



GHYLLHEUGH ESTATE

Longhorsley | Morpeth | Northumberland | NE65 8RF



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rare!

From Sanderson Young

Ghyllheugh Estate

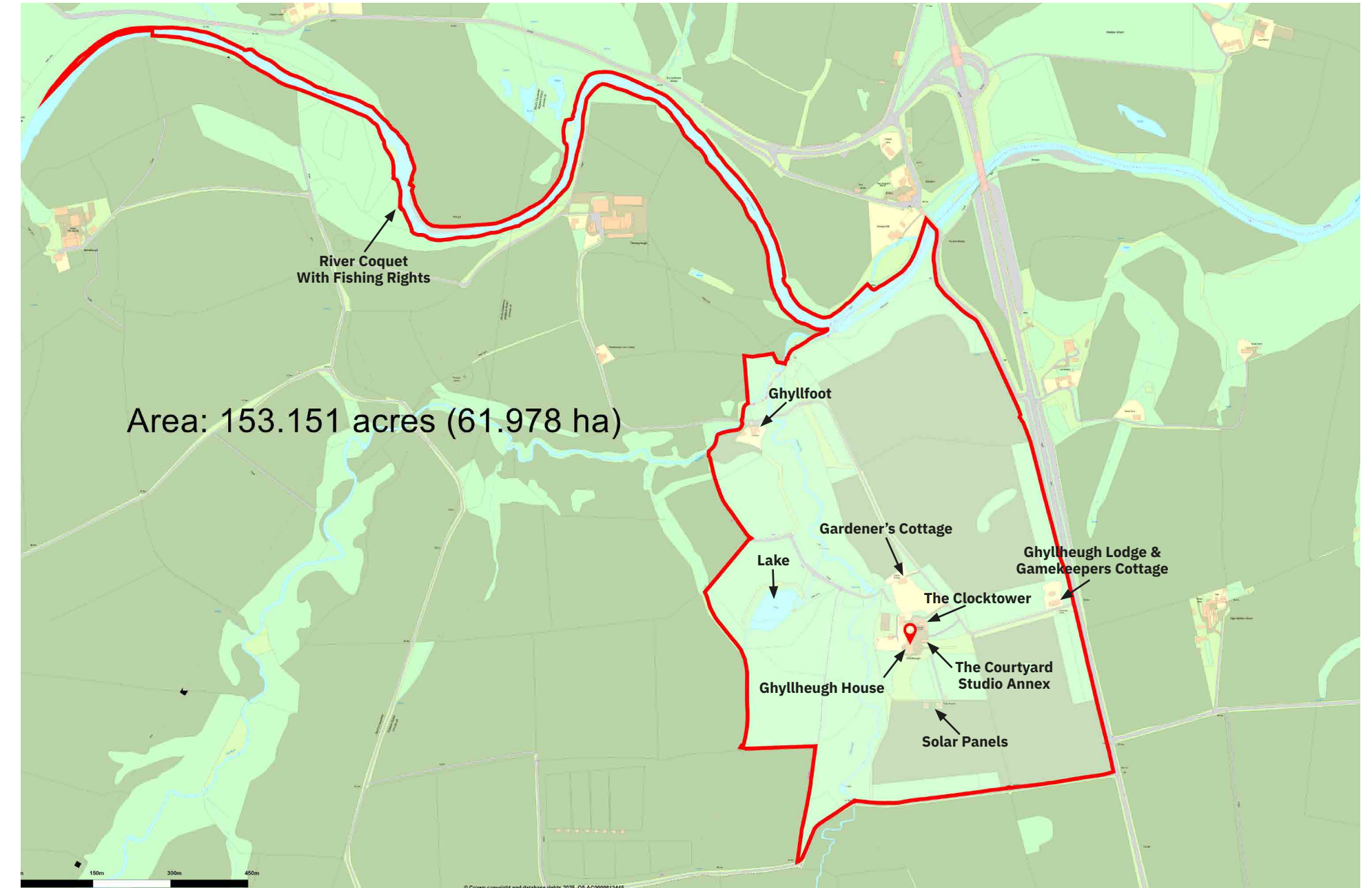
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Substantial and attractive country estate in a secluded and beautiful rural position with land and fishing

Rothbury 6.8 miles, Morpeth 9.6 miles, Morpeth Mainline Station 10.1 miles, Alnwick 12.7 miles, Newcastle International Airport 20.9 miles, Newcastle City Centre 25.1 miles (all distances are approximate)

- Ghyllheugh House provides 7 bedrooms, 6 bathrooms, a fabulous large reception hall and staircase, 4 principal reception rooms and a beautiful family kitchen/breakfast room, basement, gym, utility and wine cellars.
- Ghyllfoot is set in a privileged private woodland setting with 3 reception rooms including a stunning orangery, 4 bedrooms, 2 bathrooms, and an agricultural barn.
- The Clocktower offers a first floor flat with 2 bedrooms, one of which is ensuite, family bathroom, a lovely beamed lounge/kitchen, separate study and a utility room.
- Gardener's Cottage is a detached residence with lounge, dining room, conservatory/ garden room, 2 bedrooms, one with ensuite bathroom, and family shower room.
- Gamekeepers Cottage & Ghyllheugh Lodge are two semi detached properties, both with 2 ensuite bedrooms, and a study/third bedroom; garaging and store buildings.
- The Courtyard Studio Annexe provides two bedrooms, bathroom and first floor large feature lounge with open timber detailing and kitchen/dining area.
- Gardens & Grounds extend to 153 acres including 63 acres of amenity woodland and about 63 acres of grass pasture.
- 1.5 miles of fishing rights on the River Coquet with sea trout and river salmon.
- Stable block with 5 loose boxes, tack room, workshop & fuel store.

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Ghyllheugh House is at the centre of this beautiful Northumbrian estate. The house is constructed in a substantial Victorian fashion in a baronial style. The house is of mellow sandstone elevations between graded Cumbrian slate roofs and has developed over time from what was originally built as a tower house. The approach to the estate is through impressive gates and down a straight tarmacadam driveway. Only at the last minute does one see the principal house as the drive sweeps round and into a courtyard through a second set of gates.

The house, associated outbuildings and grounds form a most idyllic place to live in privacy and seclusion yet within extremely easy striking distance of the major financial and communication centres of the North East.

