



# MIDDLETON HALL

Middleton, Belford, Northumberland, NE70 7LF

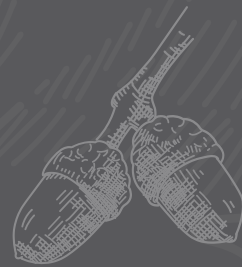
Freehold | £5,950,000 | Ref: 6445154

 **CHRISTIE & CO**

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# MIDDLETON HALL ESTATE



Middleton Hall Estate occupies a great position in the stunning Northumberland countryside, being very accessible from the A1 but secluded enough to give a true country feel. There are excellent views of both Holy Island and country from the estate. Middleton Hall has been considerably improved over recent years however the property still has many fantastic features befitting a property of this age. These include opulent open spaces with high ornate ceilings creating a feeling of grandeur throughout the hall. The grand stone fireplace with the house crest incased and the striking oak staircase all add to the elegant ambience the hall enjoys.

The estate offers various unique properties; The Folly, The Boathouse, Lake Cottage, Otters Cove and The Coach House are all completely different properties offering a variety of excellent accommodation. The estate covers almost 29 acres with mature woodland, a stream running through the site and two lakes, all offering to the charm of the opportunity on offer. There is a Victorian walled garden which is a beautiful feature of the property.





# ESTATE OVERVIEW IN BRIEF



## MIDDLETON HALL

Entrance Portico | Grand Reception Hall | Drawing Room  
| Service Kitchen | Cocktail Bar | Orangery | Dining Room | Kitchen/  
Breakfast Room | Utility Room | Billiard Room | Cloakroom  
| Nine Bedrooms with En-suite Bathrooms | Further Bedroom  
with Private Bathroom

## THE COACH HOUSE

Entrance Hall | Reception Hall | Sitting Room  
Drawing Room | Playroom/Study | Dining Kitchen | Cloakroom  
Utility Room | Five Bedrooms with En-suite Bathrooms  
| Courtyard Garden | Parking

## LAKE COTTAGE

Entrance Hall | Kitchen/Dining/Sitting Room  
Master Bedroom with En-suite Shower Room | Further Bedrooms  
| Family Bathroom | Garden | Garage | Parking

## THE NORTH WING

Reception Hall | Breakfast Kitchen | Dining Room | Cloakroom | WC  
| Cellar | Laundry/Utility Room | Upstairs Sitting Room  
| Five Bedrooms (One En-suite) | Two Bathrooms

