

# BELLISTER CASTLE

NORTHUMBERLAND



# BELLISTER CASTLE

NORTHUMBERLAND | NE49 0HZ

Stunning 17th Century Castle with Pele Tower and Lodge, presented to an impressive standard throughout, set in about 4.51 acres within The National Trust protected parkland

- Bellister Castle is a superb fully renovated six bedroom home extending to 4,778 sq ft.
- The Lodge is a traditional two bedroom restored gatehouse, extending to 1,159 sq ft.
  - Range of beautiful stone outbuildings, with a variety of potential uses.
- Private parkland setting with formal lawns, orchard, plus outstanding specimen trees and ancient woodland.
  - Walking distance to South River Tyne with 1 x rod licence.
- Accessible location, the A69 linking east-west, mid-point between Newcastle and Carlisle (Newcastle International Airport 35 miles)

**In all about 4.51 acres (1.83 hectares)**

**Freehold Lease (125 Years from August 2020), for sale with Freeholder being The National Trust**

*Hexham - 16 miles, Brampton - 12 miles, Carlisle - 22 miles, Newcastle - 37miles  
(All distances are approximate)*



**Savills York**  
River House, 17 Museum Street  
York YO1 7DJ  
wdouglas@savills.com  
01904 617800



**Sanderson Young**  
95 High Street, Gosforth  
Newcastle, NE3 4AA  
ashleigh.sundin@sandersonyoung.co.uk  
0191 223 3500

**SITUATION**

Bellister Castle is superbly situated close to the Northumberland National Park and moments from the South Tyne River. The area itself is endowed with a rich history, falling within close proximity to Hadrian's Wall and other Roman landmarks, forming a fitting backdrop to this Medieval Castle, believed to be built of stone from Hadrian's Wall. The Castle sits proudly on an elevated motte within 1,200 acres of National Trust parkland, screened by outstanding mature woodlands..

The immediate surroundings are typically rural and peppered with ancient woodlands and natural landmarks, amidst traditional livestock farms and undulating grassland.

There are good transport connections being close to the A69 and almost equidistant between Newcastle and Carlisle, providing useful access to both Cumbria, Northumberland and a choice of routes south via the A1 or M6, with rail networks to London within 2hrs 35mins. Newcastle International Airport is 35 miles to the east.

**DESCRIPTION**

Bellister Castle has been a labour of love for the current owners who have fastidiously brought the property back to full glory alongside The National Trust. Attention to detail is in every aspect, combining all the luxuries of modern-day living set within a superb example of an historic, fortified mansion with rich provenance. The rarity of such an opportunity is self-evident and is presented to a superb standard throughout. It is an opportunity for a purchaser to buy into the fabric of England.





The Castle's origins can be traced back to medieval times with the adjoining pele tower dating back to the 12th Century.

In the intervening period the Castle has been through various notable ownerships who have undertaken its preservation and remodelling at various points in history. The latest extension and partial rebuild was carried out by John Dobson, further enhancing its unique features and character to form the existing footprint.

In its current form, the Castle now offers a rare combination of modernity and comfort against a backdrop of outstanding historical features, successfully blending past and present to create a beautiful, manageable family home set within stunning private grounds.

In addition to the Castle, the property includes a 2 bedroom Lodge, with courtyard outbuildings positioned at the entrance of the private tree lined drive leading to a range of Grade II Listed buildings currently providing storage and garaging.

In all, the Estate extends to approximately 4.51 acres framed by mature specimen trees and woodland, surrounded by open countryside. The grounds also include an established orchard, walled garden and extensive south facing lawns with shrub borders and Ha-Ha.



## BELLISTER CASTLE

Bellister Castle is Grade I Listed with the earliest parts believed to date from the 12th Century when the remains of the Tower were first constructed and now adjoin the core of Castle. Over the centuries this was developed into the current structure with later additions in the 17th, 19th and 20th Centuries. The Castle is distinguished by fully restored mullioned windows and crenellations with various other prominent historical features throughout. Whilst comprehensive provisions have been made for modern-day comfort, these have been carefully incorporated into the Castle's existing fabric to preserve the atmosphere and complement the property in full measure.

Internally the accommodation extends to over 4,778 sq ft. arranged over three floors. The ground floor comprises entrance hall and sitting room with large wood burning stove, breakfast kitchen with limited edition Everhot range, dining room with decorative fireplace and silk walls, drawing room with beautiful decorative ceiling, window seats and French doors leading to the garden. In addition, there is a laundry room, boot room and cloakroom, plus recently reappointed boiler room.

A handsome staircase ascends to the first floor with a substantial principal bedroom with three bay windows overlooking the parkland gardens. There is a sizeable ensuite bathroom with fully renovated 19th century fountain bath and ornate period chiffonier, plus two further double bedrooms and bathroom.

The second floor includes a large bedroom suite to the far end, plus up to three further double bedrooms as required and a newly appointed bathroom with shower.

The property benefits from a fully updated oil fired central heating and water system in 2024.