Whilst Ghyllheugh is a substantial house, it is easily managed. The internal accommodation is free flowing and exceptionally laid out for those who are used to entertaining on a grand scale. Equally, the accommodation allows for sensible use of downstairs space and occupation by only a few people.

The front door opens into a generous reception hall with a cupola and views through multi-pane mullion windows down the garden to the swimming pool. The cloakroom is just off the entrance hall and a staircase leads down to the basement where there is a gymnasium with sound system and mirrored wall, wine cellar and utility room as well as the general safe and store room.

The panelled oak inner hall has a fabulous fireplace with stone surround, inglenook and log burner, and an oak staircase which rises to the first floor. The principal reception rooms and another cloakroom are arranged off the inner hall.







Ghyllheugh has a fantastic open plan L-shaped living kitchen with a dining area as well as a day to day sitting area. The kitchen is arranged around an Aga, whilst below the polished granite topped work surfaces are various first class integrated appliances. The double ware kitchen sink is set within a granite topped island unit; lighting is from inset low voltage lights and there are oak ceiling cornices. The sitting area has a wood burning stove as a focal point and a high cathedral style ceiling as well as fine views of the formal garden.

There is a pantry conveniently arranged off the kitchen with a timber spiral staircase rising to the first floor to a bedroom and bathroom.

The formal drawing room is a magnificent room with generous proportions, a high ceiling and fabulous south facing views of the garden. There is a feature open fireplace with marble surround and mantel and a door leading to the oak framed garden room which has a stone floor and double glazed windows. The pillared door in the southern elevation has become a superb feature. The garden room is an excellent place to enjoy the views of the garden; particularly the spectacular cedar trees.

The highly impressive snug is an atmospheric room with partly panelled walls around the feature fireplace with log burner, and timbered ceiling. This room also has excellent views south of the garden and a stripped wood floor.

The stunning dining room has a fine feature fireplace with stone hearth, surround and mantel, timber panelled ceiling and proportions which allow for generous scale entertaining.



Returning to the inner hall, the broad timber staircase leads to a half landing with beautiful mullion window overlooking the garden, and then on to the first floor where there are five double bedrooms.

The principal bedroom suite is elegantly decorated and has superb views to the south of the landscaped extensive gardens. There is a large walk-in dressing room and a beautiful en-suite bathroom with a timber floor, an island bath with ball and claw feet and a high pressure shower unit, WC and airing cupboard.

The guest room in the southern elevation has the benefit of a wet room with fully tiled walls and floor with modern basin and WC. A further guest room has a modern en-suite shower room with Travertine tiled floor and walls and high pressure shower.

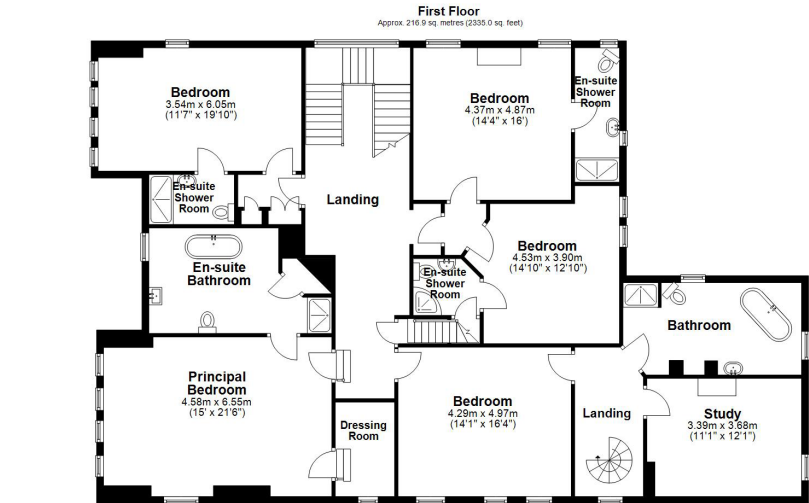
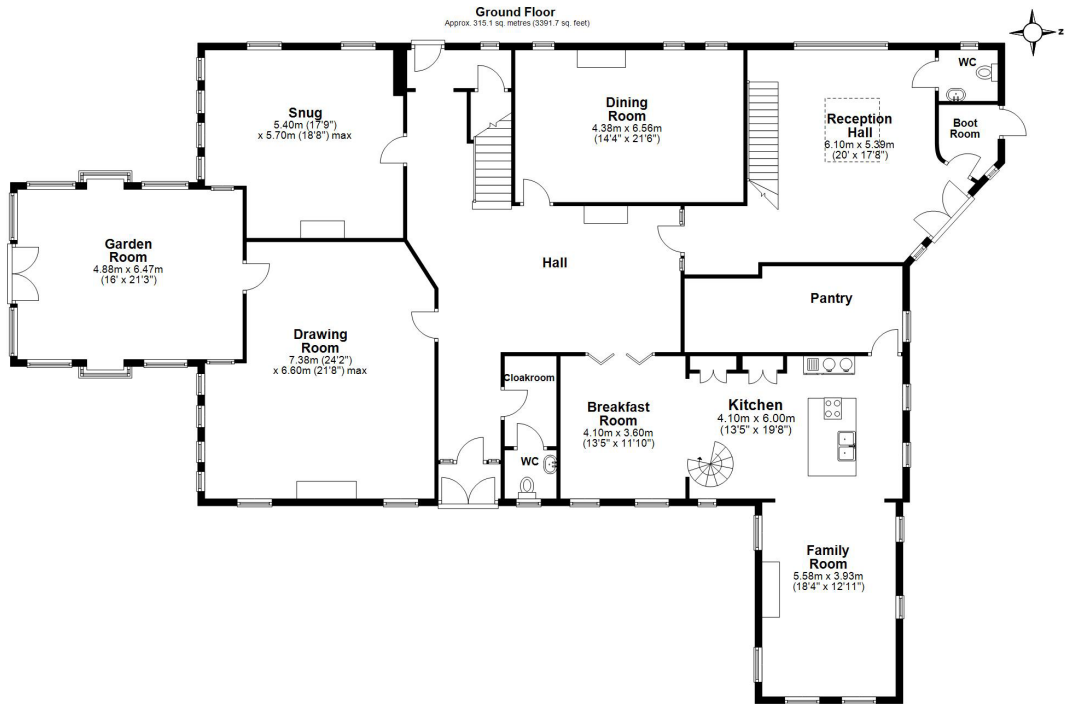
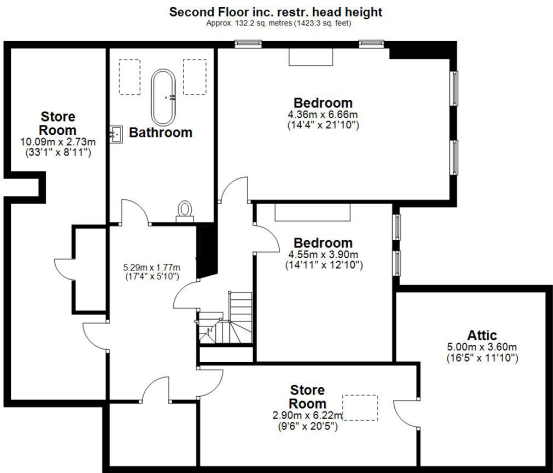
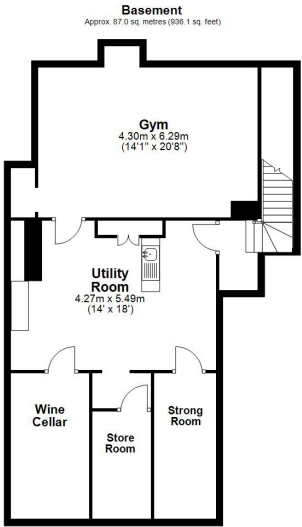
Three further bedrooms have easy access to the spiral staircase down into the kitchen, as well as a modern bathroom with stone tiles on the floor and walls and modern ceramic fittings.

