



MIDDLETON HALL

Middleton, Belford, Northumberland, NE70 7LF

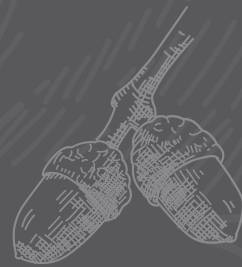
Freehold offers around £6,000,000 | Ref: 6445154

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MIDDLETON HALL ESTATE



The Middleton Hall Estate occupies a commanding 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 countryside 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. Details such as the grand stone fireplace embossed with the family crest, the ornate ceiling mouldings and the magnificent period staircase all add to the elegant ambience the hall enjoys.

The estate also offers various unique properties; The Folly, The Boathouse, Lake Cottage, Otters Cove and The Coach House are all completely individual dwellings offering a variety of excellent accommodation. The grounds cover almost 29 acres and includes mature woodland, a stream running through the site, two lakes and a Victorian walled garden, all combining to create a sense of timeless tranquillity.





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

LAKE COTTAGE

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

THE FOLLY

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

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

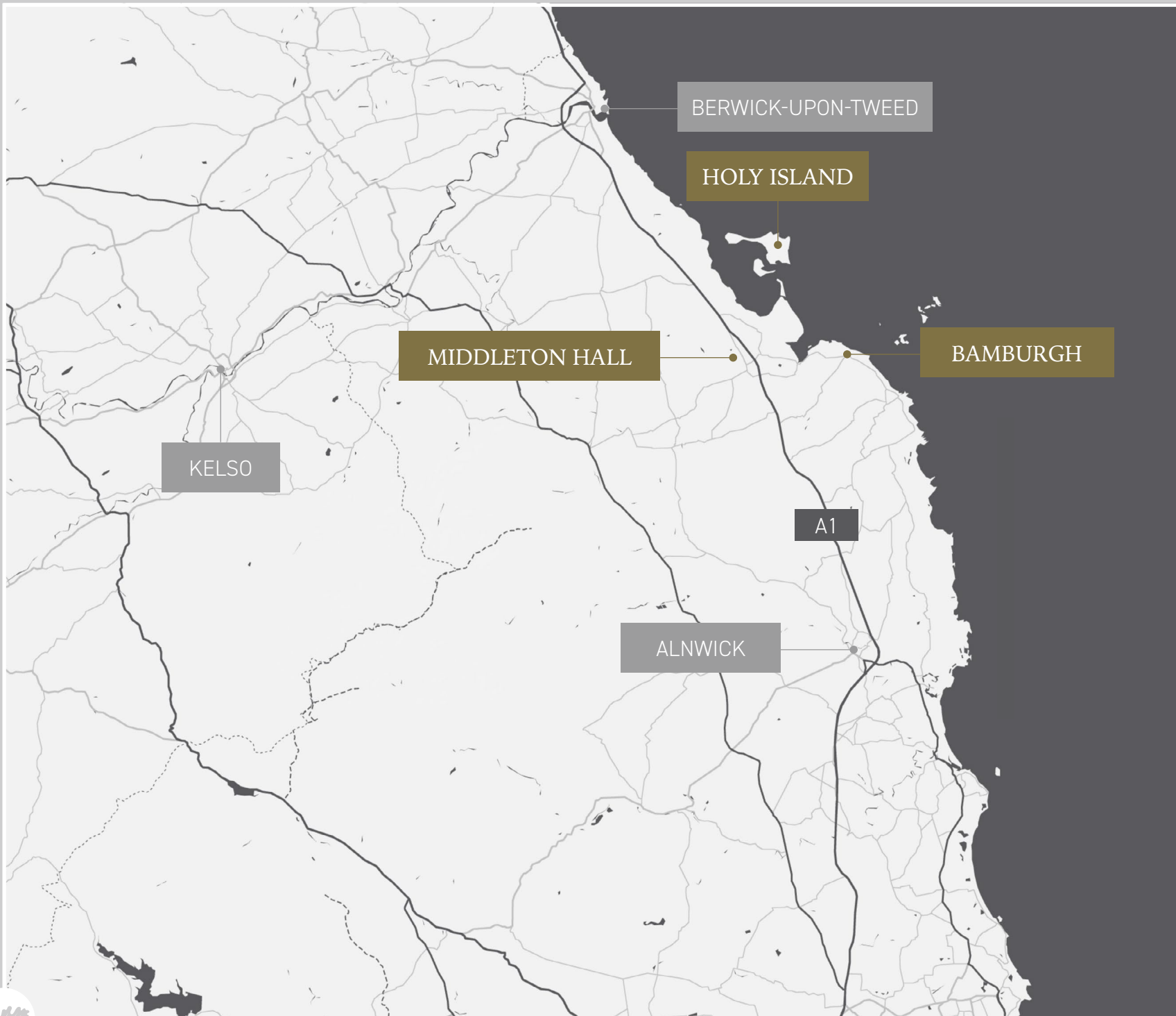
THE NORTH WING

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

THE BOATHOUSE

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





LOCATION

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, wildlife photographers, golfers, anglers and day trippers, all of which help 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

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 mock Tudor wing.

Continuing his grandfather's legacy, Colonel Gerard F.T. Leather persevered in developing the estate, 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 it before the eventual sale of Middleton to the Greenwich Hospital Trust in 1945.



MIDDLETON HALL



Entry to the hall is through the impressive, imposing porch and into the Grand Hall area, which is a stunning space. 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 its centre.

Adjacent to the Grand Hall is the Dining Room with its high ceilings decorated with Victorian cornices and wall panelling to complement the Italian marble fireplace. The Dining Room has a large picture window providing views down the private drive to the gardens and lake.

The first floor of the main hall is accessed via the stunning oak staircase where you will find a charming south facing drawing room, a cocktail bar and additional kitchen all adding to the prestigious feel of the hall.

There is also a good sized south facing orangery with underfloor heating and 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 hall's superb gardens.

Meanwhile, on the lower ground floor 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 main hall comprises of 10 excellent en-suite bedrooms, all of a very good size with period features and individually designed. The North Wing of the hall comprises of five bedrooms in total, which are currently not let but can easily be added to the hospitality offer with some modest redecoration. 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; again this part of the property has some wonderful period features, and offers an excellent opportunity to extend the holiday accommodation on offer.

There are five further bedrooms in the adjoining Coach House, which has its own reception rooms and kitchen, and is currently used as a holiday let.



