining and relaxation whilst taking in the splendid outlook.













Annexe

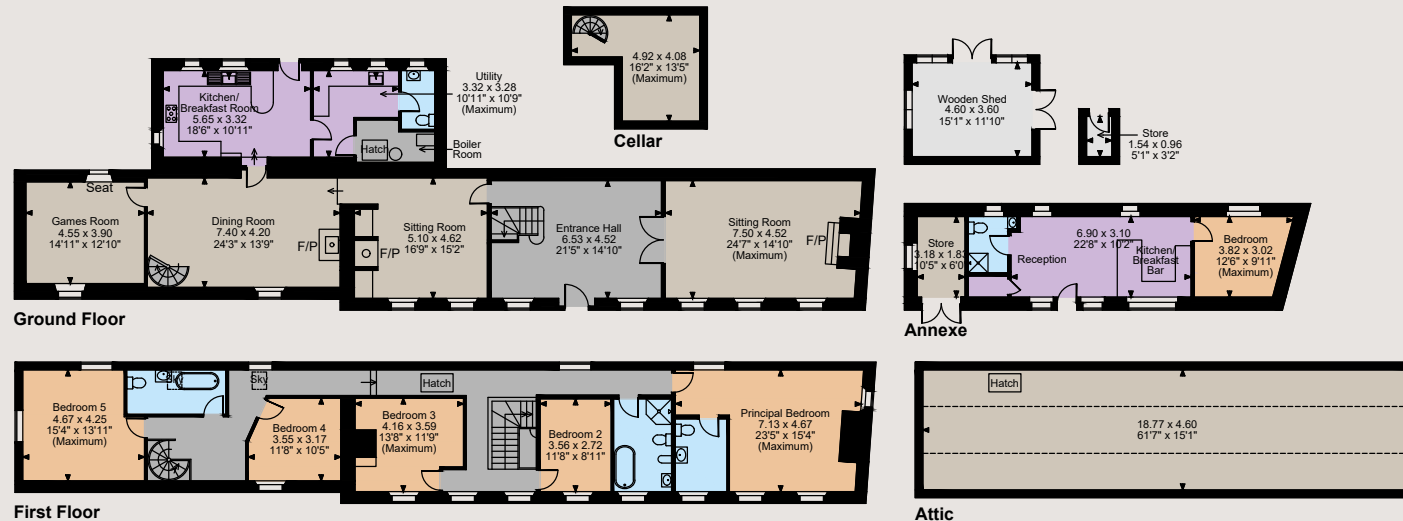
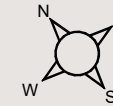
Additional versatile accommodation is provided by an attractive one-bedroom detached annexe complete with open plan kitchen/living room and shower room, ideal for multi-generational families.

Location

The property is situated on the westerly fringes of the charming village of Swarland which offers a primary school and a village hall, where near by Longframlington offers a convenience store, café, two public houses, a parish church and recreation ground. Both Morpeth and the historic market town of Alnwick are within easy reach for supermarkets, a good range of independent shops, primary and secondary schooling, leisure centres and cinemas. There are excellent road connections via the A697 and the A1 for journeys north to Berwick and southwards to Newcastle and to the International Airport for travel further afield. Rail services are available from both Alnmouth and Morpeth mainline stations with journey times of 17 minutes to Newcastle and just over 3 hours to London Kings Cross.



New Moor Hall, Longframlington, Morpeth
 Main House internal area 4,005 sq ft (372 sq m)
 Garage internal area 178 sq ft (17 sq m)
 Outbuilding internal area 16 sq ft (1 sq m)
 Annexe internal area 463 sq ft (43 sq m)
 Total internal area 4,662 sq ft (433 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

From the A1 on the north-western fringes of Morpeth, follow the road until the exit for the A697. Continue along the A697 through Longhorsley and on reaching Longframlington follow the road through the village and take the right turn sign-posted to Newton-on-the-Moor. After approximately 1.6 mile, turn right onto the rural lane and the property will be found on the left.

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General

Local Authority: Northumberland County Council

Services: Mains electricity, oil central heating. Mains water and compliant private drainage.

Council Tax: and G

Tenure: Freehold

Guide Price: £995,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Morpeth

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