

# THE OLD SAWMILL

Middleton | Belford | Northumberland



**rare!**  
From Sanderson Young

## The Old Sawmill

Middleton | Belford | Northumberland | NE70 7LE

Situated within approximately 8.75 acres of woodland and grounds is this lovely country steading offering a fabulous family home

**Price: £1.25 Million**

Bamburgh 6.3 miles, Holy Island 8.3 miles, Bude 11.3 miles, Berwick upon Tweed 13.4 miles, Alnwick 17.2 miles, Newcastle International Airport 47.2 miles (all distances are approximate)

- Set within the grounds of Middleton Hall
- Distant views of Lindisfarne Holy Island
- Fishing lake offering an abundance of trout & a boat house
- Courtyard parking for many vehicles and a range of outbuildings

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## DESCRIPTION

Situated within approximately 8.75 acres of woodland and grounds is this lovely country steading offering a fabulous family home and three successful holiday cottages. Set within the grounds of Middleton Hall, The Old Sawmill and its cottages were the original outbuildings for the estate and now provide a lovely country home with excellent access to the Northumberland Heritage Coastline and villages.

The entrance leads through the main Middleton Hall and then branches off to the private road of The Old Sawmill, where a beautiful tree lined driveway leads down through a private gated entrance into the steading.

Situated to the east of the steading is the main residence, The Old Sawmill. On entering the property, a lovely entrance hallway offers access to a cloakroom/WC as well as a boot room and leads to a fabulous open plan kitchen, living and dining room, with the kitchen offering German style modern cabinets and high quality integrated appliances. The living and dining room offers a full height ceiling with exposed roof timbers, glazed windows, and wood flooring, as well as a log burning fire. There is also access to a pantry/utility area that leads through to the children's lounge.

To the east wing of the property, there is a formal sitting room which has great interior design and decoration, as well as double doors leading onto the terrace and gardens. Returning to the main hallway, access leads to three double bedrooms, two of which share a stylish Jack & Jill shower room and the third having access to an ensuite shower room. The principal staircase leads up into the tower, where the master bedroom is located, and this provides a large double room with ensuite luxury bathroom and distant views of Lindisfarne Holy Island.

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Externally, the entrance to the property provides an open courtyard with parking for many cars, adjacent to the principal fishing lake, which has been further improved with the removal of the silt works. This lake now offers an abundance of trout for fishing and a boat house.

Set within the grounds of the property is The Old Bakery, an independent cottage which offers around 967 sq.ft. of accommodation including an open plan kitchen/diner, two bedrooms, one of which has an ensuite shower room, and a separate family bathroom. There is also an attached office, which has its own access door from the rear. This property has been a successful holiday let since 2022.

Formal gardens are positioned to the central courtyard and access over the burn leads to a superb children's woodland area, as well as a range of private woodland walks surrounding the property.

Also, with within the grounds, there is a newly refurbished stable block offering four stables for storage or livery, as well as a garage, workshop, poultry shed and a wide range of outbuildings, all situated within a log and timber yard.

Finally, there is an old drying barn which could create another large property, with historic planning granted for a three bedroom cottage or equally could be used as a function room or potential wedding venue.

The property is located on the outskirts of Belford, a charming country village situated to the north of Alnwick, and is only 6 miles from the popular coastal village of Bamburgh, 8 miles from the famous Holy Island and only 13 miles from Berwick upon Tweed on the Scottish borders.

The Old Sawmill is a truly special property, which would be ideal for anyone looking for country living near the coast. Viewings are strongly recommended to appreciate the full range of accommodation on offer.



