



A TRULY RARE TO THE MARKET OFFERING - The Garden House in Wallington is an exquisite country home built in 1766 and originally formed part of The Wallington Estate until 1970; whereupon it has been owned by the same family ever since. It is a most attractive stone-built Grade II* Listed detached property of distinction and set within beautiful private grounds of around 1.25-acres. It includes the former coach-house, now used as a double garage with two adjoining pavilions, an enclosed 0.5-acre paddock with stabling, a tack room, hay store and a number of additional outbuildings.

- **Four Bedroom Detached**
- **Double Garage & Outbuildings**
- **Enclosed Paddock with Stabling**
- **Three Reception Rooms**
- **1.25-Acre Grounds**
- **Stunning Location & Views**

Description Continued

The main house has a driveway approach and an abundance of space for vehicle parking. The light, spacious and versatile accommodation retains many of the attractive period architectural features throughout and also includes a cellar. The established gardens incorporate a gravelled courtyard and a choice variety of mature specimen trees, carefully chosen shrubs and thoughtfully planted borders. The idyllic position enjoys a high degree of privacy and captures extremely pleasant views of the surrounding countryside. It is also very well placed for access to Newcastle and Newcastle Airport, Ponteland and Morpeth and a variety of local walks, cycle routes and bridle paths. This is genuinely a sale not to be missed and viewings are highly recommended - there is no forward chain.

Brief Historical Background

The Wallington Estate was once home to the Trevelyan family and is now in the care of the National Trust. It is the largest intact estate at some 13,500 acres and is set in rolling hills with extensive woodlands and a beautiful walled garden. The house displays thousands of nationally important collections and is surrounded by an informal landscape of lawns, lakes, woodland, parkland and farmland. Among the many figures involved in the redesign of Wallington was Lancelot 'Capability' Brown, who grew up in the local area and attended school in Cambo. The Garden House was built in 1766 and formed part of the Wallington Estate until 1970; whereupon it was bought by the current family, who are only the second owners. It has therefore never been available for purchase on the open market.

Entrance Hall

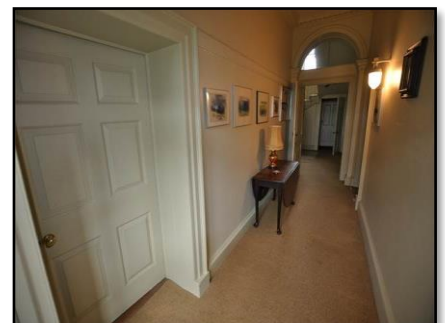
Decorative coving.

Drawing Room 20' by 16' 3" (6m 10cm by 4m 95cm)

Open feature fire with ornate wood surround, Georgian-bar sashed bay with secondary glazing and working shutters, Georgian-bar sash window with working shutters, Central heating radiator, Decorative coving.

Dining Room 20' 2" by 16' 3" (6m 15cm by 4m 95cm)

Multi fuel stove inset to feature stone surround, Georgian-bar sashed bay with secondary glazing and working shutters, Georgian-bar sash with working shutters, Serving hatch from kitchen, Central heating radiator.



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Kitchen 16' 8" by 10' 1" (5m 7cm by 3m 8cm)

Incorporating a variety of newly fitted wall and floor units with wooden worksurfaces over, Belfast style porcelain sink with mixer tap, Integrated dish washer, Integrated fridge and freezer, Feature Inglenook surround with electric cooker-point recess, Two Georgian-bar sash windows, Central heating radiator, Serving hatch to dining room, Feature 'salt-hole' recess.



Study 9' 11" by 7' 3" (3m 3cm by 2m 22cm)

Two Georgian-bar style windows with secondary glazing and working shutters, Central heating radiator.



WC 3' 6" by 3' 7" (1m 6cm by 1m 9cm)

WC, Wash hand basin, Double glazed window.

Rear Hall

With stairs to a half-landing and first floor.

Rear Lobby

Door to cellar and rear courtyard.