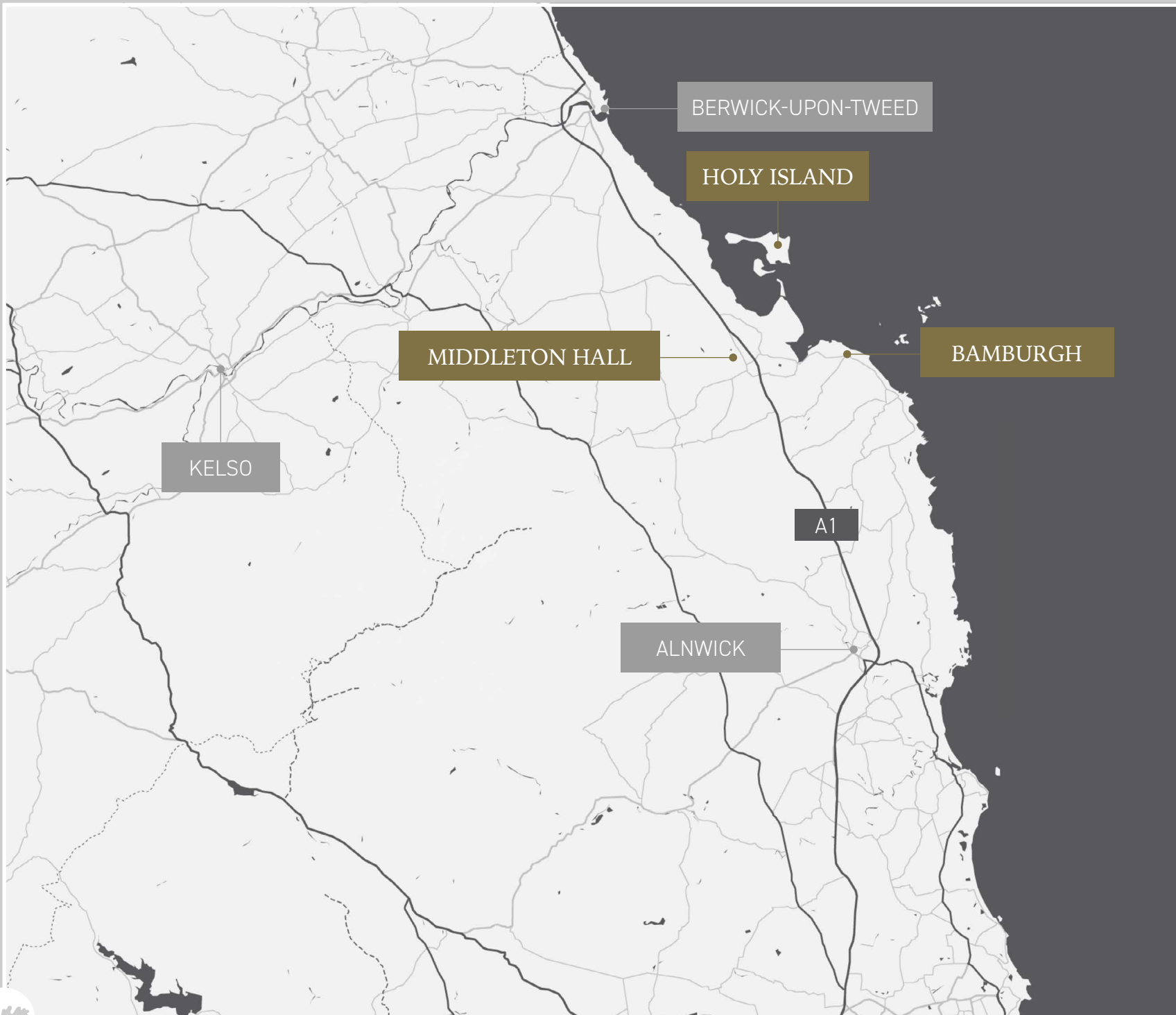
## THE FOLLY

Entrance Hall | Dining Kitchen | Sitting Room | Downstairs  
Cloakroom | Bedroom | Bathroom | Gardens | Parking

## THE BOATHOUSE

Open Plan Kitchen/Dining/Sitting/Bedroom  
| Bathroom | Parking | Woodland Garden





# LOCATION

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Middleton Hall Estate is situated within a rural area just north of the village of Belford and approximately 1.5 miles from the A1.

The county of Northumberland is a haven for walkers, cyclists and wildlife photographers, golfers, anglers and day trippers, all of which help to drive a very healthy tourism industry. Northumberland is famous for its castles including Alnwick, Bamburgh and Warkworth as well as its superb countryside and stunning beaches.



# HISTORY

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The earliest recorded history regarding the estate can be traced back to approximately 1107, when it is believed that Roger De Muschamp received the land as a gift from Henry I. A family dispute resulted in a change of ownership to Mr. Stephen Bulmer, who had married into the De Muschamp family. The property remained within the family lineage until King Edward III claimed ownership of the land where Middleton Hall now stands.

By the year 1821, the Middleton estate had come under the possession of Mr. Stephen F. Gillum, and it was subsequently sold to John Towlerton Leather in 1857.

John is still recognized as "The Father of Middleton," as he expanded Middleton Hall's boundaries by acquiring the surrounding land. Additionally, he enhanced the existing two-story farmhouse by constructing a substantial Tudor wing.

Continuing his grandfather's legacy, Colonel Gerard F.T. Leather persevered, even though his efforts were impeded by the farmhouse's destruction in 1915. In 1925, Gerard commenced the reconstruction of Middleton Hall, utilizing components salvaged from the nearby Haggerston Castle.