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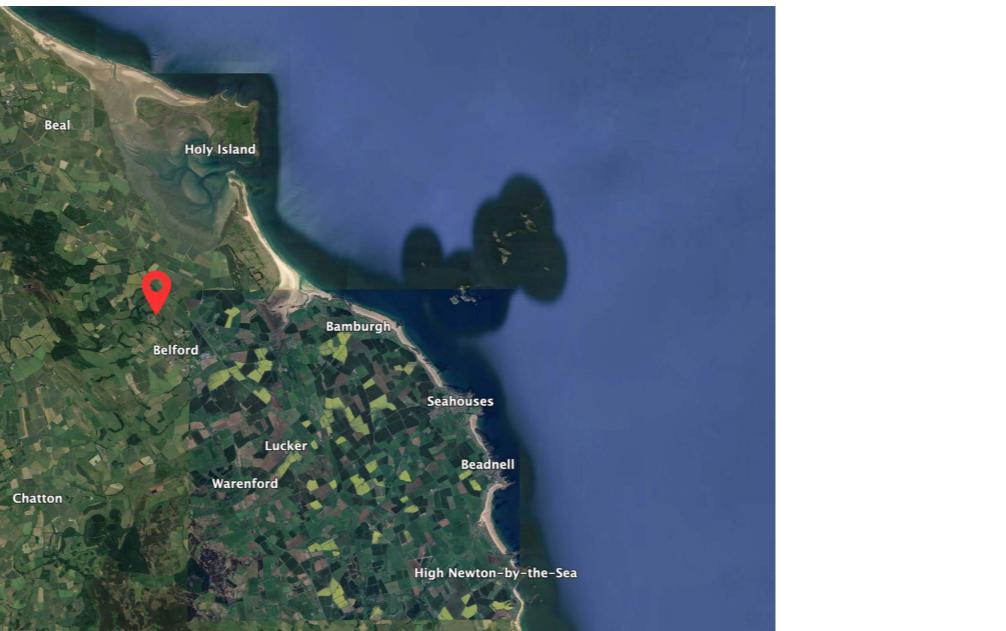
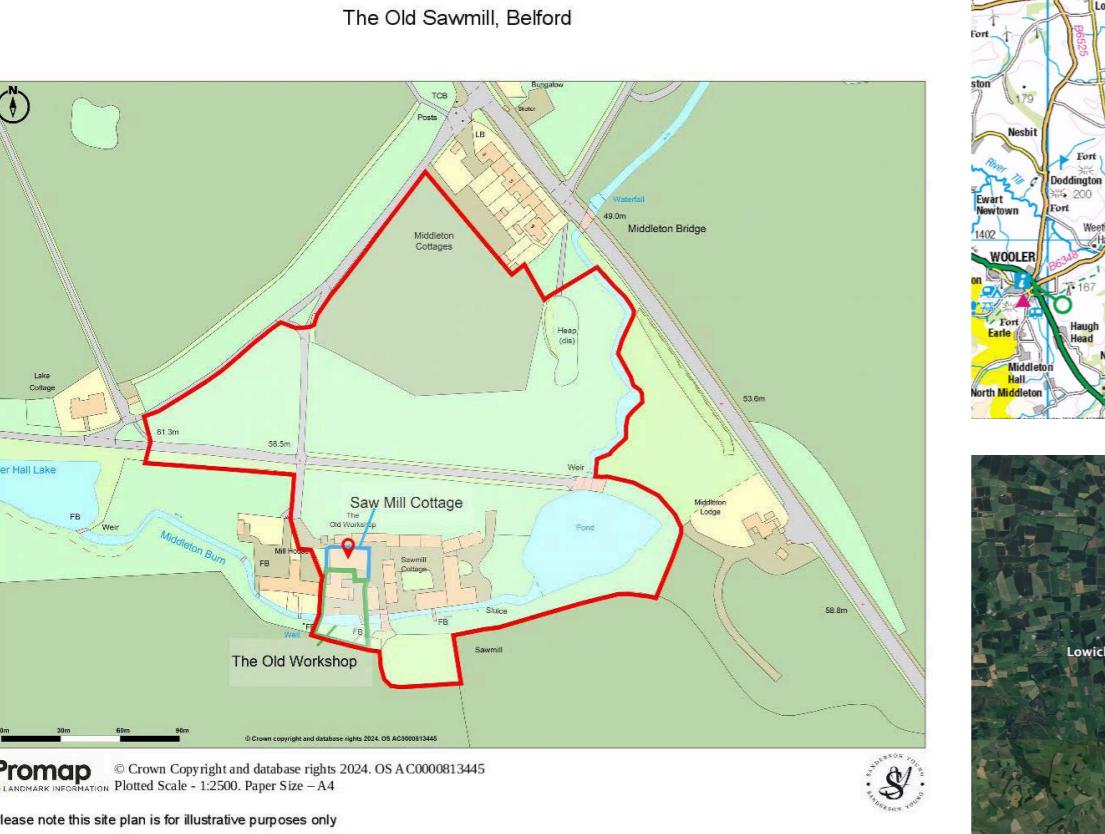
THE OLD BAKERY