To the second floor, there are two further bedrooms with high timber ceilings, an additional family bathroom with shower, and excellent storage space.

Access to the flat tower roof is from the second floor landing where the views are particularly impressive overlooking the valley surrounding.







Total area: approx. 751.2 sq. metres (8086.1 sq. feet)
Ghyllheugh House, Longhorsley, Morpeth



EXTERNALLY

The principally lawned gardens to the south of the property sweep away in an extensive fashion and are dominated by some spectacular cedar trees. Mature woodland on either side of the lawn ensures regular contact with wildlife. Roe deer and all other woodland creatures are frequently seen on the lawns. To the eastern side of the house is a beautiful formal landscaped garden with an impressive water feature and rill. Impressive vistas have been created on the western side of the house. Gravel paths and a sunken garden lead the eye to a double arch or circle within the walled garden. The outdoor swimming pool has a nearby summer house, greenhouse with dovecot, substantial workshop building, garages, stables and kennels the other side of the walled garden. A well lies within the walled garden; it is covered for safety.

The Ghyllheugh Millennium Project undertaken by the previous owners was the creation of a maze. The maze is in the form of a swan and the figure 2000. It is best viewed from the roof of the tower.

OUTBUILDINGS

Various useful stone buildings exist within the curtilage of Ghyllheugh. Also within the courtyard of the main house is an L shaped clock house stable which accommodates a fully refurbished two bedroom flat above with an external galleried landing with glazed balustrade and super views.

The stable block itself has 5 loose boxes in Victorian cage box style. There is a superb panelled tack room, a detached stone built workshop with adjoining shed and a detached fuel store.





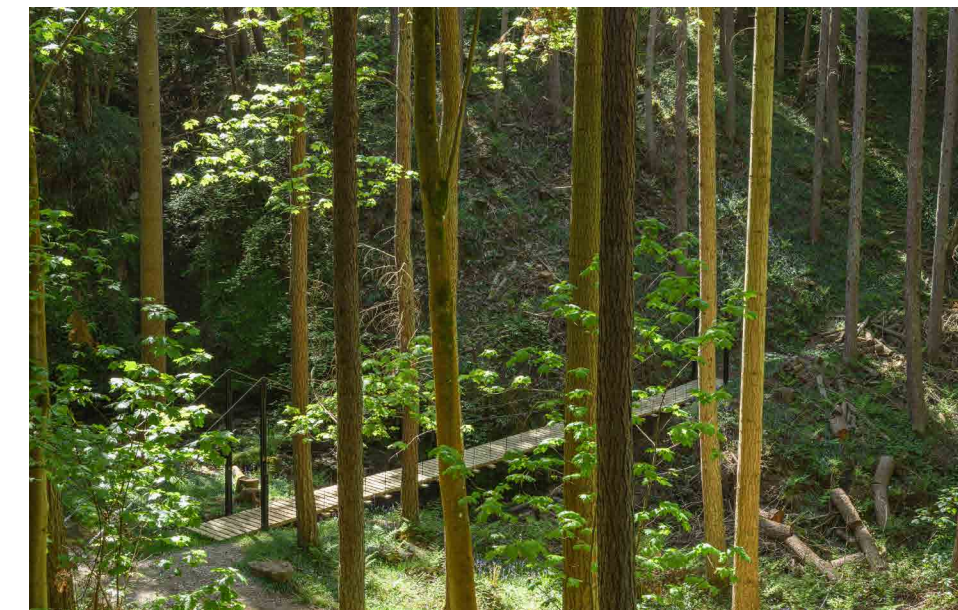
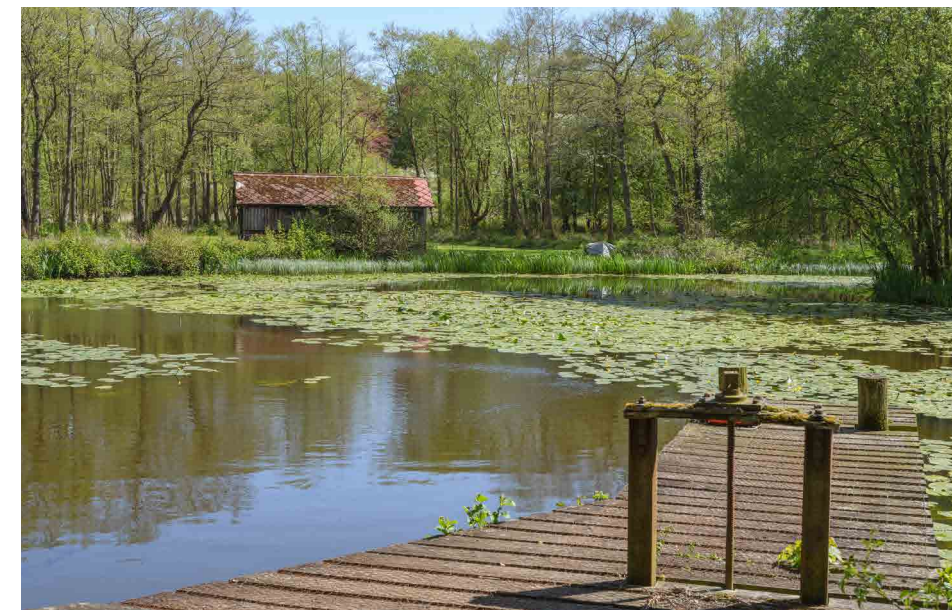
THE LAND

The property comprises of 153 acres in total. This provides a mix of about 63 acres of amenity woodland, 63 acres of permanent pasture and the River Coquet which forms part of the northern boundary.

