



STANTON HOUSE

STANTON, MORPETH, NORTHUMBERLAND, NE65 8PS

Galbraith





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A DELIGHTFUL FAMILY HOME IN AN OUTSTANDING LOCATION SET IN 31 ACRES OF GARDENS, PADDOCKS AND WOODLAND

Attractive five bedroom principal house

Extensive range of traditional buildings

Livestock and storage buildings

Productive pasture and paddocks

Well established amenity woodland and pond

In all about 31.28 acres (12.65 ha)

For sale as a whole

Morpeth – 7 miles • Alnwick 17 miles • Newcastle Upon Tyne – 22 miles
(All distances are approximate)

Galbraith

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INTRODUCTION

The sale of Stanton House offers an increasingly rare opportunity to purchase a compact residential Estate in an outstanding yet accessible location west of Morpeth.

For residential buyers there is an attractive five bedroom Northumbrian farmhouse which has been extended to provide well-proportioned south facing family accommodation. An extensive range of mainly single storey outbuildings offer potential for a variety of uses and additional farm buildings serve the 31 acres of land which includes productive paddocks, meadows, amenity woodland and ponds, all lying within a ring fence and creating a small private Estate.

In our opinion it is the combination of the accessible location, quality of the house and buildings together with the privacy and outstanding views to the south which makes Stanton House such a rare and wonderful family home with considerable appeal for "lifestyle buyers".

LOCATION AND SITUATION

The House lies in a private yet accessible location in unspoilt countryside midway between the market town of Morpeth (7 miles) and the Northumberland National Park (9 miles)

The house occupies an outstanding south facing position from which there are far reaching views towards the Tyne Valley and Newcastle upon Tyne. Newcastle International Airport lies only 19 miles to the south and the main East Coast

railway station is at Morpeth. The property is well placed for access to the popular Northumberland coast and beaches as well as the towns of Rothbury (10 miles) and Alnwick (17 miles)

DESCRIPTION

Stanton House is a well proportioned yet manageable sized country house of local stone construction believed to have been built around 1851 with more recent extensions in 1977 and 1996. The principal rooms are largely south facing to take advantage of the far reaching views. The five bedroom accommodation extends to approximately 3649 sqft and 339 m2 as shown on the floorplan and has been subject to a meticulous regular maintenance and improvement programme and now provides excellent family





accommodation whilst retaining many period features. There is partial underfloor heating to the kitchen and double glazed windows, many of which have been replaced in the last 10 years.

On the ground floor the backdoor leads into a utility room with Belfast sink, integrated freezer and storage cupboards off which is a separate cloakroom with WC and boiler room. The large kitchen benefits from a glazed orangery and breakfast area providing a lot of natural light overlooking the attractive inner courtyard area. The kitchen itself has a four door Aga with attractive painted tiled splashback, a combination of fitted and freestanding units including fridge and microwave. The inner hall with staircase off leads through to the large reception hall with exposed oak strip flooring, display alcoves, entrance porch and front door off. The dining room has a bay window with window seats, and display alcoves to both sides of the attractive fireplace, with carved surround. Double pine doors lead from the hall through to the main lounge which is a full width room with modern fireplace, marble inset and carved surround which leads back through to the large study with built in cupboards and shelving. A well-proportioned garden room with copper roof cladding, wooden floor and built in shelves provides an additional seating area overlooking the garden and has doors leading on to the terrace.

On the first floor the central landing provides access to the master bedroom suite which includes a double bedroom with built in cupboards, adjoining dressing room with built in wardrobes and ensuite bathroom. The guest double bedroom has a bay window in addition to which there are two further double bedrooms, a single bedroom currently used as a study and a house bathroom on the first floor.

OUTBUILDINGS

There is a very useful range of stone built outbuildings to the north and west sides of the courtyard. Whilst these are currently mainly used for garaging and storage they offer potential for a variety of uses subject to obtaining planning. At the southern end there is a two storey section with attractive antique range downstairs and a large boarded out storage room above. The remainder comprise garaging, and stables and stores with the eastern range having been substantially rebuilt in 2007 to include a new potting shed.

Storage buildings include a three bay steel framed open fronted store (9.23m x 5.11m) adjoining which is a two bay timber framed open fronted store (7.75m x 5.05m). Both have corrugated iron cladding and roof sheets an open front and earth floor. There is a field shelter at the entrance to field 6792 (6.19m x 5.56m).





GARDENS AND GROUNDS

The house sits centrally within the formal gardens and grounds. The drive leads past the stone entrance wall and mature woodland as it leads to the house and yard. The main gardens lie to the south and east of the house and mainly comprise lawns with mature shrubs and trees providing interest, colour and shelter. A timber pergola leads to iron estate perimeter fencing. There is an attractive water feature with stream and small pond adjacent to a timber framed summer house. The vegetable garden includes a series of raised beds together with a modern glazed greenhouse and garden store.

