



East Wing

Bolam Hall, Bolam



East Wing, Bolam Hall, Bolam, Morpeth, NE61 3UA

East Wing, Bolam Hall enjoys a magnificent setting to the north of Belsay and Ponteland, just off the A696. The property, which is believed to have been constructed in 1810, is Grade II listed and was built for Robert Horsley for his daughter Charlotte Philadelphia on her marriage to John Beresford the Baron Desies. The property is built in ashlar, with Lakeland slate roof. The East Wing has a pedimented door in second bay with Venetian window above.

In the 1980s the property was divided to provide two separate wings and the East Wing represents the most prominent of the two houses. This property was purchased by the current owner in 2015 and since that time has undergone a series of renovations to an impeccable standard throughout. The property offers very grand and spacious accommodation, which enjoys views principally to the south and to the east. The property is approached through a stone pillared access via electronic gates into an impressive private driveway. It connects through two grazing paddocks, one of which belongs to the property, and leads into the open lawned gardens.

Boasting in excess of 4650 sq.ft, the internal accommodation comprises: Entrance vestibule with cloaks cupboard | Stunning reception hallway with beautiful ornate cornicing, ceiling roses and a grand staircase leading to the first floor | Beautiful formal living room with dual aspect views to the south and east, benefitting from a feature period fire surround and gas fire | Substantial sitting room overlooking the formal gardens with a gas fireplace | Generous dining room with picture rail detailing and access into the kitchen | Open plan refitted kitchen, dining & living room with dual aspect views and a log burning stove | The kitchen is extremely well equipped with integrated Bosch appliances, large central island and modern worktops and cabinetry | The kitchen provides a separate side entrance | Ground floor WC.







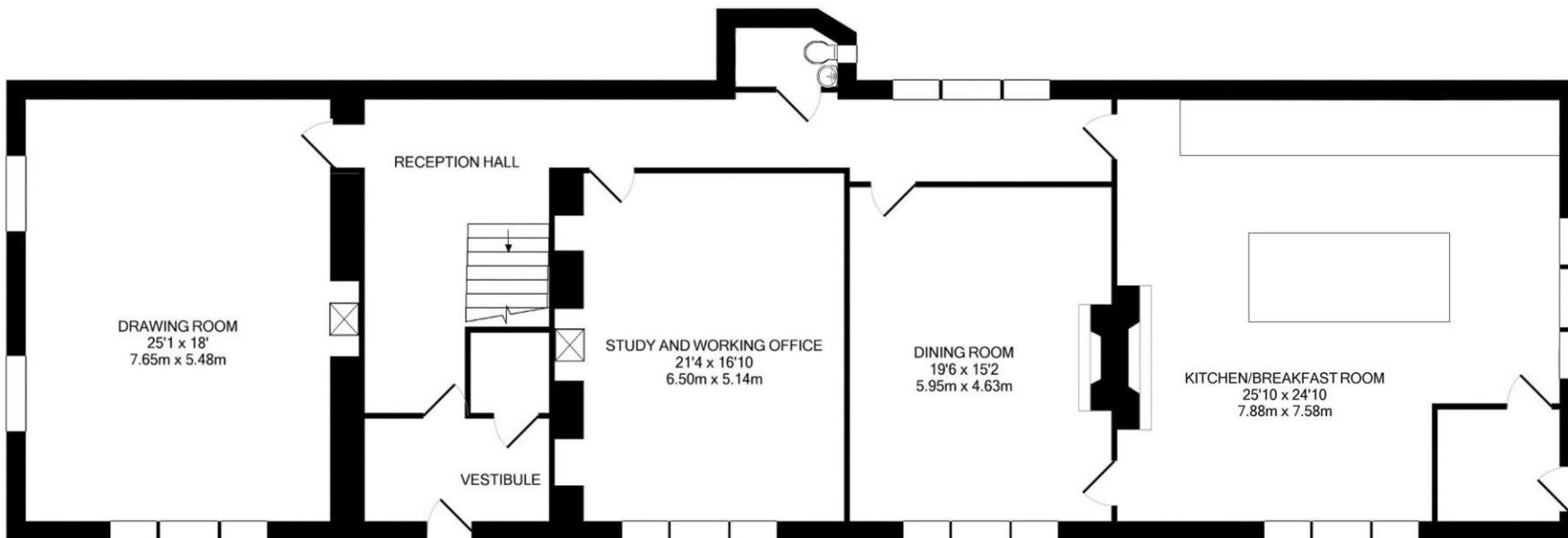
The grand staircase then leads to the first floor landing with a picture window onto the stunning gardens | The southern corner of the property accommodates two generous double bedrooms with access onto a contemporary refitted shower room with recessed lighting | The landing then leads to a further large double bedroom with access onto a fantastic refitted bathroom benefitting from a four piece suite | A night passageway connects to the northern corner of the property | The primary suite is a substantial double bedroom with beautiful fireplace and leads on in turn to its dressing room with fitted wardrobes, as well as connecting through to its own separate living room, which is a versatile space and could be utilised as a fifth bedroom. The primary suite also has access onto its own stunning ensuite bathroom with four piece suite including standalone Lusso stone tub.