FISHINGS

The property has the benefit of 2 rods on the River Coquet which is an increasingly popular and productive salmon and trout river. The control of a further 20 rods will eventually revert back to the ownership of Ghyllheugh.

The sport consists of approximately 1 and a half miles of fishing up stream from Weldon Bridge on both banks of the River Coquet to the Coquet's confluence with the Cockshot Burn and a further quarter mile approximately on the north bank only to its confluence with the unnamed water course running into the Coquet on its north side from Brinkburn Lodge. The fishings provide a number of very good pools which provide for a variety of fishing. The Coquet is well known for its big run of sea trout and salmon have been caught on the Ghyllheugh beat.

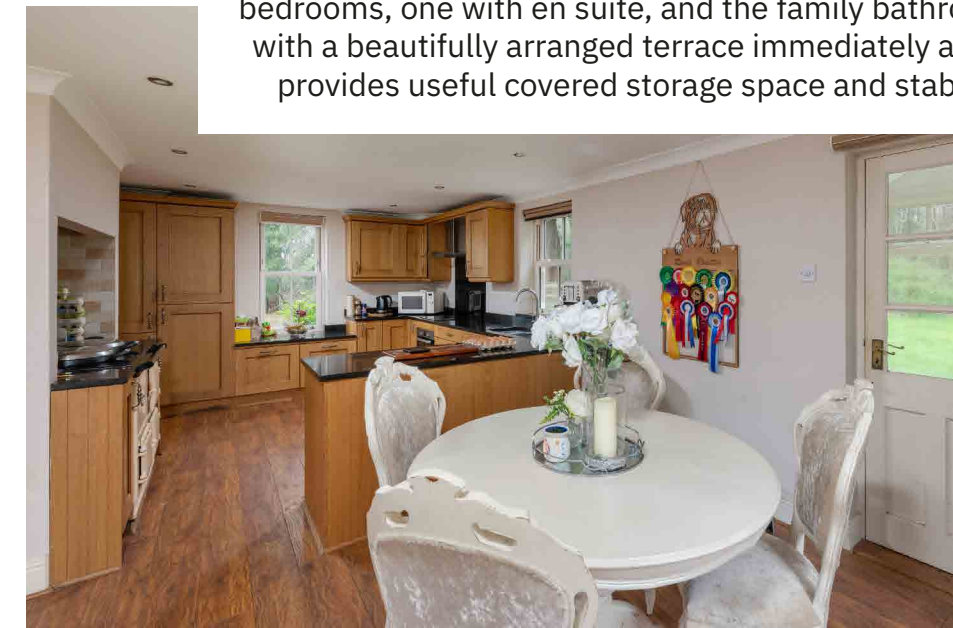


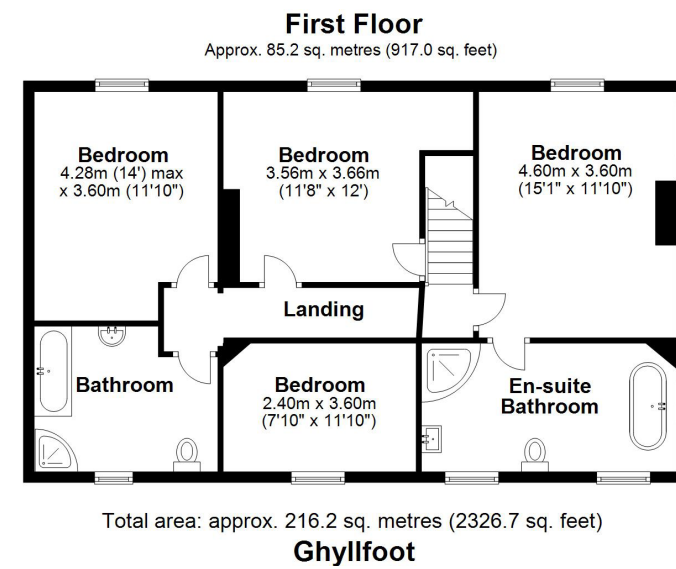
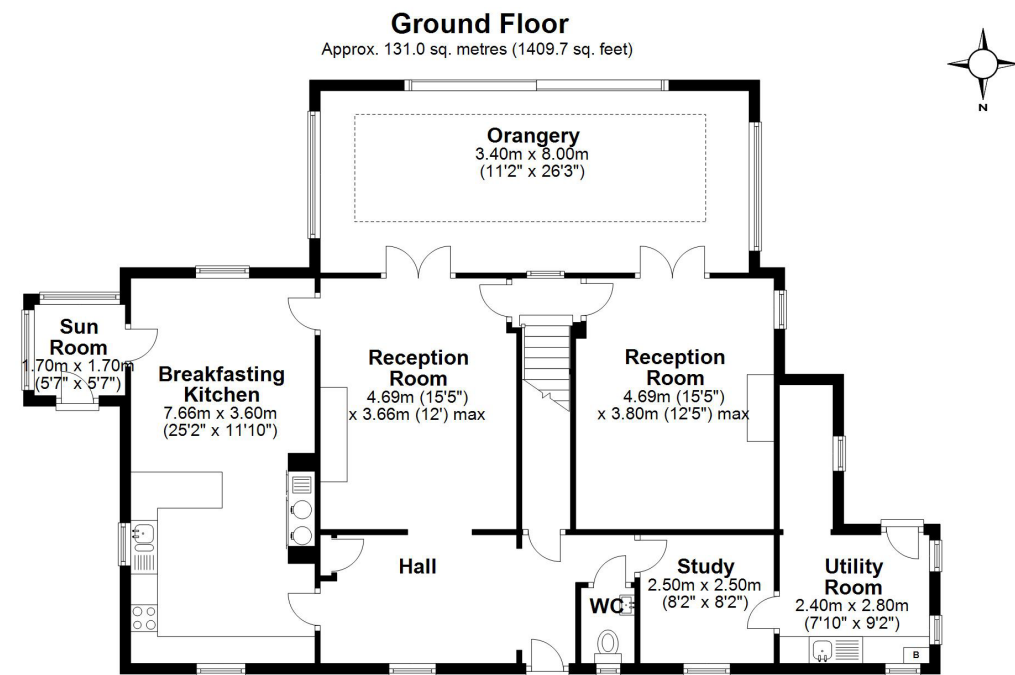


