

# LINNELS

Hexham | Northumberland





**rare!**  
From Sanderson Young

## Linnels

Hexham | Northumberland | NE46 1TS

A very special property in a fabulous location with stunning remodelled accommodation and a magnificent garden site

**Guide Price: £3,500,000**

*Hexham Town 2.6 miles, Corbridge 3.5 miles, Newcastle International Airport 18.7 miles, Newcastle City Centre 22.3 miles (all distances are approximate)*

- Positioned to the south of Hexham & Corbridge is an area of fabulous natural beauty
- Separate stone-built five-bedroom coach house/guest house
- Formal gardens and grounds extending to approximately 12.46 acres with woodland and grazing land
- Full transformation carried out by the current owners since their purchase in 2021
- Picturesque views to an historic 18th century mill, complete with original workings, and small waterfall
- High end design finishes inside and out, and a wealth of original features including ornate coving and fireplaces
- Sporting and fishing rights included

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## DESCRIPTION

Positioned to the south of Hexham and Corbridge in an area of fabulous natural beauty is this beautiful, stone-built country house, with separate stone-built five-bedroom coach house/guest house, formal gardens, woodland and land suitable for grazing. Set back on the north-western side of Devil's Water, the property has a magical approach from the south, where it passes over a lovely 17th century stone bridge with picturesque views to an historic 18th century mill, complete with original workings, and small waterfall which comes as part of the estate.

The formal gardens and grounds surrounding the property extend to approximately 12.46 acres, incorporating an 18th Century mill, formal lawned areas with delightful woodland pathways that run alongside the meandering river frontage to the western boundary, as well as to the north an embankment of mature trees rising to the grazing paddock and field above, with separate access. Sporting and fishing rights included.

There are two vehicular access points, one leading to Linnels itself and the other connecting to the separate detached Coach House.

Purchased by the current owners in 2021, the property has undergone a complete refurbishment to a very high standard with beautiful, high end design finishes inside and out, and a wealth of original features including ornate coving and fireplaces.

The principal entrance to the property has been reopened with access from the south eastern corner, leading in through the vestibule to the reception hallway, with its magnificent wood panelled ceiling, lovely feature fireplace and the fabulous marble flooring, which continues throughout much of the ground floor, contrasting with extra wide wood flooring to other rooms.









Connecting from the central hallway is a drawing room, with beautiful stained and feature glass window and fireplace, as well as a library which is a very elegant room to the opposite side of the hallway, also with a period fireplace.

The rear of the entrance hallway connects onto a cloakroom WC with a marble vanity and high level Catchpole & Rye cistern, and storage space, as well as to the impressive office and working studio with its lovely bay window.

The kitchen/breakfast room is to the rear and side of the property and has been completely refurbished to a very high standard, with a tasteful range of lightly coloured Smallbone cabinets and a top of the range working AGA with 6 ovens and a separate grill, which is set into the recess. The kitchen leads onto a newly-formed dining room, which has been a superb refurbishment of the old entrance hallway and access point.

The main extension to the ground floor links the kitchen through to the south western corner of the house with a super large family room, living room and entertainment area.

There is also a sun lounge/conservatory which links from the drawing room, and this also has a beautiful aspect overlooking the gardens and grounds.

The elegant staircase leads up to the first-floor landing, which has also seen several improvements and redesigns to the accommodation that was previously set out in that area.

The master bedroom suite now provides a stunning large suite with professionally equipped and fitted dressing room, with a beautiful arrangement of high-quality cabinets and furniture. It has its own ensuite luxurious marble bathroom and WC with a wet room shower, complete with Catchpole & Rye fixtures throughout.











There are four further double bedrooms, tastefully decorated and finished with high-quality lighting and original fireplaces, each with their own ensuite shower and bathroom areas.

The Coach House is a detached, principally two-storey building, which includes a single-storey converted barn under a pitched roof with exposed roofing timbers and lovely glazed folding doors that give access overlooking the courtyard and gardens. The whole of this building has been refurbished to provide five double bedroom suites, a beautifully fitted new kitchen/breakfast room, fully integrated, and a superb feature barn and lounge, as well as utility and storage space.

The master bedroom to The Coach House is also highly impressive with a beautiful ensuite bathroom and feature bath.

Linnels and the Coach House offer a truly special property for any prospective purchaser looking for a unique home in an enviable location.

Historical notes: the Battle of Hexham (1464) was fought at Linnels and famously marked the end of significant Lancastrian resistance in the north of England when the rebel Lancastrian forces were trapped between the high ground and Devil's Water. The 17th century mill at Linnels was fully refurbished in 2014 by conservation experts and contains a rare and exceptionally complete set of 19th century milling equipment and kilns. It also includes an early 20th century hydroelectric turbine which made Linnels one of the first houses in the world to have access to electricity.





