



FOR SALE BY AUCTION - 6PM on MONDAY 12TH MAY 2025. A substantial six-bedroom former Hunting Lodge belonging to the Earls of Derwentwater, which is located in an attractive position close to Alston. It offers versatile accommodation that is steeped in history and provides attractive scope for a variety of uses - both residential and commercial. The spacious rooms are laid over three floors and include many characterful features. Externally is an abundance of driveway parking, established enclosed gardens and two large wooden storage sheds. The location is within an AONB and is also well placed for neighbouring amenities and places of interest. Viewings are highly recommended.

- Six Generous Bedrooms
- Two Vaulted Cellars
- Substantial Characterful Property
- Two/Three Reception Rooms
- Spacious Parking & Gardens
- Scope For A Variety Of Uses

Lounge 21' by 18' 8" (6m 40cm by 5m 69cm)

Multi fuel stove in feature surround, Two triple glazed window, Three double central heating radiators, feature external stone walls, Ornate plaster mouldings.

Dining Area 17' 1" by 16' 9" (5m 20cm by 5m 10cm)

Feature fire place, Two double central heating radiators, Two triple glazed windows, Ornate plaster mouldings, Feature exposed stone wall.

Central Hall

Stairs to first floor, Understairs cupboard, Shelved cupboard, Single glazed arch topped window, Tiled floor, Double central heating radiator.

Breakfast Kitchen 12' 10" by 11' 10" (3m 92cm by 3m 60cm)

Wall and floor units with laminate work top surfaces, Sink and drainer unit with mixer tap (including a filtered drinking water tap), Range-style oven with 5-ring hob and extractor hood, Plumbed for washing machine, Triple glazed window, Tiled flooring, Door to external.

Sitting Room 18' 6" by 13' 3" (5m 64cm by 4m 5cm)

Feature stone fire surround, Laminate flooring, Double glazed window, Built-in cupboard, Door to cellars.

Rear Boot Room 10' 11" by 6' 2" (3m 33cm by 1m 87cm)

Double glazed window, Door to external, Door to study/gym, Laddered loft access (with attic housing two gas-fired combi boilers).

Study/Gym 10' 9" by 7' 5" (3m 28cm by 2m 26cm)

Laminate flooring, Double glazed window, Double central heating radiator.

Study WC/Wet Room 8' 6" by 4' 6" (2m 58cm by 1m 38cm)

Shower, WC, Wash hand basin, Built-in cupboard.

Cellars

Two barrel-vaulted cellars.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

First Floor Landing

Two double central heating radiator, Feature arch-topped stained glass window.

Bedroom One *23' 11" by 16' 8" (7m 30cm by 5m 7cm)*

Laminate flooring, Three triple glazed windows, Feature fireplace, Double central heating radiator, Single central heating radiator, Access to 'Jack & Jill' bathroom.

Bedroom Two *17' 10" by 16' 9" (5m 44cm by 5m 10cm)*

Laminate flooring, Three triple glazed windows, Feature fireplace, Two double central heating radiators.

Bedroom Three *13' 5" by 9' 7" (4m 10cm by 2m 91cm)*

Double glazed window, Built-in cupboard, Double central heating radiator.

Bedroom Four *12' 2" by 12' (3m 72cm by 3m 66cm)*

Double glazed window, Double central heating radiator.

Bathroom *9' 10" by 8' 8" (2m 99cm by 2m 63cm)*

Corner bath with shower head attachment, Wash hand basin, WC, Built-in air cupboard, Single central heating radiator, Tiled flooring, Extractor fan.

Second Floor Landing

Double central heating radiator, Double glazed window.

Bedroom Five *24' by 17' 2" (7m 31cm by 5m 23cm)*

Four Double glazed windows, Double central heating radiator, Two single central heating radiators, Laminate flooring.

Bedroom Six *15' 10" by 11' 1" (4m 83cm by 3m 39cm)*

Two double glazed windows, Double central heating radiator.

Shower Room *8' 5" by 5' 7" (2m 57cm by 1m 69cm)*

Corner shower cubicle, Wash hand basin, WC, Tiled flooring, Single central heating radiator.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

External

Generous enclosed gravelled parking area, Two enclosed lawned garden areas with patio seating areas and a variety of established plantings, Wooden storage shed.

Tenure

We are advised that the main house is Freehold. The gravelled rear parking and garden area falls within the 'Alston Lease', with over 600 years remaining.