**GARDENS & GROUNDS**

A private treelined drive forms the approach to the Castle and buildings, south of which are the grounds comprising lawned gardens and an established orchard, flanked on all sides by mature trees with woodland and Ha-Ha, forming the southern boundary of the property. Lying north of the buildings is a beautiful example of a traditional walled garden, immaculately kept and befitting the Castle.





**FARMHOUSE, GARAGING, BARN & STORES**

Immediately to the northwest of Bellister Castle are a substantial range of Grade II Listed buildings of sandstone construction beneath slate flags and concrete roof tiles. The buildings date back to late 1700s onwards and are of single and double height forming a horseshoe shape comprising the original farmyard, threshing barn, former coach house and farmhouse, complete with archways and mullioned windows amongst other original features. The buildings are currently used for storage and extend to 6,507 sq ft in total.

## BELLISTER LODGE

The Lodge is a picturesque, detached two bedroom house of stone construction situated at the entrance to the private driveway. Fully refitted in 2020, the ground floor accommodation comprises kitchen, sitting room with stone fireplace, separate office and utility room. A staircase ascends to the first floor which consists of two double bedrooms and family bathroom with bath, overhead shower, WC and wash basin.

To the rear is a private courtyard plus garden with terrace and mature shrubs. A gravelled parking area lies immediately adjacent.



View of South Tyne River (outside of demise)



## GENERAL INFORMATION

### TENURE

The Freehold Lease of the property is offered for sale with vacant possession and 120 years remaining. The Freehold owner, The National Trust, will be consulted when transferring the leasehold.

### RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. There are no public rights of way over the property. The freehold owner has limited external access rights, further information available on request.

### FIXTURES AND FITTINGS

All items normally designated as fixtures and fittings including curtains, carpets, blinds, light fittings and garden statuary are specifically excluded from the sale, but may be available by separate negotiation. Private internet and vehicle number plate, relevant to Bellister, are available for purchase.

### SERVICES

Mains electricity, mains water, fibre internet, and private drainage.

### LOCAL AUTHORITY

Northumberland County Council  
County Hall, A197, Morpeth NE61 2EF

Tel: 0345 600 6400

### DESIGNATIONS

Bellister Castle is Grade I Listed (List Entry Number: 1045292)

Range of farm buildings are Grade II Listed (List Entry Number: 1370286)

The remains of the Tower are listed as a Scheduled Monument. List Entry Number: 1002910

(Retained and fully maintained by the National Trust)

### COUNCIL TAX

Bellister Castle - Band H  
Bellister Lodge - Band C

### ENERGY PERFORMANCE CERTIFICATES

Bellister Castle - Exempt  
Bellister Lodge - Band E

### METHOD OF SALE

Bellister Castle is offered for sale by private treaty, prospective purchasers are encouraged to register their interest with Savills.

### VIEWING

Strictly by appointment through the joint selling agents.

### WHAT3WORDS

///kings.braved.committed

### POST CODE

NE49 OHZ (nearest)

### HEALTH AND SAFETY

Given the potential hazards we would ask you to be as vigilant as possible when inspecting for your own personal safety.

### DATE OF INFORMATION

Particulars prepared - February 2025  
Photographs taken - September 2024  
Reference - 241118 WD/LS



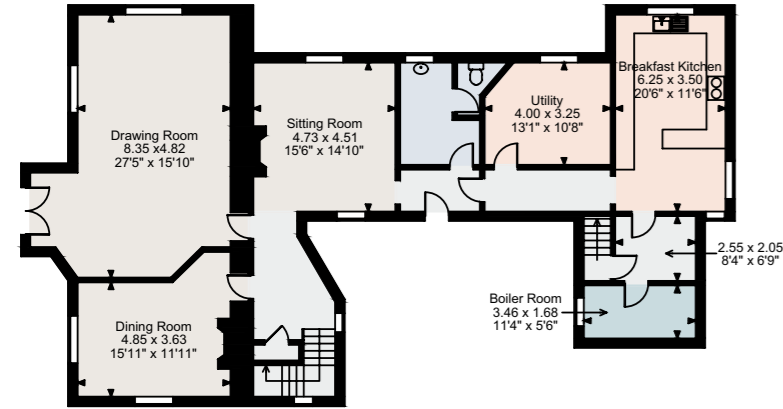
**IMPORTANT NOTICE** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# BELLISTER CASTLE

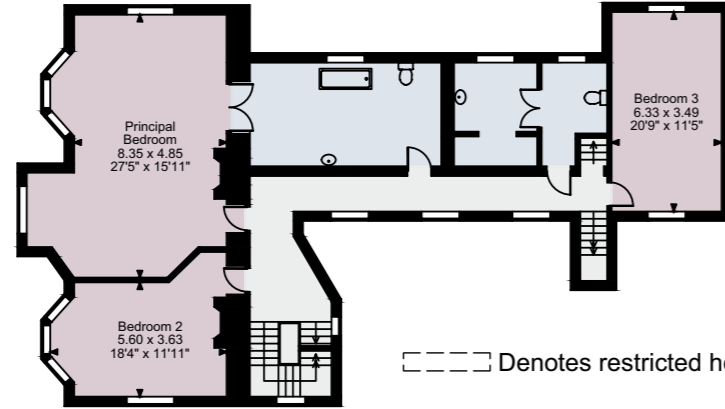
**Gross Internal Area (approx)**  
**Main House** 444 sq m / 4,778 sq ft  
**Lodge** 108 sq m / 1,159 sq ft  
**TOTAL** 552 sq m / 5,937 sq ft