The estate's final heir within the Leather family was Captain Ralph Towlerton Leather, who inherited before the eventual sale of Middleton to the Greenwich Hospital Trust in 1945.



# MIDDLETON HALL



**Entrance to the hall is through the impressive, imposing porch and into the grand hall area. The grand hall is stunning. Stone mullioned windows on both sides of the hall allow light in to create a superb ambience. The grand oak staircase is a charming feature in the grand hall area.**

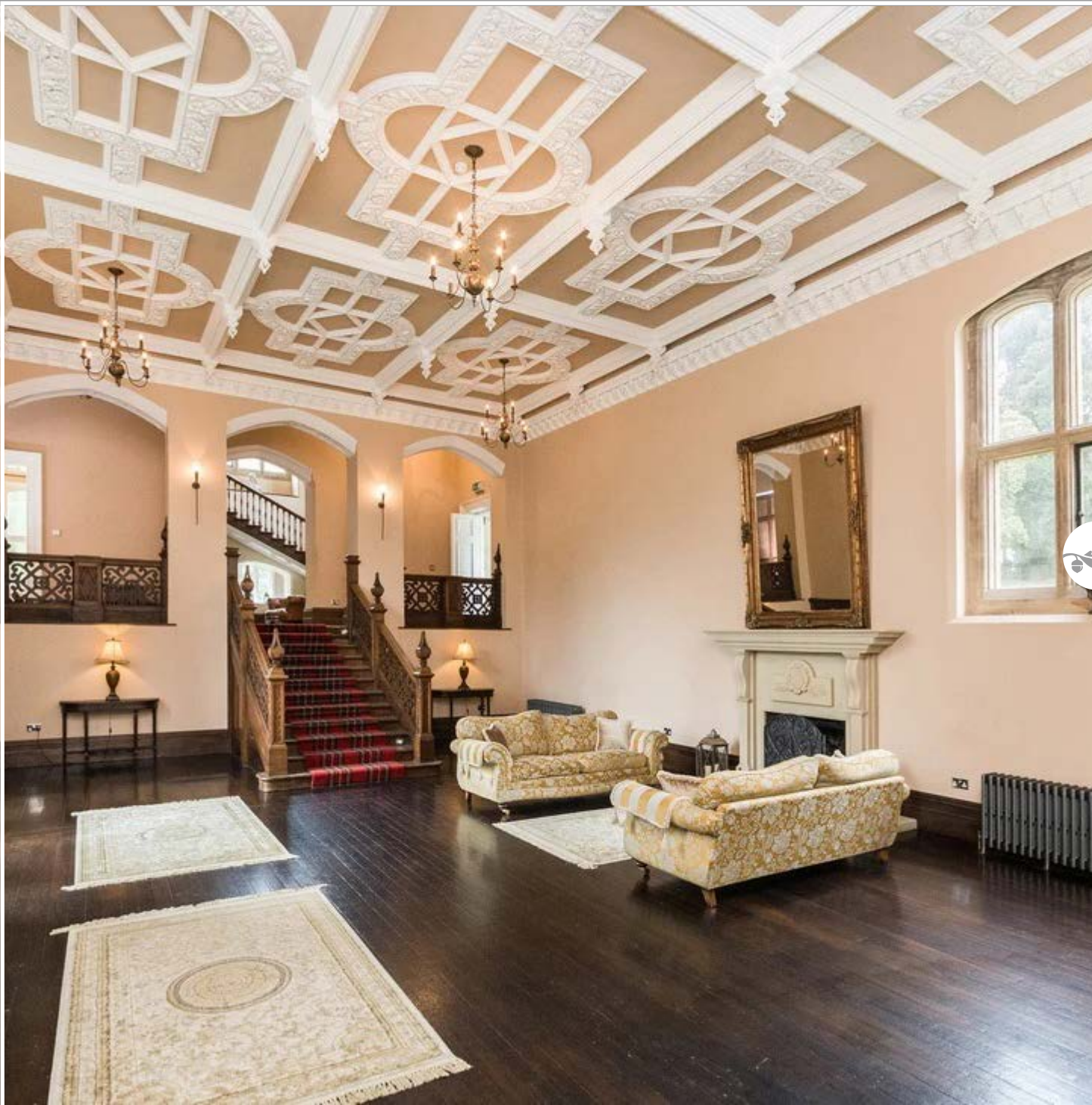
Adjacent to the grand hall is the dining room with its high ceilings decorated with Victorian cornices and wall panelling to compliment the Italian marble fireplace. The dining room has a large picture window providing views down the private drive to the gardens and lake.