THE LAND

The land lies within a ring fence and extends in all to 31.28 acres. This includes 23 acres of productive grazing in three main fields together with two smaller paddocks to the east of the house. The land is ideal for those with equestrian or livestock interests and can mostly also be accessed directly from the council highway. A particular feature of the property is the wooded valley along the eastern boundary through which runs a stream feeding the wildlife pond in the woods. The woodland is a mixture of mature broadleaved trees together with younger well established plantations. In addition there are three shelterbelts positioned around the boundaries to the property and in total the woodland area extends to 5.4 acres. An interesting feature is the remains of the Clavering Cross situated in field 6700 which is of historic interest locally.

GENERAL INFORMATION

Postcode

The nearest postcode is NE65 8PS but this covers a number of properties so please follow directions carefully.

what3words

///relishing.mopped.stone

Directions

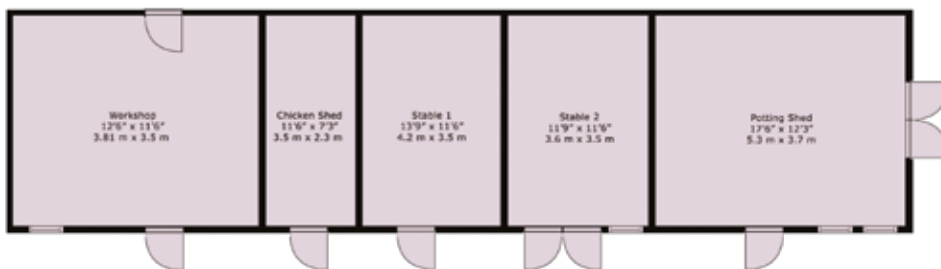
If heading north on the A1 turn left on to the A697 just north of Morpeth. Pass Dobbie's Garden centre and then take the next left turn where signposted to Beacon Hill, Abshiel and Lough House. Follow Whinny Lane for approximately 1 mile then continue round the bend to the right where its signposted towards Harelaw and Beacon Hill. Continue for 1.25 miles and then take the road to the left signposted to Stanton. At the next T junction, with the giveaway sign, turn left and proceed for approximately 500 metres to the entrance to the property on the left. Take care not to turn in to Stanton Cottage which is the property before Stanton House.



FLOORPLANS

Approximate Gross Internal Area:
House = 339 sq.m / 3649 sq.ft

For illustrative purposes only. Not to scale.





Viewing

Strictly by appointment through the joint selling agents Savills 01904 617800 and Galbraith 07769 687978. Given the potential hazards on the farm we request that you take care when viewing the property especially in fields with livestock and the stream and pond in the woodland.

Tenure

The property is offered for sale freehold with vacant possession upon completion. The land is subject to a an 8 month seasonal grazing licence to the end of November which permits grazing by sheep only. This is an annual tenancy, renewable after 2024 only if the new owners so wish.

Method of sale

The property is offered for sale by private treaty. Prospective purchasers should make their interests know to the selling agents as soon as possible. The vendors reserve the right to conclude negotiations by any other means.

Sporting and Mineral rights

Sporting and mineral rights are included in the sale in so far as they are owned. The mineral rights in title 95419 are reserved to previous owners which relates to field 6282 and part of the woodland.

Council Tax

Stanton House - Band G
Rate payable 24/25 - £3856.58

Energy Performance Certificate

Band rating - E

Local authority

Northumberland County Council
County Hall
Morpeth
NE61 2PF

T: 0345 6006400

Services

There are mains supplies of water and electricity together with private drainage. There is oil central heating which also serves the Aga (cooking only). There is partial underfloor heating to the kitchen.

The mains water supply comes from a pump house situated on Stanton Townhead Farm. A water pipe serves Stanton House together with neighbouring properties being Stanton Cottage and Linkham House. A new electric pump and perimeter fence was installed around the pump house. A new electricity meter cabinet at Stanton House installed in January 2024 meaning that the buyer should have confidence in the supply line. All costs are shared equally by the three relevant property owners.

The septic tank which was installed prior to 1983 discharges less than 282 cubic metres per annum below the level needed for a small sewage treatment plant. The tank discharges into a long established drainage field and has been regularly managed and maintained.

The property benefits from a security alarm and full fibre Broadband.

Basic payment Scheme

The land is registered with the Rural Payments Agency. For 2024 only the BPS payments and any delinked historical runoff payments will be claimed by the grazier and will not therefore be available by the purchaser.

The land is not entered into any Stewardship schemes nor woodland management schemes.

Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. There are no public footpaths crossing the holding. There is a wayleave agreement with Northern Power Grid for 4 poles and lines crossing the land for which the current annual payment is £90.75 per annum.

Fixtures and Fittings

All fixtures fittings, furniture, garden troughs and statuary are excluded. The greenhouse and summer house are included in the sale as are fitted carpets in the house and all curtains other than those in the Main Lounge.



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