Externally, the property sits on a plot of approximately 6.5 acres and is approached via its own private driveway with ample parking to the southern and northern corner of the property on its gravel drive | The formal lawned gardens sit to the easterly aspect of the property and are extremely well maintained | The grounds include woodland to the north & east and there is a charming footpath woodland walk within the grounds | A detached outbuilding offers a separate entertaining kitchen with guest WC, as well as a further detached useful log store | Within the formal gardens sits an idyllic well and folly, as well as a lovely summerhouse to enjoy the evening sun | To the south eastern boundary sits a substantial paddock measuring approximately 3.8 acres.

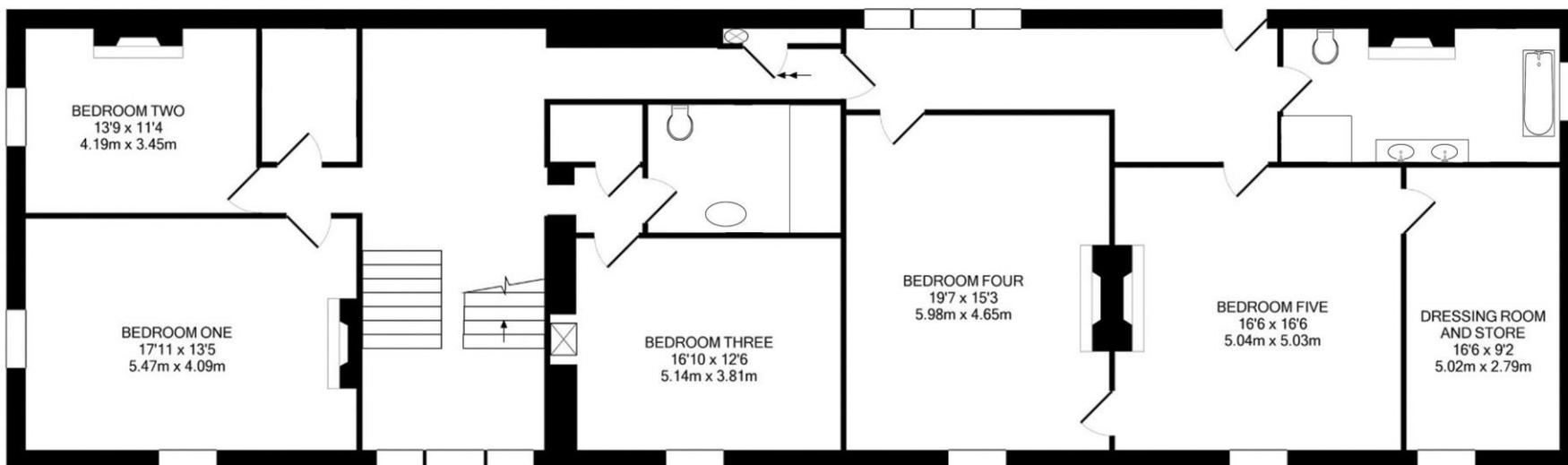
Bolam is well located for access to Whalton to the east and Ponteland to the south. It is also well placed for the International Airport serving the North East. Locally there are many stunning walks, including the nature reserve at Bolam Lake.

Price Guide: Guide Price £1,750,000





GROUND FLOOR



1ST FLOOR

BOLAM HALL EAST WING, BOLAM, MORPETH, NORTHUMBERLAND, NE61 3UA
 TOTAL APPROX. FLOOR AREA 4654 SQ.FT. (432.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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