Services

LPG central heating. Private water supply. Mains electricity and shared septic tank drainage.

Council Tax Band

EPC F Rating.

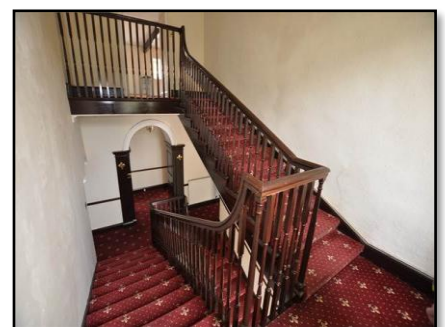
Council Tax Band D.

IMPORTANT INFORMATION:

All bidders are strongly recommended to have thoroughly inspected any property prior to bidding, including seeking the advice of a surveyor, and to have read the Legal Pack and taken advice from a qualified legal representative. Please read carefully the general and special conditions of sale and any changes within the sale. A&G can accept no responsibility for any bidders not adhering to this advice.

Disclaimer

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



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

Legal Pack

The legal pack for this property is available upon request prior to the auction. This pack includes a variety of legal documents that apply to the sale. The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale. It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of A&G's terms and conditions. The Special Conditions of Sale are legally binding. It is the buyers responsibility to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read within the legal pack.

Guide & Reserve Price

This property is offered at a guide price and may also be subject to a reserve price. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Buyers Administration Charge

A non-refundable Administration Charge of £2,340 (inc VAT) is payable by the buyer on the fall of the hammer.

Register to Bid

In order to bid, you will need to register in advance of the auction. You can do this online at www.agpropertyagents.com/Register or in person prior to the auction day or in person at our auction venue. Please aim to get there at least 45 minutes before the start of the auction to ensure you have time to register before the auction begins.

Auction Date & Venue

6PM on MONDAY 12TH MAY 2025 at Anderson House, Crispin Court, Newbiggin Lane, Westerhope, Newcastle upon Tyne, NE5 1BF.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

Bidding

You are able to bid in person at the auction venue. When you arrive, collect a copy of the addendum sheet to check for any last minute updates on the lot. If you are unable to attend the auction in person, but are available during the time of the auction, you can choose to bid by telephone. You can also choose to bid by proxy. Please speak with a member of our team if you wish to bid by phone or proxy.

Money Laundering Regulations

All purchasers will be asked to produce the required identification documentation, proof of address and proof of legitimate funds in order to comply with the Money Laundering Legislation. We would ask that these documents are made available to us so that there will be no delay in agreeing the sale.

Buyers Deposit & Insurance

On the day of the auction, all purchasers will be required to pay 10% of the purchase price (subject to a minimum amount), in addition to the auctioneers Administration Charge. Payment of the remainder of the purchase price will be needed for completion (within 28 days of the auction). It is important to liaise with your insurers, as you will be responsible for the insurance of the property upon exchange of contract.

Auction Day

Make sure you check the addendums list to ensure this lot has not been withdrawn or sold prior to the auction, postponed until a later auction date, or any last minute changes have been made to the catalogue entries. It is recommended to arrive early as the auction room can be very busy with limited space, and if you wish to bid, you should make sure you registered to bid and then are in clear view of the Auctioneer's rostrum. If you have any questions, make sure to ask one of the A&G team before the start of the auction. Ensure you make it clear when you wish to bid on a lot, either by raising your hand, holding up a catalogue, or by raising your bidders paddle.



A&G Land & Property Agents.

Anderson House, Crispin Court, Newbiggin Lane,
Westerhope, Newcastle upon Tyne. NE5 1BF

Tel: 0191 430 3025

Mail: info@agpropertyagents.com

Web: www.agpropertyagents.com

Successful Bids

When the hammer falls, you will have exchanged contracts and have entered a legally binding sale. If you are the winning bidder, you will need to complete the Memorandum of Sale and pay your deposit and administration fee. You will need to have two forms of ID with you; one photographic (e.g. driving licence or passport), and one proof of address (e.g. utility bill dated in the last three months). If multiple people are to be named on the memorandum, you will need ID for all parties. If a property fails to reach its reserve and it is not sold in the room, you can speak with a member of the A&G team to express an interest. It may be possible to negotiate a sale after the auction, which would then still proceed under normal auction rules.