



**The Old School**  
Capheaton, Northumberland.



## The Old School, Capheaton.

**A very attractive Grade II listed property located in the picturesque village of Capheaton with views across Sir Edward's Lake.**

Ponteland 11.5 miles ■ Morpeth 15 miles ■ Hexham 21.5 miles  
Newcastle upon Tyne 20 miles

- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms (1 en-suite)
- Cloakroom with WC
- Breakfast Kitchen
- Utility
- Larder
- Extensive Garden
- Car Port
- Beautiful Unspoilt Rural Location





## THE PROPERTY

This charming former school represents a unique opportunity to acquire a splendid family home within the pretty village of Capheaton. Belonging to the Capheaton Estate, the property has never been for sale before and offers the perfect blend of a conveniently accessible location with timeless charm, making it an ideal haven for those seeking a tranquil countryside lifestyle and yet be within easy commuting distance of Morpeth, Hexham and Newcastle upon Tyne. The property has been recently rented until now and presents the opportunity for someone to create a comfortable home tailored to their own tastes and requirements.

The welcoming reception hall gives a pleasing sense of arrival. The generous living room with open fireplace lies beyond the dining room with both rooms enjoying a dual aspect with an abundance of natural light and pretty countryside views over parkland towards Sir Edwards Lake. The central hall has a staircase, a useful boot/cloaks room and a handy downstairs loo. There is a good utility room, and a larder. The fitted kitchen links hall and dining room. A useful study serves those who work from home but also offering the versatility to be used as a ground floor bedroom. Upstairs there are three bedrooms and two bathrooms. The main bedroom has an en-suite bathroom. There are two further bedrooms served by a family bathroom.



### OUTSIDE

The Old School has gated access that opens on to a gravelled parking area. The extensive garden wraps almost entirely around the house and is laid mostly to lawn with mature trees and appealing borders. Some useful outbuildings exist for garden storage. There is a useful covered car port/portico over the back door. The Old School is an arresting property – it borders pretty pasture farmland and has enviable views to the south. The Old School is a semi-detached house.

### LOCATION

Capheaton is a linear estate village, overlooking Sir Edward's Lake – a designated site of national conservation importance. The Old School occupies a special setting within this charming village. Ponteland lies about 11 miles away and provides shopping including supermarkets, convenience stores as well as specialist shops such as family butchers, greengrocers, chemists and a leisure centre. There is also a choice of restaurants and public houses with nearby Belsay having an excellent village shop for everyday needs. Ponteland is renowned for its schools and there are also first schools at Belsay, and Stamfordham. In Capheaton itself there are a variety of beautiful walks, and the village hall hosts a number of social events throughout the year. The village lies one mile off the A696 which links to Ponteland and Newcastle to the south, and to Otterburn and Scotland to the north. Many of the region's renowned attractions are within a short drive, beyond which can be found the delights of the Northumberland National Park, the Northumberland coast, the Scottish Borders, and the Lake District. For the commuter the A696, A68 and A1 provide links to the major commercial centres of the North East. The East Coast mainline railway is 35 minutes' drive away at Newcastle Central Station, complemented by Newcastle International Airport which is just 20 minutes away, offering communications with the rest of the country.







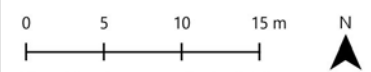
# Galbraith

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## The Old School, Capheaton

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## DIRECTIONS

The Old School is at the west end of Capheaton village.  
Post Code: NE19 2AH.

## GENERAL

Services:  
Mains water and electricity, private drainage. Oil fired central heating.  
Local Authority: Northumberland County Council  
Tenure: Freehold  
Council Tax Band: Band F  
EPC: TBC

## VIEWING

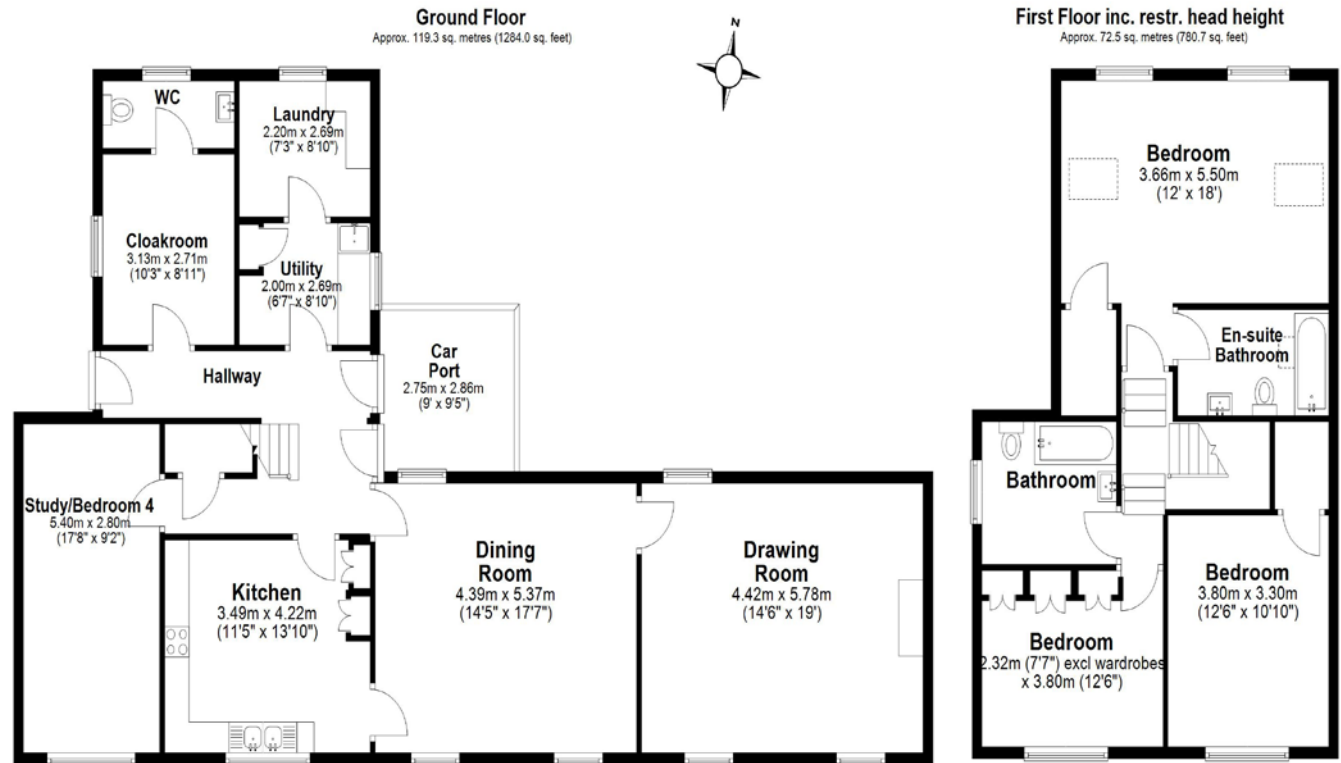
Strictly by appointment with Galbraith, Hexham office  
Tel: 01434 693693 Email: hexham@galbraithgroup.com

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



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Total area: approx. 191.8 sq. metres (2064.7 sq. feet)

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

The Old School, Capheaton

### IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared June 2024. Photographs taken June 2024.