For identification only - Not to scale

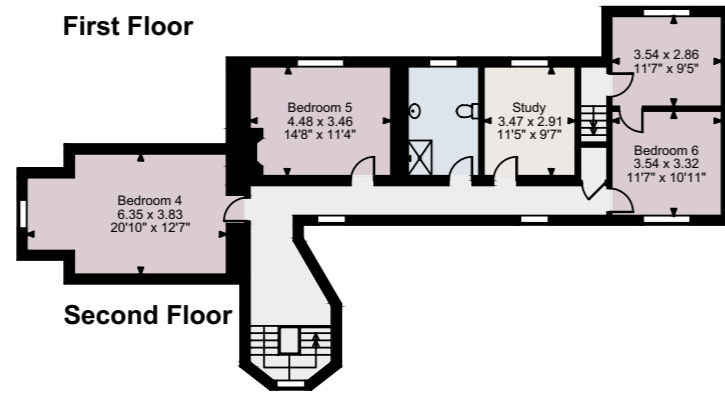
Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			104
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient • higher running costs			



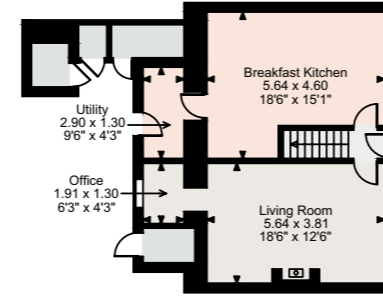
Ground Floor



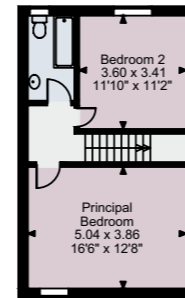
First Floor



Second Floor



Lodge Ground Floor



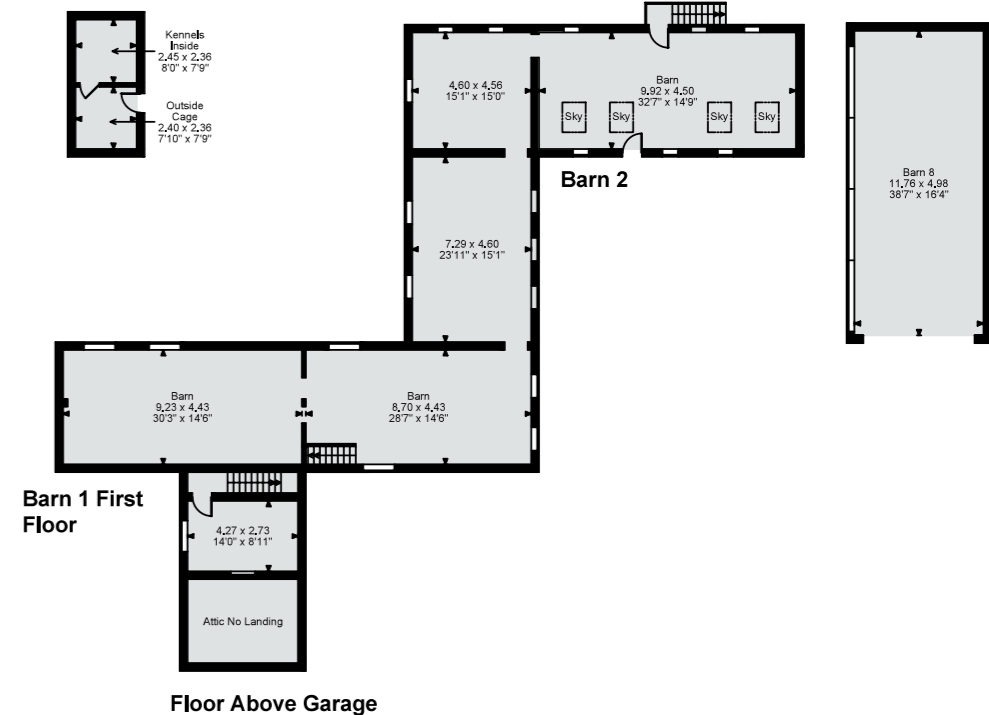
Lodge First Floor

--- Denotes restricted head height



Barn 1 Ground Floor

Barns 4



Barn 1 First Floor

Floor Above Garage

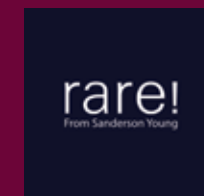


Barn 8



**Savills York**

River House, 17 Museum Street  
York YO1 7DJ  
wdouglas@savills.com  
01904 617831



**Sanderson Young**

95 High Street, Gosforth  
Newcastle, NE3 4AA  
ashleigh.sundin@sandersonyoung.co.uk  
0191 223 3500