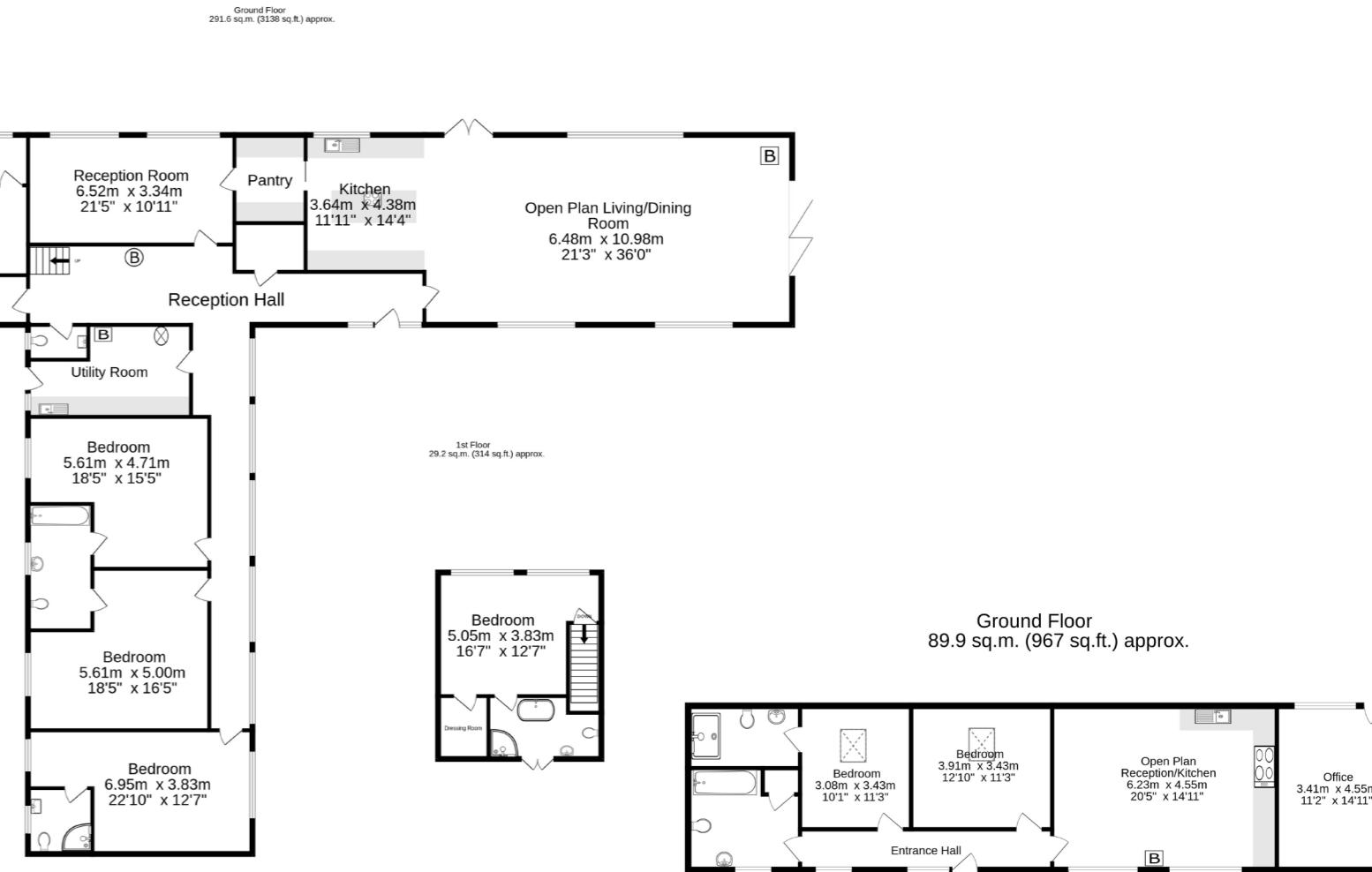
THE OLD BAKERY



## SITE & LOCATION



## FLOORPLANS



TOTAL FLOOR AREA : 320.8 sq.m. (3453 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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