Ghyllfoot



Ghyllfoot is a detached four bedroom house, set into the northern boundary of the estate and adjacent to the river. The property has great accommodation with an attractive entrance hall, large conservatory, sitting room, dining room, kitchen with dining area, study and cloakroom. To the first floor are four bedrooms, one with en suite, and the family bathroom. The garden is arranged to the south of the property with a beautifully arranged terrace immediately abutting the southern elevation. A brick built outbuilding provides useful covered storage space and stabling. The garage has a useful mezzanine storage area.



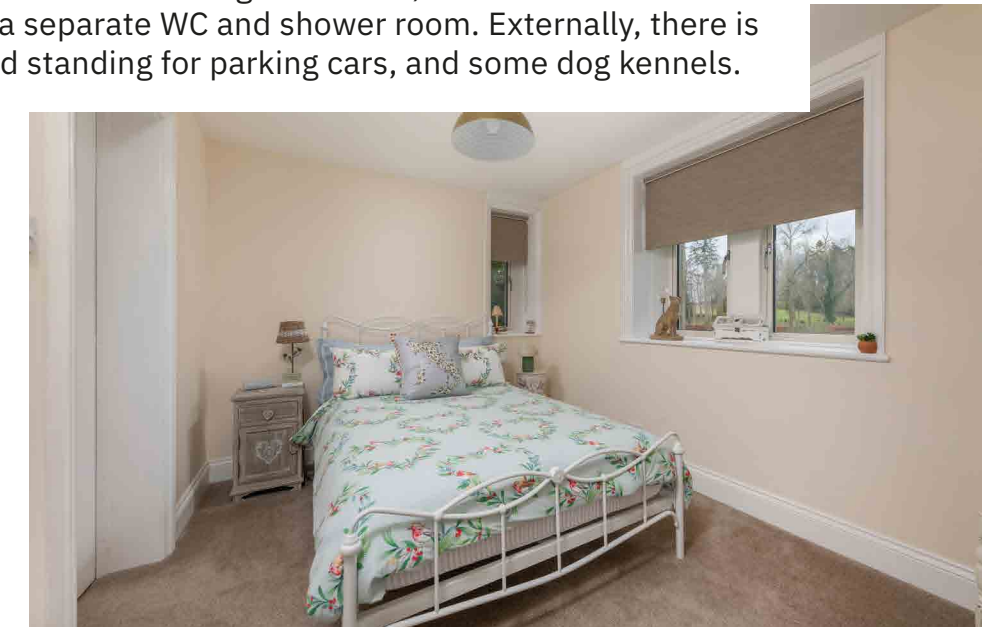


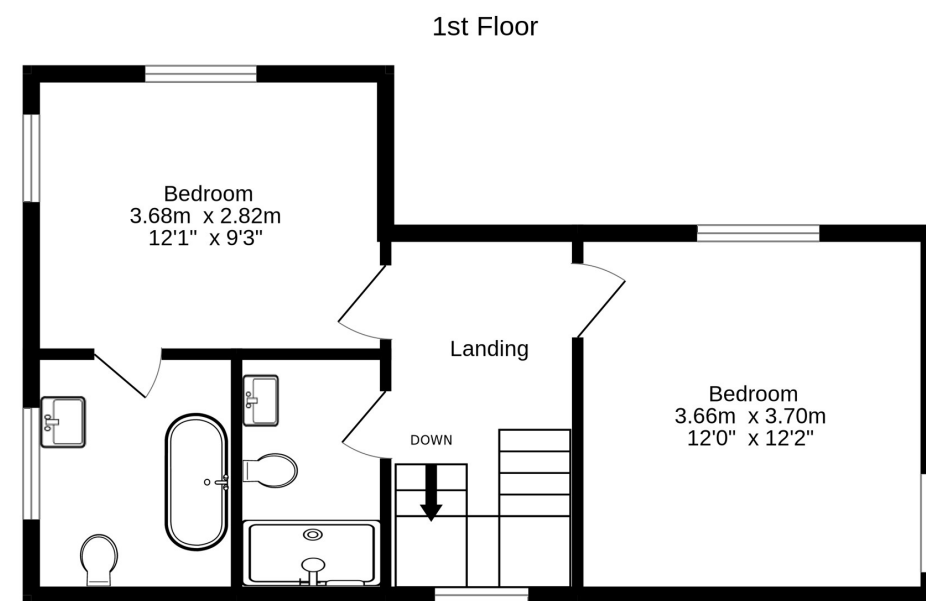
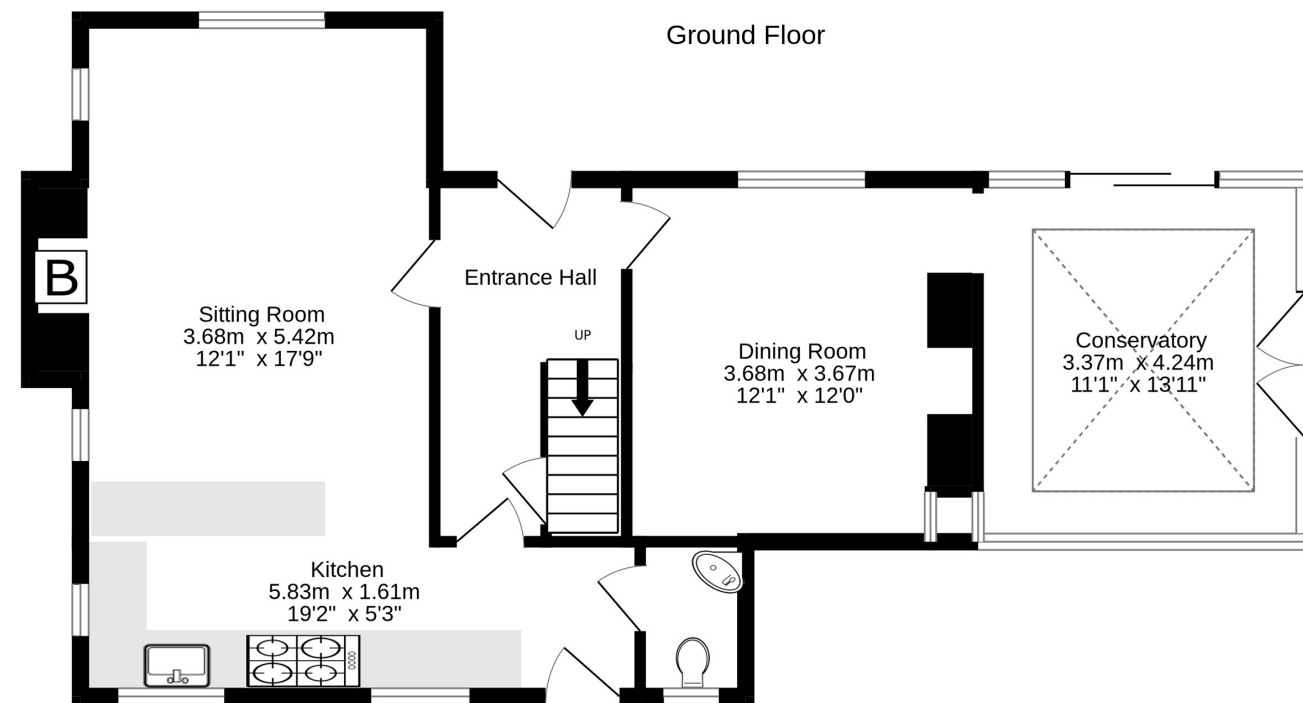