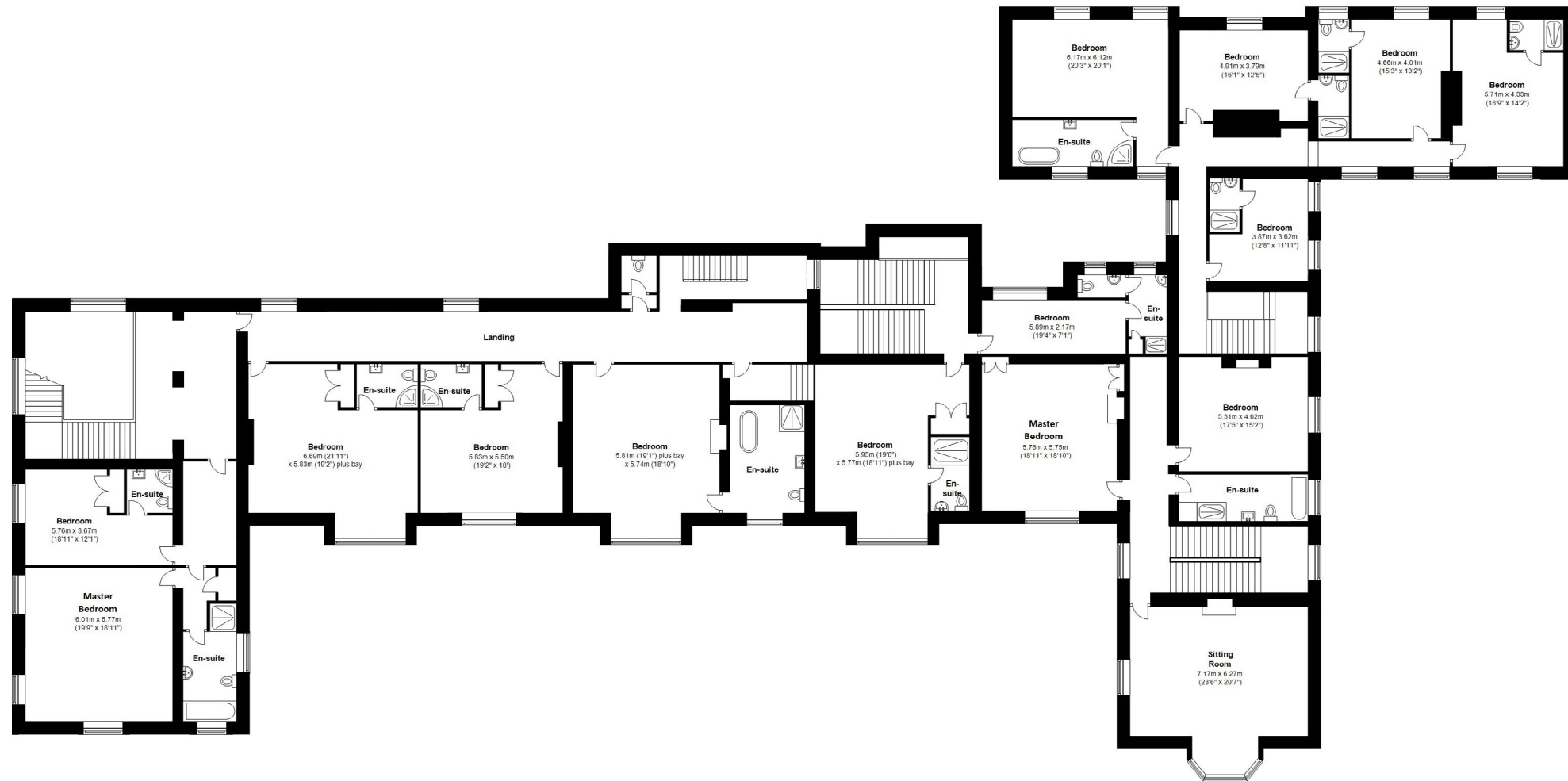
MIDDLETON HALL

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.

There is also one further very impressive two-bedroom property which is nearing completion (Otters Cove).



THE FOLLY

Formerly the Clock Tower, the Folly is an utterly enchanting little dwelling, which has been converted and extended and now