



# Newmoor Hall

Longframlington





## Newmoor Hall Longframlington, Northumberland NE65 8EQ

**A handsome and sympathetically refurbished Grade II\* listed country house, sitting in beautiful landscaped gardens of approx. 1.74 acres with open aspect views over the surrounding fields and woodland.**

Newmoor Hall is a stunning Grade II\* Listed period country house, in a lovely rural location south of Alnwick, with easy access to the A1 and A697 for Morpeth and Newcastle upon Tyne, as well as Alnmouth mainline railway station which offers regular services to and from London Kings Cross with a journey time of three and a half hours.

The house has been fully refurbished by the current owner over the last 15 years, creating a fantastic family home with many period features retained and rediscovered - other major works include the conversion of the former detached outbuilding into a separate one bedroom annexe cottage, and the landscaping and opening up of the garden, with the replanting of a large number of native trees, and fabulous stone terrace and pathways created.

### Price Guide:

Guide Price £1,100,000









The property dates from c. 1720 and has many architectural and historic features, constructed in stone with a slate and stone roof, with 12 pane sash windows and evidence of earlier squared masonry that could date from medieval times. The heritage of the house has been preserved by the current owners, with many original features uncovered only adding to the charm of the home, and the two storey accommodation reconfigured to allow for modern day family living.

**Ground Floor:** Entrance door with decorative pilasters | Magnificent reception hallway with limestone flooring and a bespoke Teresa Spinks oak staircase and double doors to the drawing room | Elegant drawing room with windows overlooking the gardens, and a stone fireplace with hearth | Sitting room/snug - a cosy and versatile reception room with inglenook stone fireplace with cast iron wood burning stove | Impressive formal dining room with a limestone flagged floor, exposed stone wall and a wood burning stove | Large fourth reception room, currently used as a games room | Family kitchen/breakfast room with bespoke in-frame painted cabinets with granite worktops, Belfast style sink and Bosch integrated appliances | Utility room with Miele appliances | Ground floor wc | Plant room with access to the wine cellar

**First Floor:** First floor landing | Fabulous master bedroom with dual aspect windows overlooking the garden | Stylish ensuite bathroom with Fired Earth tiles and fittings | Family bathroom with Fired Earth sanitary ware - roll top bath and walk in shower | Four further good sized double bedrooms with windows overlooking the garden | Bathroom two with Fired Earth sanitary ware - roll top bath and walk in shower