Gardener's Cottage



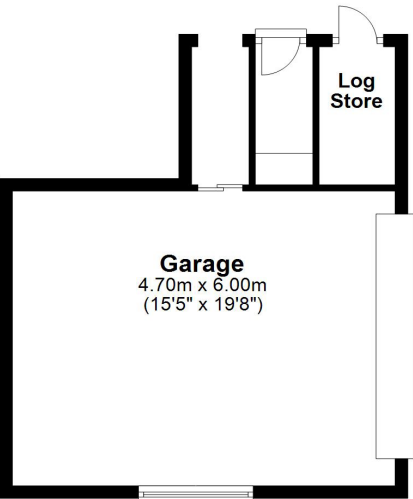
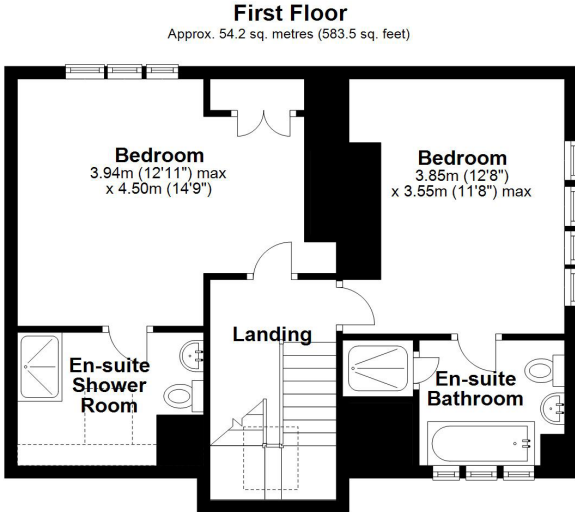
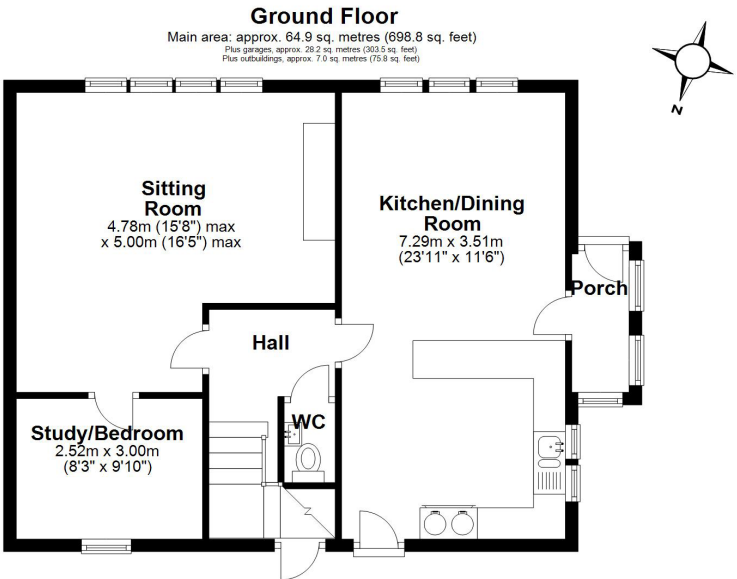
Gardener's Cottage is a handsome stone built cottage overlooking the maze and approached via a spur of the principal drive. The accommodation consists of a lovely reception room, a beautiful conservatory/ garden room, dining room, a kitchen and a small cloakroom to the ground floor, whilst to the first floor are two bedrooms one with ensuite bathroom and a separate WC and shower room. Externally, there is an enclosed yard and lean-to shed, an area of hard standing for parking cars, and some dog kennels.



