

Galbraith



HALL HILL HOUSE

LONGFRAMLINGTON, NORTHUMBERLAND

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A handsome detached house in the village of Longframlington with extensive outbuildings, imperial views and extensive formal and informal gardens

Morpeth 11.5 miles ■ Rothbury 6 miles ■ Alnwick 12 miles
Newcastle upon Tyne 27 miles ■ Berwick upon Tweed 39 miles

Approximately 4.15 acres

- 3 Reception Rooms | Study | Garden Room
Kitchen/Breakfast Room| Utility | Pantry | Boot Room
WC | Log Store
- 5 Bedrooms | 3 Bathrooms | Guest WC | Eaves storage cupboard | Eaves linen cupboard
- Grannexe including potting shed
- Double Garage | Pretty Garden and established vegetable garden with polytunnel | Orchard

Galbraith

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 OnTheMarket



THE PROPERTY

Hall Hill House is a substantial and unique stone-built property on the edge of the village of Longframlington. The west end of the house was originally part of a bastle house, which has evolved and been remodelled through time to create free flowing ground and first floor accommodation.

It has been owned by the selling family since the late 1400's. They have occupied it for the last 25 years. During this time, it has served as a fabulous place to bring up a large family. More recently, the sellers have invested substantially in solar panels, insulation, double glazing and the installation of a biomass wood pellet heating and hot water system.

Hall Hill House is positioned in an elevated south facing plot. It takes full advantage of the striking gorgeous views across the Coquet valley and extending to the sea.

Almost all the ground floor space is off a welcoming reception and staircase hall. On the south front there are two well-proportioned reception rooms in addition to a delightful garden room and a study. The drawing room, with garden access and dining room both have feature fireplaces and look south over an uninterrupted view.



The spacious kitchen and breakfast room also faces south and includes built in cupboards and an electric Aga range cooker. The garden room overlooks the lawn and is accessible from the kitchen. It provides access to the garden.

In true country house style, there is plenty of practical space in the form of a walk-in larder, boot room, a W.C. and a log store.

There are five double bedrooms and three bathrooms on the first floor. A versatile eaves storage room has the potential for a variety of uses. There is also a linen cupboard and a W.C.

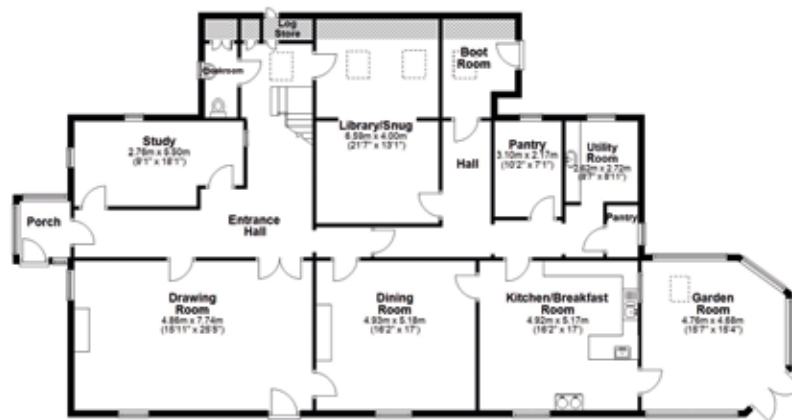
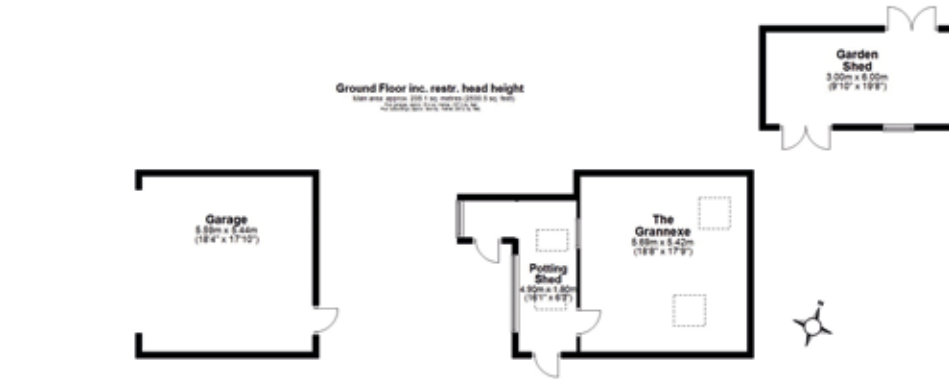
OUTSIDE

A private driveway leads from the village playing field to an expansive gravelled parking area, giving access to the oversize double garage. A wrap-around garden offers seclusion and a peaceful environment from which to enjoy the wonderful position. The garden is mainly laid to lawn with stone walling, shrubs and hedging separating them from the open fields beyond yet still allowing glorious uninterrupted views over the countryside. A flagged terrace on the southern elevation is an ideal place to enjoy a sunny day. There is a mix of outbuildings including the Grannexe with potting shed, greenhouse and double garage. A wilder area of garden stretches the full width of the property on the south side and is a haven for wildlife with mown paths. There is an established orchard and an equally well established vegetable garden with polytunnel 25' x 10' (7.62m x 3.04m).

The property extends to approximately 4.15 acres.

LOCATION

Hall Hill House is located in the vibrant and popular village of Longframlington, only about 11 miles north of Morpeth. There are good local amenities including an award-winning butcher and village store, a renowned artisan bakery and tearoom, a newsagent, doctor's surgery, two pubs and thriving community hall. The picturesque historic market towns of Morpeth and Alnwick are close at hand - they each offer a wider range of amenities including supermarkets and many specialists and high street retailers along with schooling for all ages. There is a primary school in nearby Swarland which has a 'Good' rating by Ofsted.



The nearby countryside is home to some of the region's outdoor leisure gems. The rich rural surroundings within Northumberland include Cragside and Brinkburn Priory, while some of the country's finest natural beauty spots including Northumberland National Park and the dramatic Northumberland Coastline, less than 10 miles away.

DIRECTIONS

From Morpeth head north on the A697. In Longframlington turn left between the village shop and the bakery and take the next left down the side of the playing field. The drive entrance is on the left over a cattle grid.

Post Code: NE65 8AD

W3W: ///dolphin.holds.procures

GENERAL

Services: Mains water, electricity and drainage are connected. Biomass and solar central heating and hot water, solar panels with feed in tariff, double glazing.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band E

EPC: Rated E

Overage: The property is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use or increasing the quantity of dwellings on the site. The specific details will be dealt with under the legal documentation.

Footpath: A footpath crosses the property below a wall to the south of the garden.

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.



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. 5. Particulars prepared December 2024. 6. Photographs taken December 2024.



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