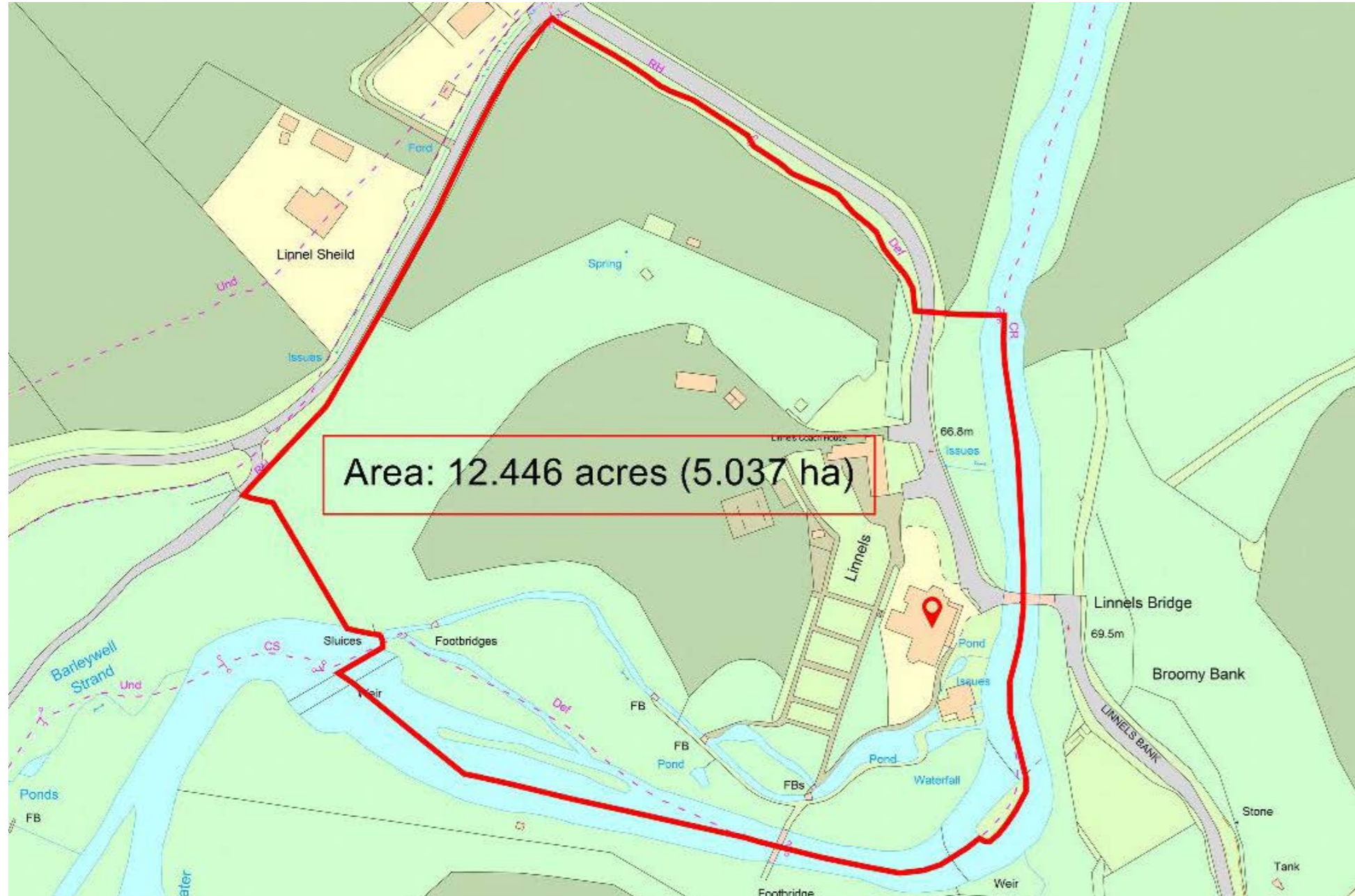








## SITE & LOCATION



18



## FLOORPLANS



Total area: approx. 477.8 sq. metres (5142.7 sq. feet)  
The Linnels, Hexham

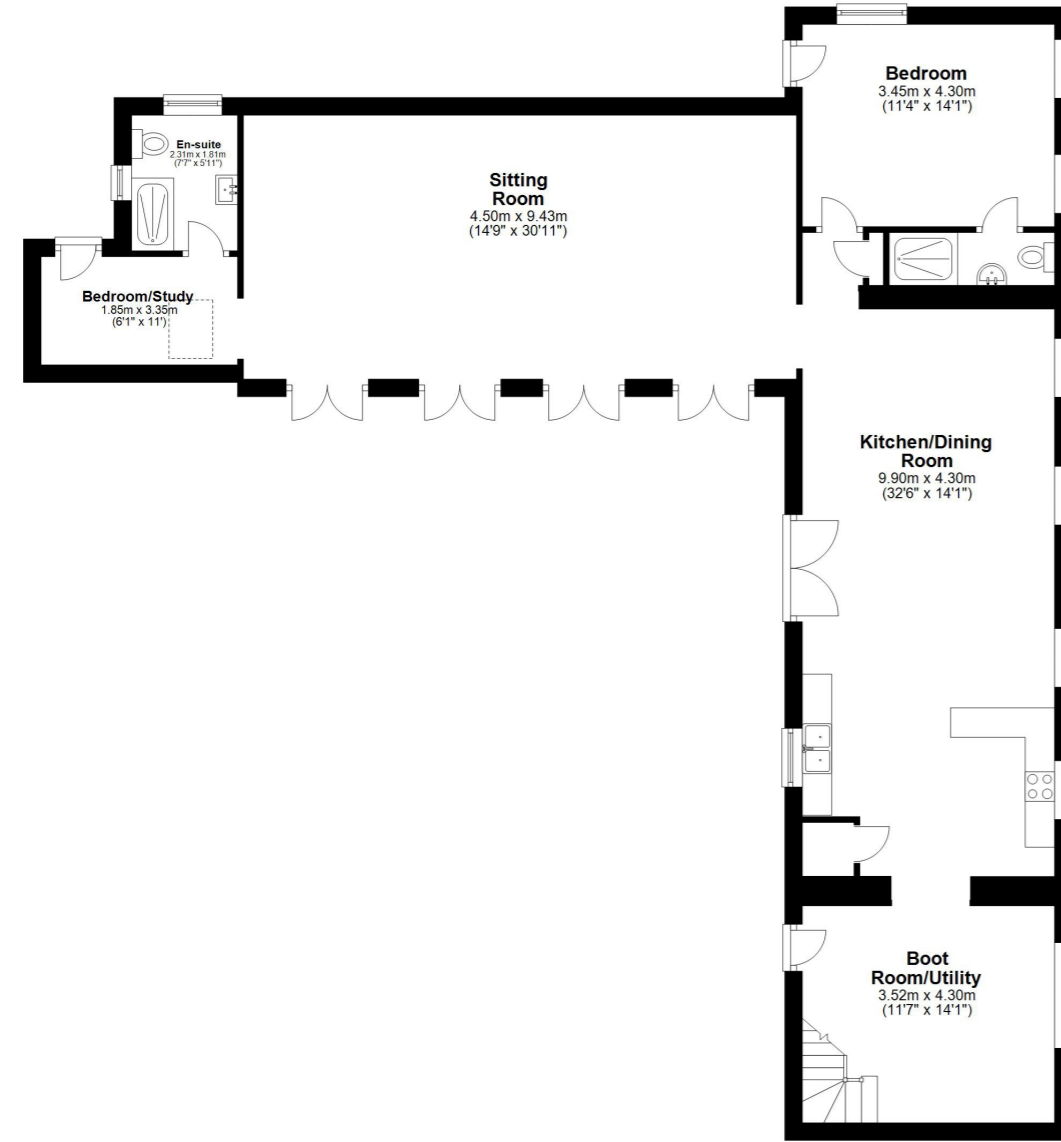
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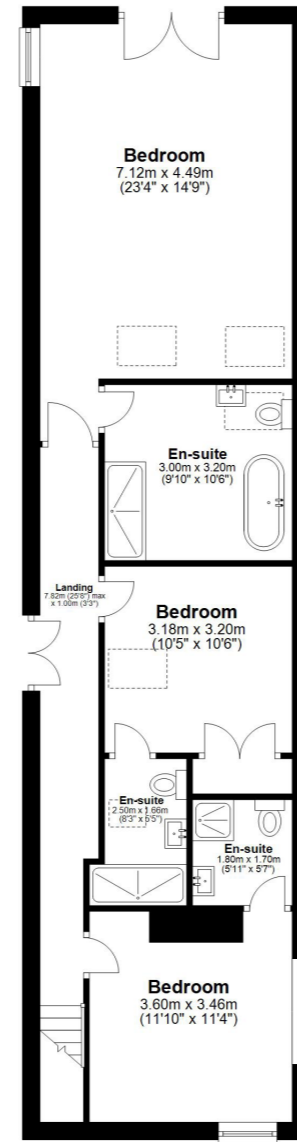


# THE COACH HOUSE - FLOORPLANS

**Ground Floor**  
Approx. 134.4 sq. metres (1446.7 sq. feet)



**First Floor**  
Approx. 80.5 sq. metres (866.7 sq. feet)



Total area: approx. 214.9 sq. metres (2313.3 sq. feet)  
**The Coach House, Hexham**













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