There is a good sized south facing orangery with French doors leading to the sun terrace and garden. This area is very popular with guests providing a quiet area to relax and wander out in the halls superb garden area's.

There is a fantastic billiards room which provides great entertainment with a full sized snooker table. The room has parquet flooring and a very attractive original fireplace.

The grand oak staircase in the main hall leads to the first floor.

On the first floor of the hall there is a superb, charming South facing drawing room and a cocktail bar both adding to the distinguished character of the hall.







The main hall comprises of 10 excellent en suite bedrooms. The bedrooms are all of a very good size with period features and are all individually designed.

The North Wing of the hall comprises of 5 bedrooms in total. These bedrooms are currently not let but can easily be added to the hospitality offer with some decoration.

The main entrance to the North Wing is used as the estate office but a new owner is likely to want to convert this to a reception or further bedroom.

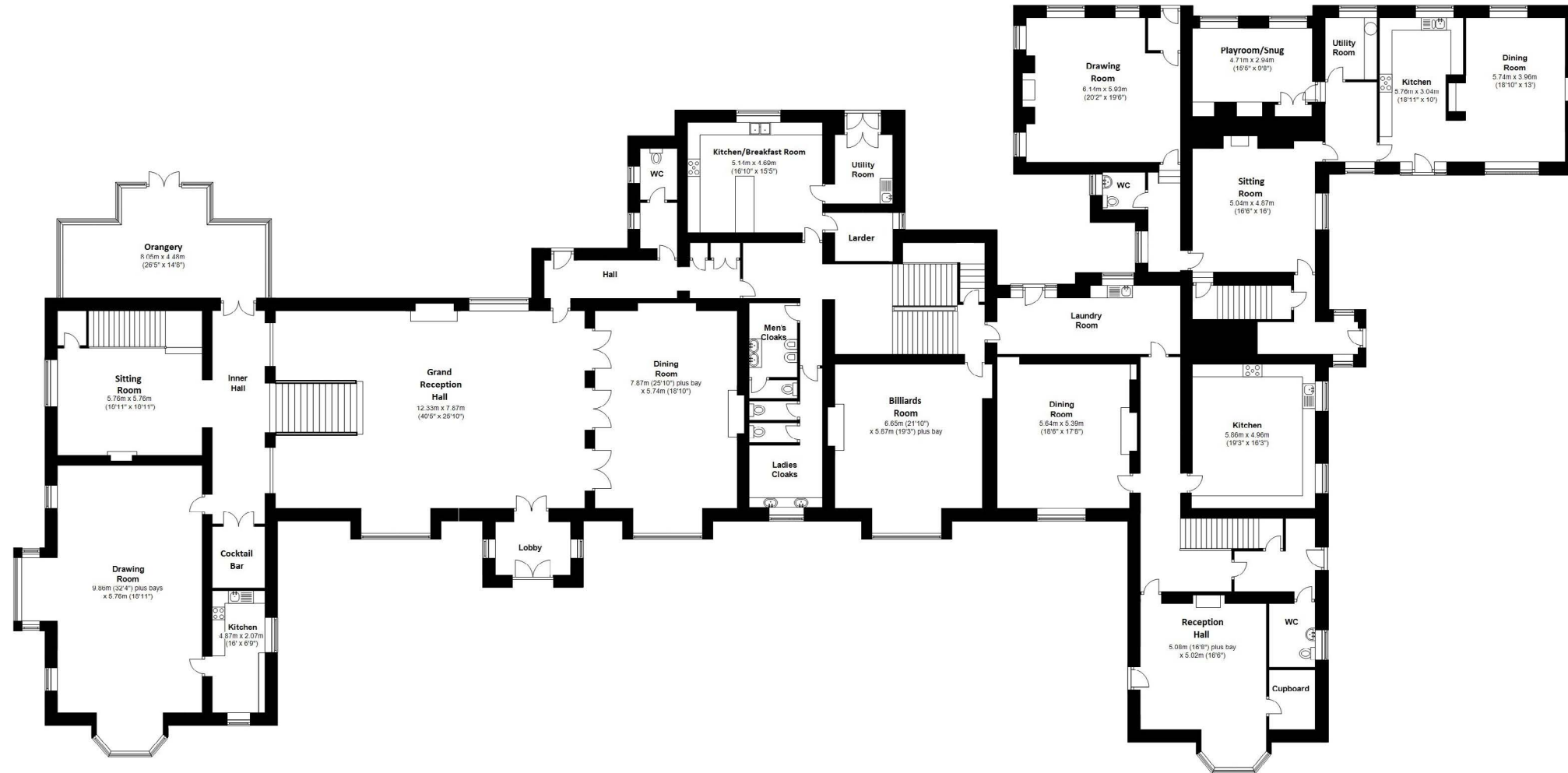
There is a kitchen, attractive dining room with open fire, good sized laundry room and 5 bedrooms in the area leading off the entrance to the North Wing. Again this part of the property has some excellent period features, and offers an excellent opportunity to be used for further letting accommodation as part of the main hall or as a self contained holiday let.

