



# THE GRANGE

Middlepart Farm | Belsay | Northumberland





**rare!**  
From Sanderson Young

## The Grange

Middlepart Farm | Belsay | Northumberland | NE20 0HB

Stunning country home offering an idyllic lifestyle and far reaching views over surrounding countryside

**Guide Price: £1,250,000**

*Ponteland 7.6 miles, Newcastle International Airport 9.0 miles, Morpeth 10.9 miles, Newcastle City Centre 15.7 miles (all distances are approximate)*

- Traditional stone built detached family home
- Offering an abundance of versatile living space
- Outstanding views over open countryside
- Circa 2 acres of formal gardens and grounds

**Sanderson Young rare! Office**  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
rare@sandersonyoung.co.uk  
0191 223 3500





## DESCRIPTION

Within this sought after country village, surrounded by miles of open countryside, is this gorgeous, traditional stone detached family home, converted from farm buildings approximately 30 years ago. Offering an abundance of elegant living space and sitting in circa 2 acres, this picturesque property has a magnificent kitchen/breakfast room, stone arched windows, open fireplaces, tiled and stone flagged floors, double glazed sash windows, ample parking space and garaging, as well as the most beautiful gardens, giving you all you could imagine for the most idyllic lifestyle.

This stunning property is within an enclave of just two properties and is approached via a long private lane skirted by acres of beautiful countryside. Entered via an electric gate off the C156, and through a set of wooden gates, a gravel driveway with abundant trees, shrubs and lawns on either side guides you to a large parking area and a double garage on the left.

The accommodation briefly comprises:

Ground Floor: Grand reception hall with graceful turned staircase and lift to the first floor | Fabulous Gin Gan with traditional curved walls, exposed beams, five windows overlooking the gardens, and magnificent fireplace with wood burner, impressive stone surround and chimney | Cosy sitting room with marble fireplace and log burner, and a part glazed door into the garden | Sewing/craft room | Home office with a range of bespoke bookcases with cupboards below, and a part glazed door opening to the rear garden | Cloakroom/WC with wood panelling | L shaped inner hall with French doors opening onto a wide expanse of lawn with outstanding views beyond | Impressive dual aspect dining room with graceful fireplace, arched windows and doors to the gardens | Glorious country kitchen/breakfast room with traditional stone walls, an extensive range of elegant cabinets, fabulous Aga with built in double oven and electric hob, space for an American style fridge freezer, island with granite work surface with storage and bookcases below, Welsh dresser, large pantry with floor to ceiling shelving; two lovely stone arches, one with French doors, provide superb views over a gravelled seating area and orchard garden | Utility room | Second cloakroom/wc











First Floor: Galleried landing with windows on either side | Stunning triple aspect principal bedroom suite with exposed beams, fitted wardrobes on two walls, views over the gardens and Victorian style en suite with freestanding roll top bath, shower cubicle, twin wash hand basins set into a marble topped vanity unit, twin mirrors, bidet and WC | Four further double bedrooms, all with magnificent views over the gardens and two with en suites | Luxury family bathroom with wood panelled bath, shower cubicle, wash hand basin set into a vanity unit, and WC

The outside of this beautiful property is just as elegant as the inside. From the lane, a sweeping gravel driveway lined with lawns, mature shrubs and trees, and the most fabulous, far reaching views, leads to the front of the house where, on the left, is the double garage with twin up and over doors. Double wooden gates lead from the driveway into the formal gardens, which wrap around the house, with expansive and beautifully manicured lawns, which are bordered by an abundance of trees and hedgerows as well as a range of well established shrubs and borders, and idyllic seating areas; a stone built, open fronted outbuilding, with electricity supply and central ceiling lantern, could provide a summer house or storage.

This stunning family home sits in the picturesque village of Belsay with Bolam Lake Country Park nearby, yet within easy reach of the A696 and Newcastle International Airport. Belsay is well known for its historic castle and gardens, and Victorian Belsay Hall. Belsay's quaint village shop is an iconic local store where you can find everyday essentials alongside local delicacies, daily newspapers, cards, gifts and, of course, delicious snacks. Ponteland, with its medieval church and village green, is minutes away and has a good range of local amenities, including a Waitrose store, friendly public houses and cafes, trendy wine bars and bistros, local shops and restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs.