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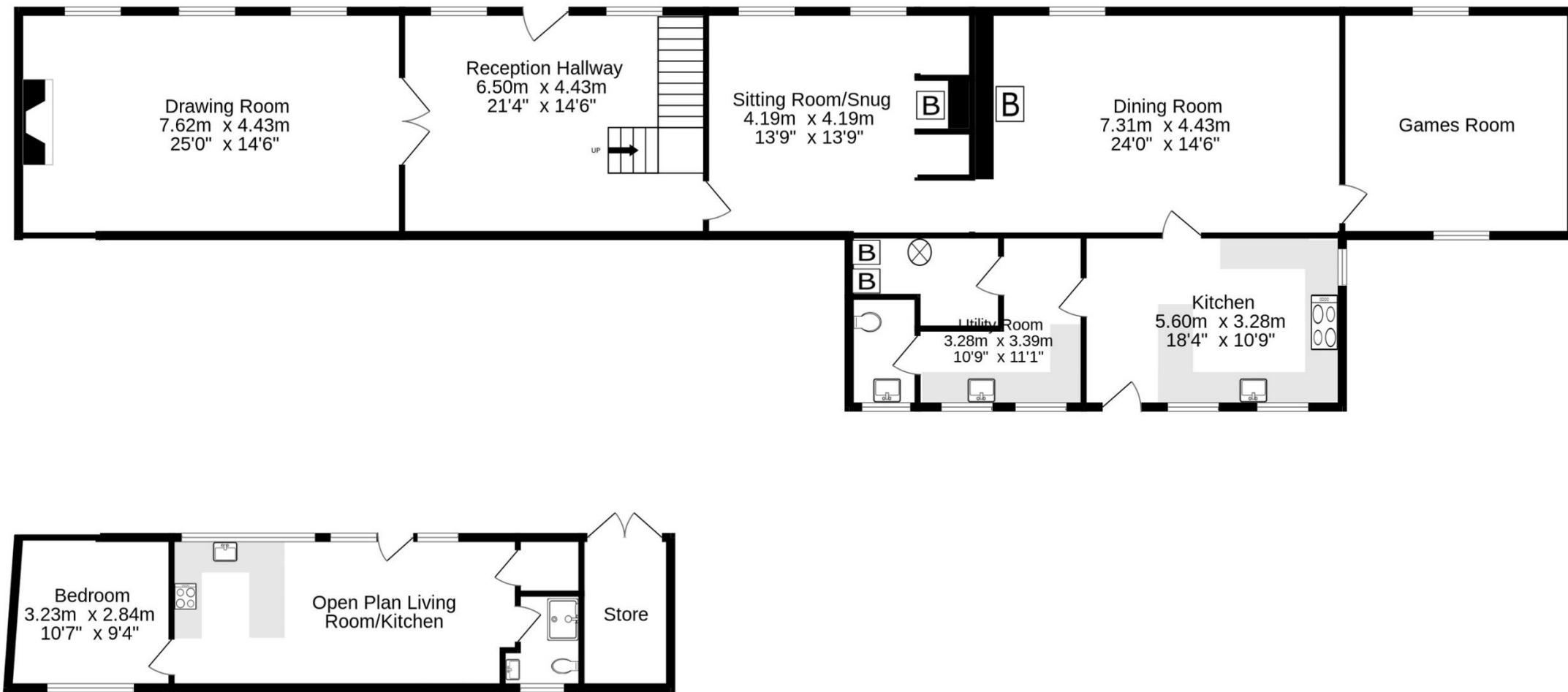






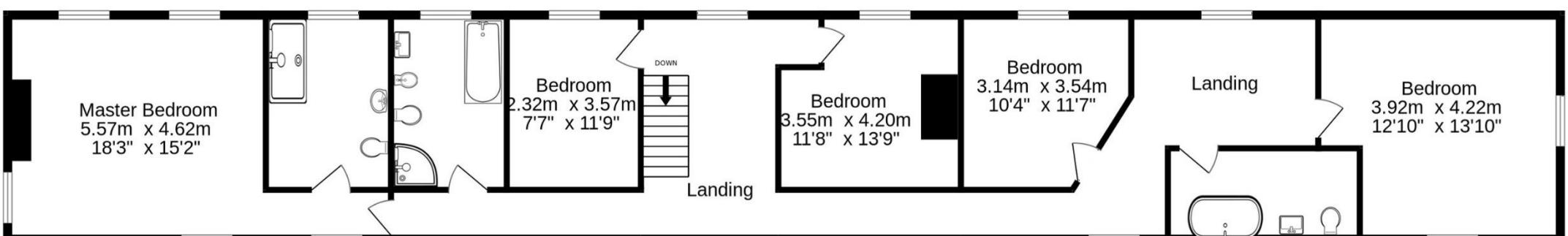
## Ground Floor

214.3 sq.m. (2307 sq.ft.) approx.



## 1st Floor

134.2 sq.m. (1445 sq.ft.) approx.



**Annexe Cottage:** A fabulous one bedroom self contained annexe, ideal as guest accommodation or for multi generational living. The single storey accommodation has underfloor heating throughout and comprises; 22ft open plan living room and kitchen with beamed vaulted ceiling | Kitchen, fitted with a range of cabinets with integrated appliances | Double bedroom with vaulted beamed ceiling | Shower room with Fired Earth tiles

**Externally:** Newmoor Hall is approached via a grand stone pillared entrance with double timber gates, leading to an extensive gravel driveway with parking for several cars. The gardens lie predominantly to the south of the house, with a lovely courtyard area to the rear with garden store/outhouse housing the oil tank. The house has excellent stone terraces for outside entertaining, overlooking the well maintained lawned gardens, mature trees and planting.

**Services:** Mains electricity and water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: G

TOTAL FLOOR AREA : 348.5 sq.m. (3752 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**rare!**  
From Sanderson Young