Half-Landing

Large Georgian-bar sash window with working shutters.



First Floor Landing

Ornate coving.

Bedroom One 20' 6" by 16' 2" (6m 25cm by 4m 93cm)

Feature stone fire surround, Georgian-bar sashed bay with secondary glazing and working shutters, Georgian-bar sash window with working shutters, Built in cupboard, Central heating radiator.



Dressing Room 12' 6" by 7' 10" (3m 82cm by 2m 38cm)

(Measured into alcove). Georgian-bar sash with working shutters, Built in wardrobe and overhead cupboard, Central heating radiator.

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Bedroom Two 20' 8" by 16' 3" (6m 31cm by 4m 95cm)

Feature stone fire surround incorporating a recessed cupboard, Georgian-bar sashed bay with secondary glazing and working shutters, Georgian-bar sash window with working shutters, Built in cupboard, Central heating radiator.



Bedroom Three 11' 8" by 10' 1" (3m 56cm by 3m 7cm)

Georgian-bar sash window with secondary glazing, Central heating radiator.



Bedroom Four 10' 1" by 8' (3m 8cm by 2m 44cm)

Georgian-bar sash window with secondary glazing, Wash hand basin, Central heating radiator.

Bathroom 7' 1" by 6' (2m 17cm by 1m 83cm)

Bath with electric shower over, Wash hand basin, WC, Airing cupboard, Velux-style window.



Cellar 17' 6" by 15' 7" (5m 34cm by 4m 75cm)

Housing a modern oil fired boiler and water cylinder (Installed 18-months ago), Belfast style sink, Plumbed for washing machine, Original coal Shute (now fitted with a double glazed window).

Double Garage & Outbuildings

Originally the Coach House, with two original Pavilions at either end, it is now used as a double garage with an electric access door and overhead storage. The Pavilions have independent access and are used as ancillary outbuildings. Further, there is a detached kennel and dovecote, a hay store, tack room and stabling.



The Gardens

Gated access to a driveway approach and ample vehicle parking. Enclosed well-tended lawned gardens with a variety of established specimen trees and a selection of choice shrubs and bedded plantings. The meandering layout incorporates a number of private seating areas and super surrounding viewpoints.



Paddock & Stabling

An enclosed 0.5-acre paddock with stabling and gated access from the main garden.

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Tenure

Freehold.

Services

Oil fired central heating (Boiler installed 2022), Mains electric and water, Newly installed septic tank and treatment plant (Installed 2023). Council Tax Band G.

Approximate Distances

Newcastle City Centre - 20 Miles
Ponteland - 12 Miles
Morpeth - 13 Miles
Hexham - 19 Miles
Newcastle Airport - 14 Miles

School Catchments

Cambo & Belsay First Schools, Morpeth Middle & High Schools.

Listing Status

Entry Name: The Garden House

Listing Date: 20 October 1969

Grade: II*

Source: Historic England

List Entry Number: 1042862

English Heritage Legacy ID: 238452

Details: WALLINGTON DEMESNE WALLINGTON NZ 0384 21/203 The Garden House 20.10.69 GV II* House, dated 1766 on rainwater head, perhaps by Lancelot Brown. Tooled ashlar

except for outshuts and rear wing squared stone with dressings. Slate roof. 2 storeys, 3 bays, symmetrical. Rusticated quoins, sill bands, moulded eaves cornice. Central altered 6-panel door with 2-pane overlight, in architrave with pulvinated frieze and pediment; renewed 12-pane sash windows. Hipped roof, central stepped and corniced stack. Left return has full-height canted bay with renewed 12-pane sashes, dated rainwater head to right; outshut to left has 6-pane casement and renewed window above, both in stone surrounds. Right return similar. Rear elevation: central gabled wing has 4-panel door in chamfered surround with renewed 12-pane sash stair window over; flanking outshuts each have 12-pane Yorkshire sash with blocked window over, in stone surrounds.



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Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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