The city of Newcastle Upon Tyne is just a short drive away and provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway, as well as the airport. Newcastle Central rail station provides regular train services to the cities of Edinburgh and Glasgow in Scotland, or York and London.

Services: Mains electricity & water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: E











12



13

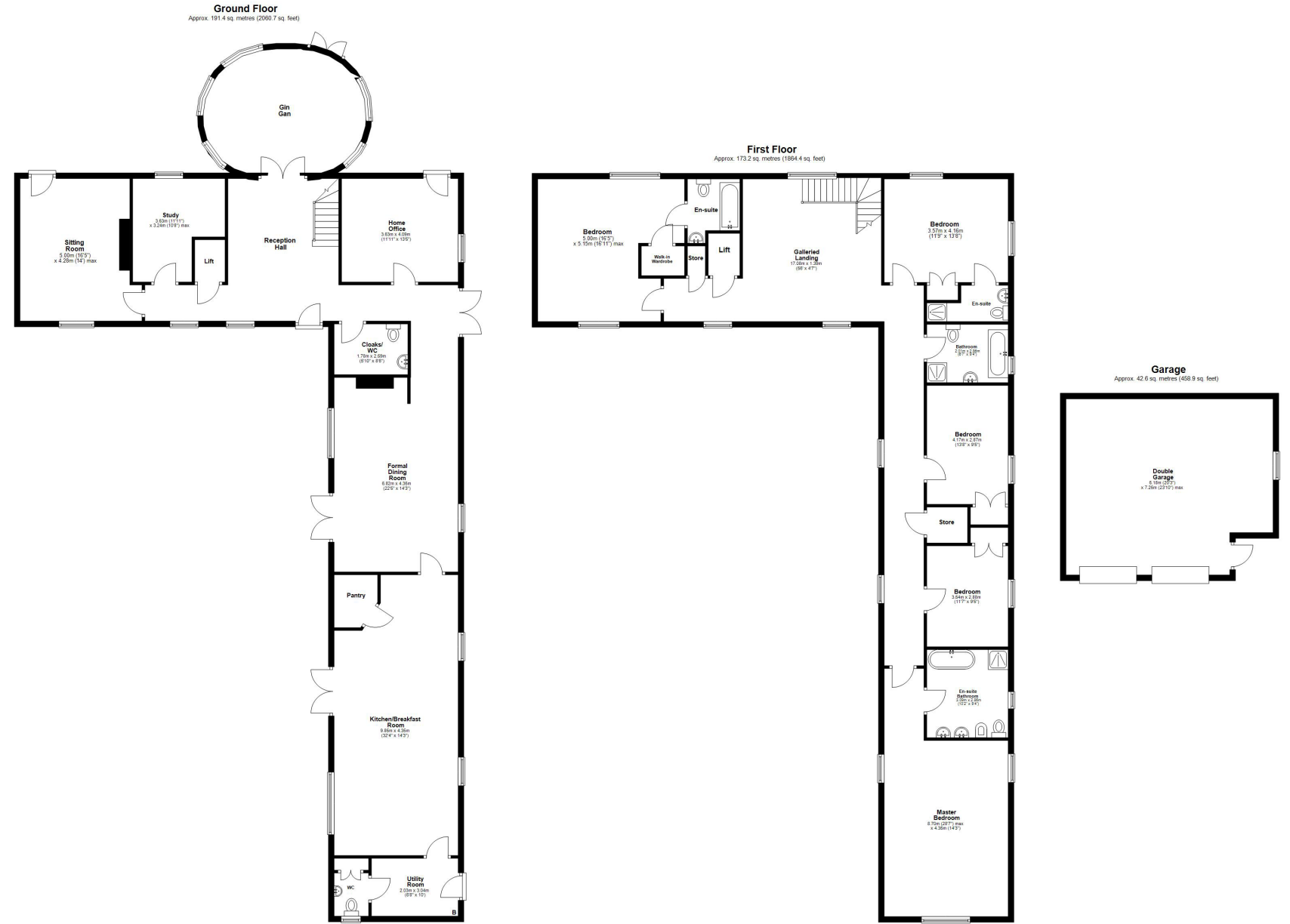








# FLOORPLANS













# rare!

From Sanderson Young

**Sanderson Young rare! Office**  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[rare@sandersonyoung.co.uk](mailto:rare@sandersonyoung.co.uk)  
0191 223 3500