There are a further 5 bedrooms in the Coach House currently used as a holiday let.



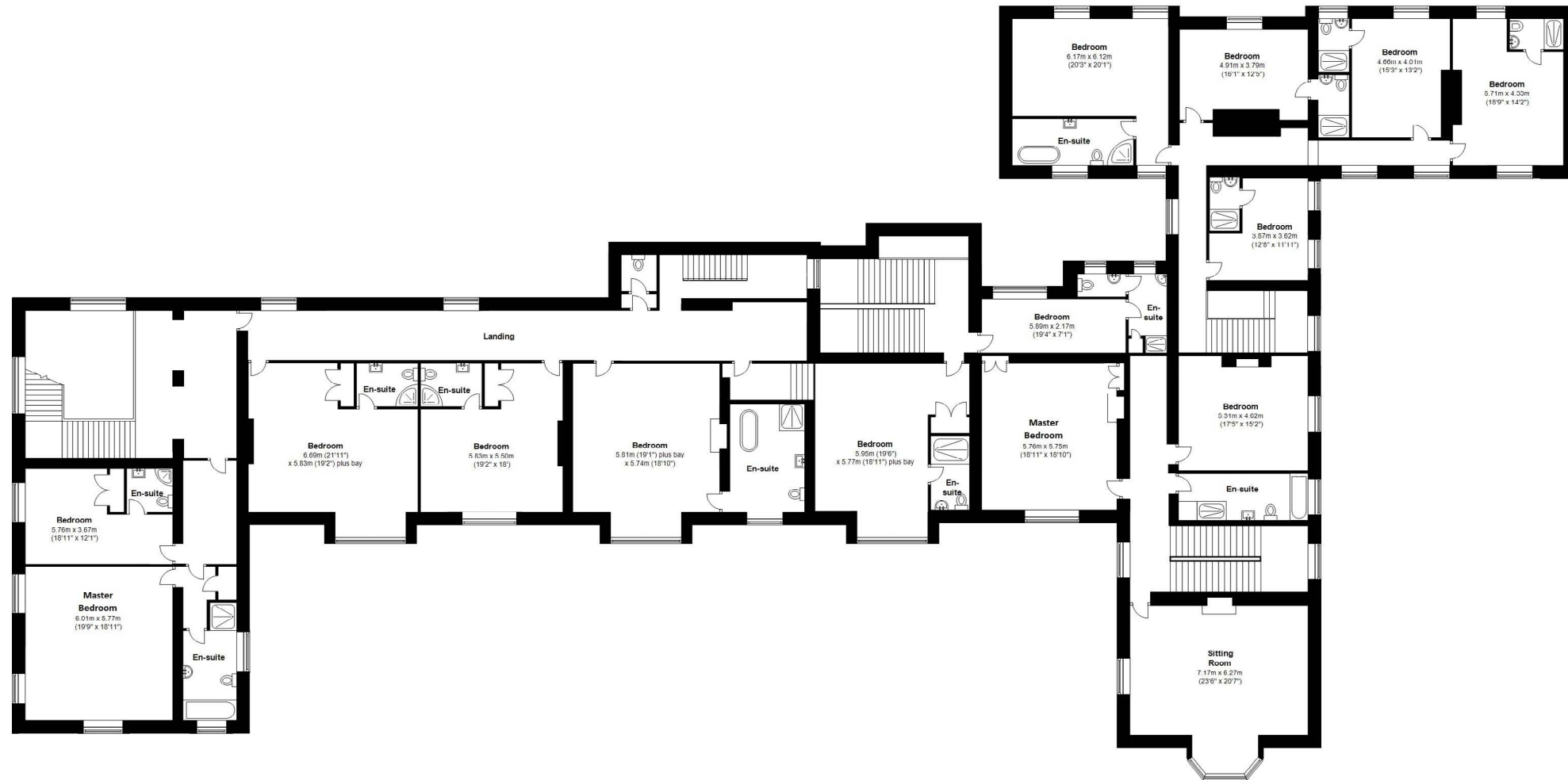
# MIDDLETON HALL

## FLOORPLAN: GROUND FLOOR



# MIDDLETON HALL

## FLOORPLAN: FIRST FLOOR



# MIDDLETON HALL

## FLOORPLAN: SECOND FLOOR





# THE COACH HOUSE

The Coach House is located in the second part of the North Wing and comprises of the following:

Entrance hall, reception hall, sitting room, drawing room, playroom/study, dining kitchen, cloakroom, utility room, five bedrooms with en suite bathrooms. Externally there is a courtyard garden and parking.

In addition to The Coach House there are three other properties on the Middleton Hall Estate which are used as letting accommodation. In addition, there is one further very impressive property which is nearing completion (Otters Cove).



# THE FOLLY

A detached unique building, formerly the old Clock Tower, which has been converted and extended and now comprises: Entrance hall, dining kitchen, sitting room, downstairs cloakroom, bedroom, bathroom, gardens and parking.