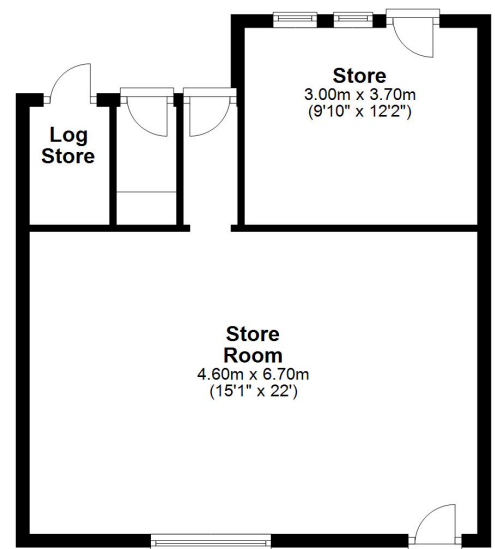
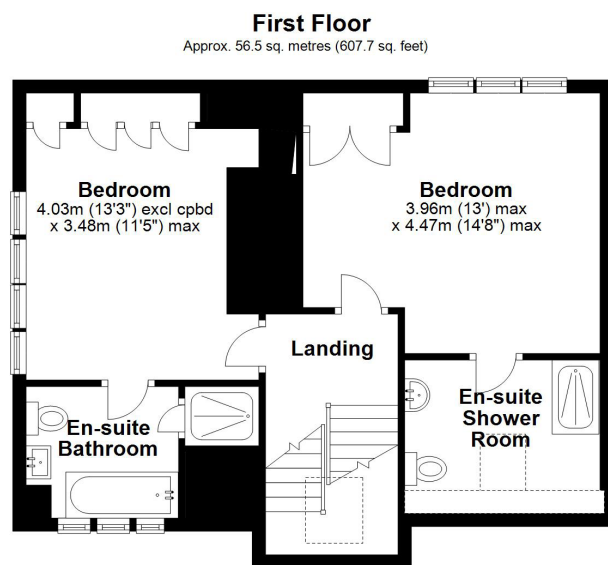
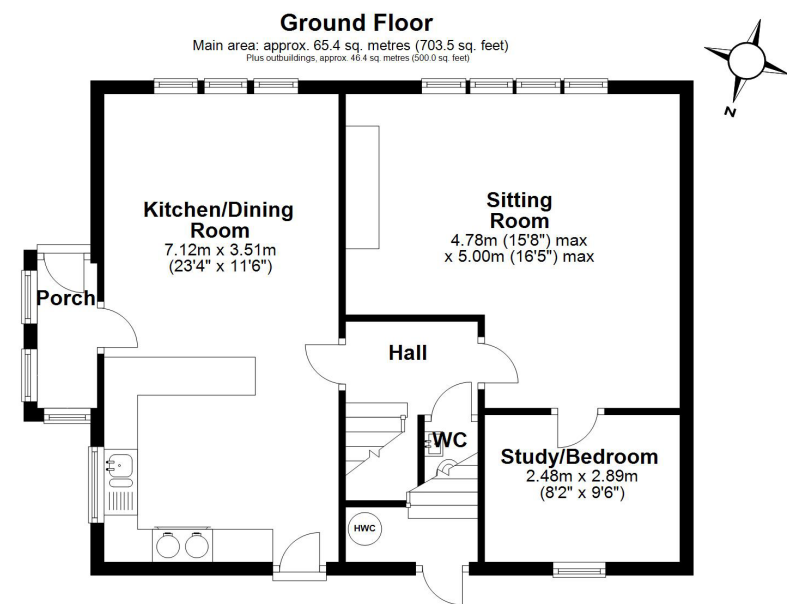




Gamekeepers Cottage



Main area: Approx. 119.1 sq. metres (1282.3 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.5 sq. feet)
Plus outbuildings, approx. 7.0 sq. metres (75.8 sq. feet)
Gamekeepers Cottage



Main area: Approx. 121.8 sq. metres (1311.2 sq. feet)
Plus outbuildings, approx. 46.4 sq. metres (500.0 sq. feet)
Ghyllheugh Lodge



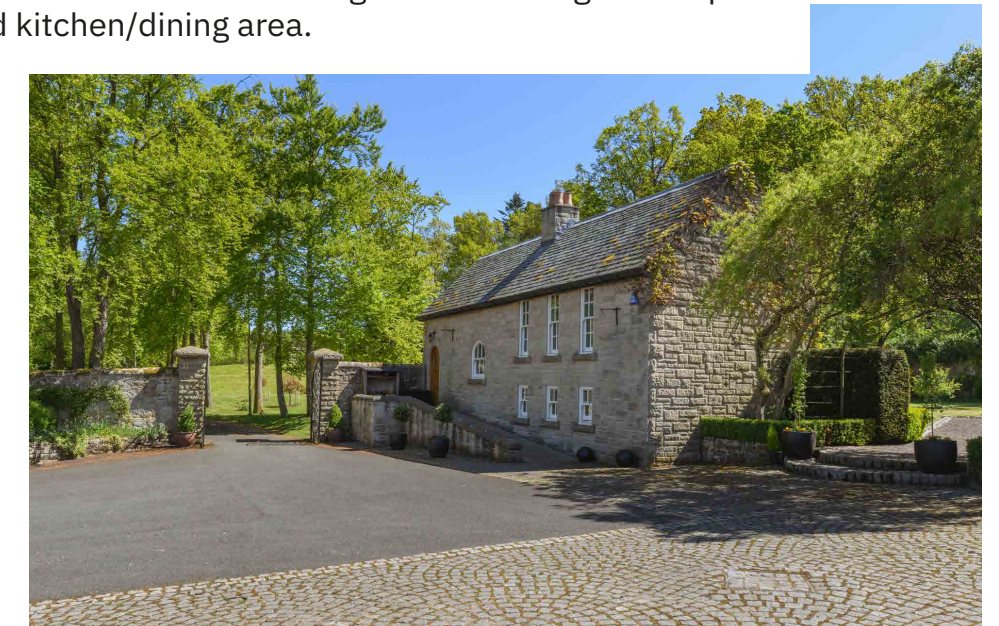
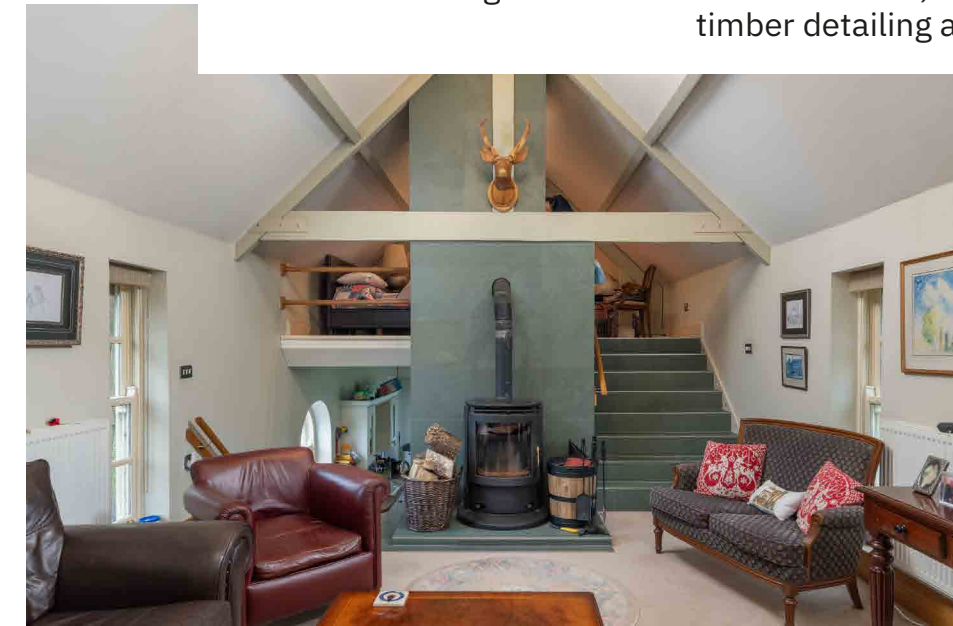
Ghyllheugh Lodge