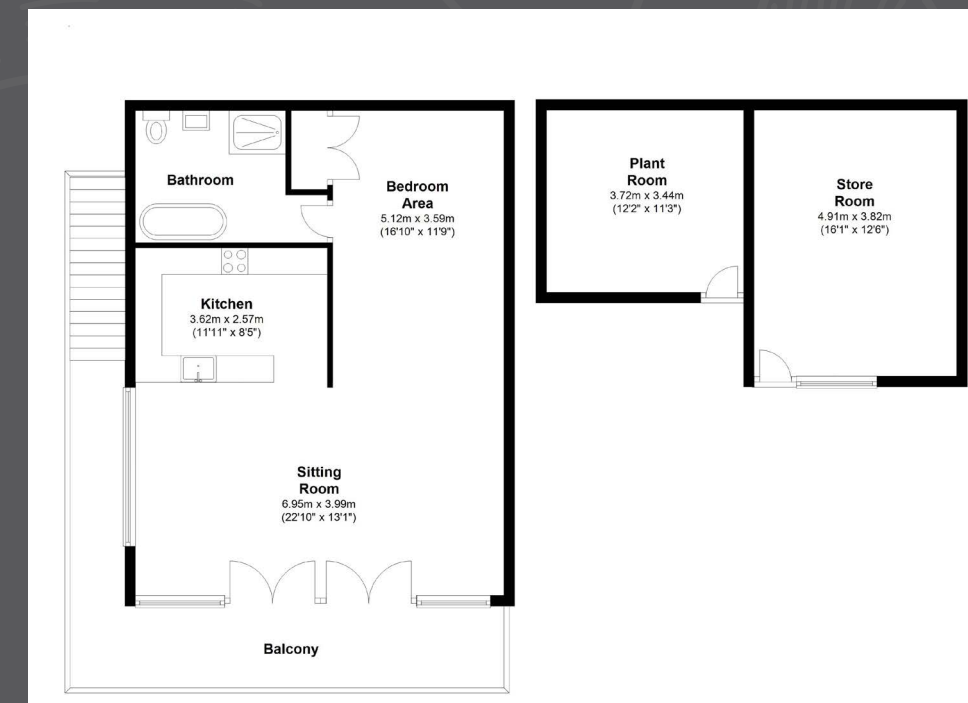




# THE BOATHOUSE

A detached "Dutch style" building set on the lakeside. To the front is a decking area. The accommodation comprises: Open plan kitchen/dining/sitting/bedroom, bathroom, parking and woodland garden.

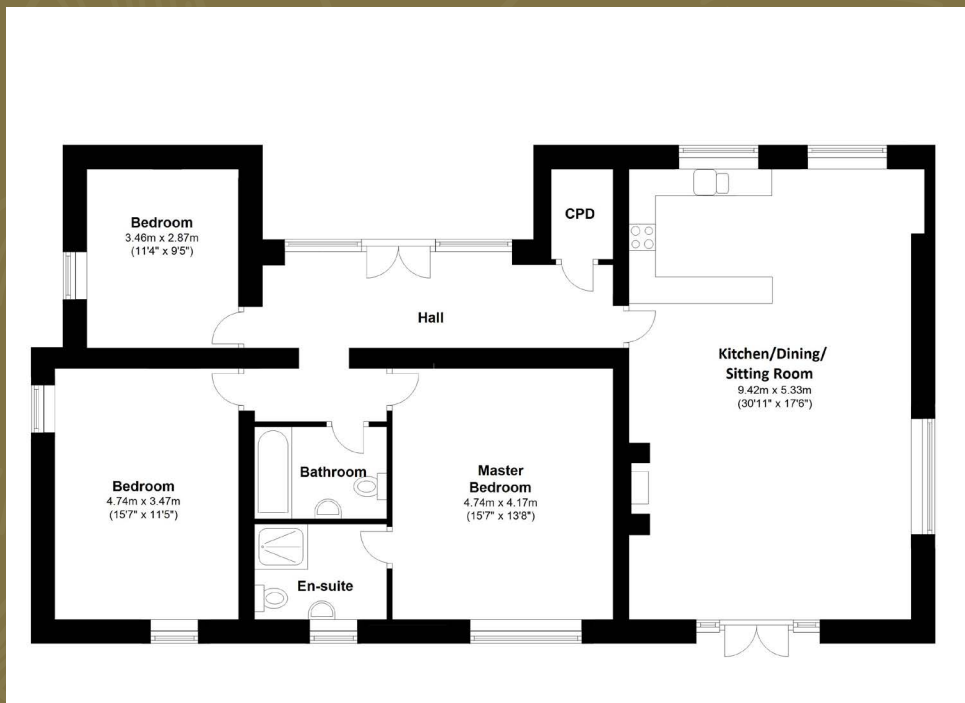
The Boathouse has a superb position overlooking the lake.





# LAKE COTTAGE

A detached building of stone construction with fantastic views over the lake and comprises: Entrance hall, kitchen/dining/sitting room, master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally are gardens, garage and parking.