The Courtyard Studio Annexe



Situated to the east of the main house, this studio annexe/guest suite has been refurbished to a high standard with a ground floor double bedroom, bathroom and first floor large feature lounge with open timber detailing and kitchen/dining area.





SITUATION

Ghyllheugh lies approximately 9 miles north of the popular, well located and increasingly vibrant market town of Morpeth in the heart of Northumberland. Northumberland is a county of exceptional beauty and is becoming increasingly popular because of its accessibility and the amenities it has to offer.

Whilst Ghyllheugh is situated in a tranquil location, the A697 trunk road connects with the A1 at Morpeth enabling excellent road access direct to the heart of Newcastle (about 22 miles) to the south. Newcastle International Airport is similarly convenient being about 24 miles and rail transport from either Newcastle or Alnmouth Station is within what most would regard as a short drive.

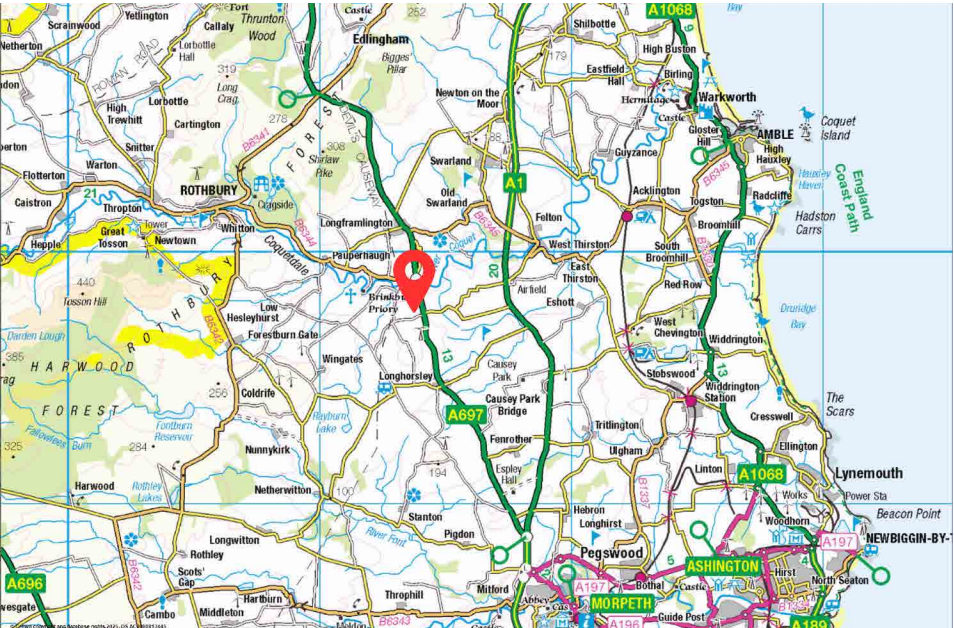
Whilst the beauty of Northumberland is known to many, it remains a very special county in terms of scenery and leisure opportunities. The Northumberland National Park is a prime example of beautiful countryside with amenities stretching from Kielder Water providing fishing, cycling, walking, boating to the Cheviot Hills.

HISTORICAL NOTE

In 1900 Louis J Ames Esq, a local businessman, took a Greenfield site on the southern banks of the River Coquet and commenced the building of the Ghyllheugh estate. It probably took 4 years to finish the house. The building contractors were Carse of Amble. They used the light coloured local sandstone and Cumberland slate to build the principal residence, the garden house, the garage/stable block, together with the estate workshop and other outbuildings to create the property as it is today in a stylish and characterful fashion.

The gardens and grounds were laid out by Ames at the same time. Ames was buried in the woodland to the west of the house.

Ghyllheugh has always been ahead of its time. It is thought that it was amongst the first houses in the region, if not the nation, to have its own electricity supply. Water powered turbines were situated amongst outbuildings at Ghyllfoot in order to generate electricity for the estate.







GENERAL

All houses on the estate are connected to mains water and electricity. Each house has its own septic tank. Central heating systems are oil fired.

Ghyllheugh House, the annexe and outbuildings are connected to a generator which automatically serves these properties following 5 continuous seconds of power failure.

Access to the Ghyllheugh Estate is via an electronically controlled security gate.

There are 2 solar tracking systems installed beyond the copse to the south of the main house, each containing 36 solar panels that track the sun's rotation and each giving an output of 9kWp. In addition, there are 12 static solar panels on the Annex roof and 16 panels on the workshop roof, giving an additional 3kWp & 4kWp, giving a total of 27kWp. In addition there are 2 storage batteries installed in the generator building giving a total capacity of 22.08 kW.

PLANNING PERMISSION

The Lake House Site – Planning permission has been granted for the creation of a pace setting house of exceptional quality and innovative nature and design on the site of the boat house by the lake. Permission is granted subject to the satisfactory resolution of ecological matters: a Section 106 Agreement securing an appropriate management plan in respect of silvicultural works, ecological enhancements, landscape works and public access to the site: and appropriate conditions.





Viewings are strictly by appointment only. Please contact Duncan Young or Ashleigh Sundin via:



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