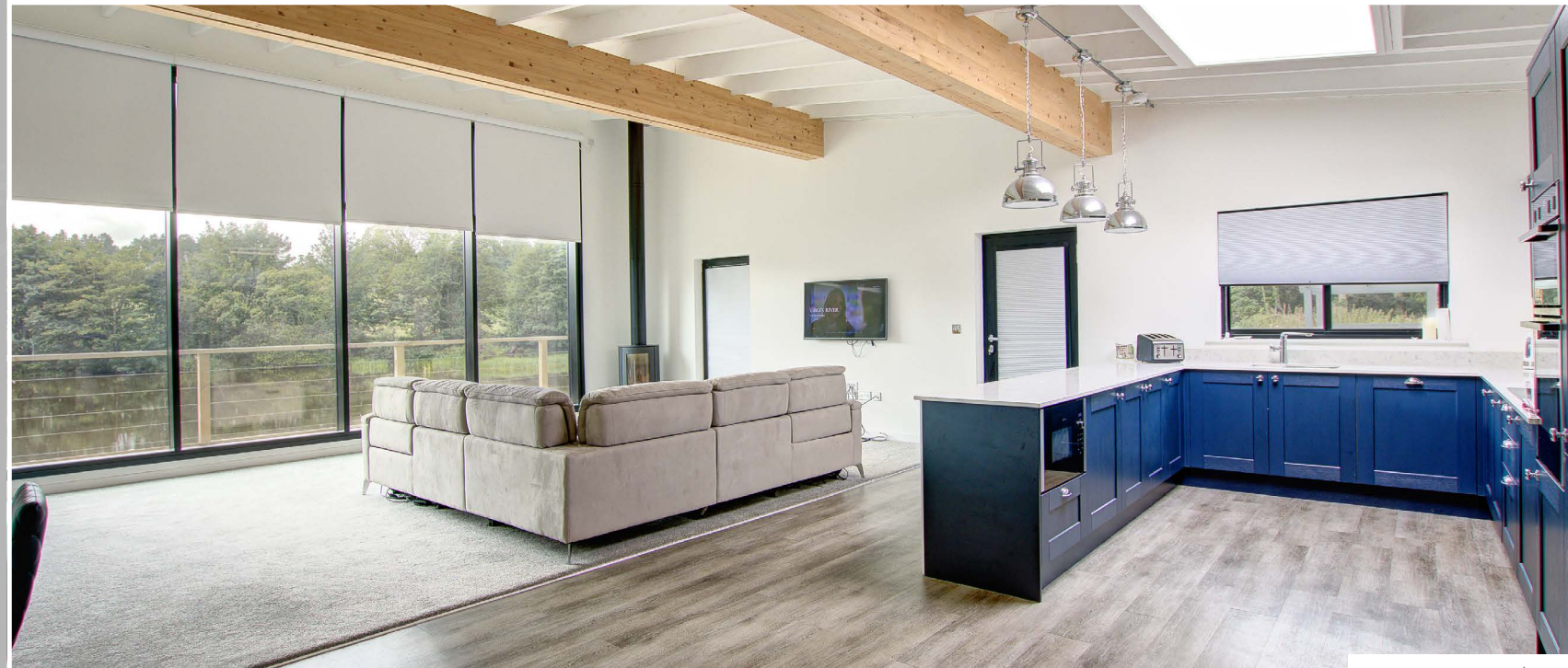




# OTTERS COVE

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A superb purpose-built detached property occupying a lakeside position with huge lounge area with two double en suite bedrooms with picture window throughout overlooking the lake. Patio/veranda area with panoramic lake views.





# THE OPPORTUNITY

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The Middleton Hall Estate offers a purchaser the chance to buy a fantastic range of properties nestled in the heart of the Northumberland countryside. As well as the magnificent Middleton Hall, and its potential to be a market leading hospitality venue, there are already four unique self-catering properties which are very popular holiday lets with a fifth property which will provide letting income to be available soon. The hall itself also has bedrooms that are currently being let.

Middleton Hall offers the opportunity of further developing this fantastic property, a lot of this work has already been undertaken in a sympathetic manner to retain a lot of the charm of the original building. The space and grandeur of the property offer a new operator the chance to create something very special.

Further details of the planning and site itself can be obtained from Christie & Co, the selling agent. There is a pre application for 9 holiday cottages/units which has been approved. Further development opportunities on the site potentially exist (subject to planning permission).

The website for the estate is [www.exploremiddletonhall.co.uk](http://www.exploremiddletonhall.co.uk)

Rarely does the opportunity to purchase a large estate with huge potential in such an impressive location become available, we would advise a viewing as soon as possible of the estate and the properties it has on offer.





Viewing by appointment with the selling agents.

EPC Exempt.



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