comprises: Entrance hall, dining kitchen, sitting room, downstairs cloakroom, bedroom, bathroom, gardens and parking.

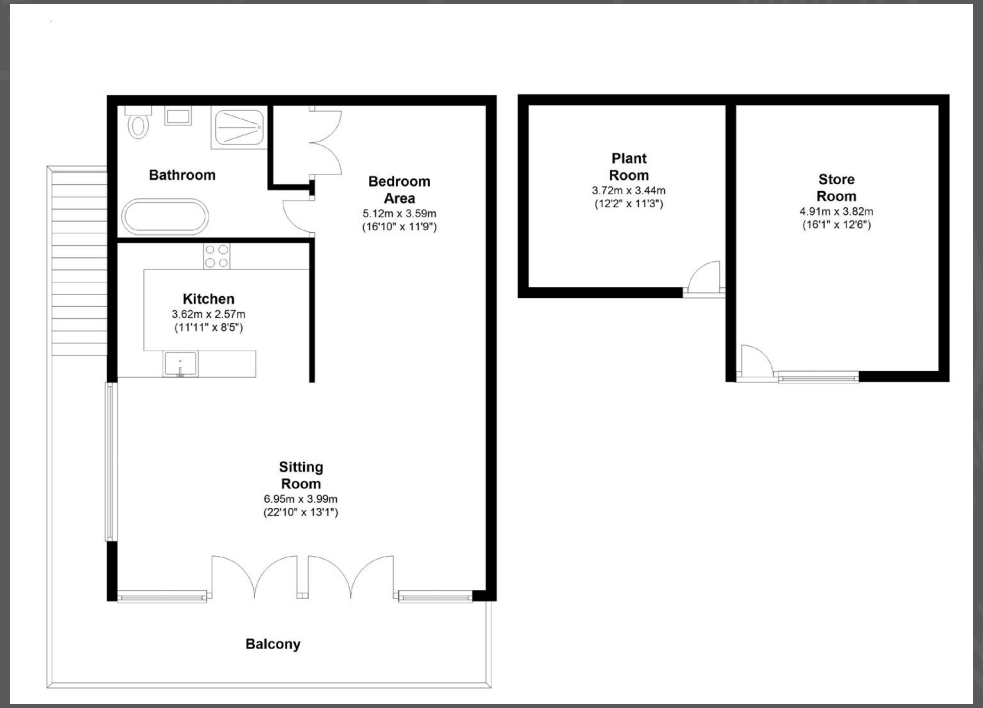




THE BOATHOUSE

An attractive timber clad "Dutch style" lodge set on the lakeside. The accommodation comprises: Open plan kitchen/dining/sitting/bedroom, bathroom, parking and woodland garden.

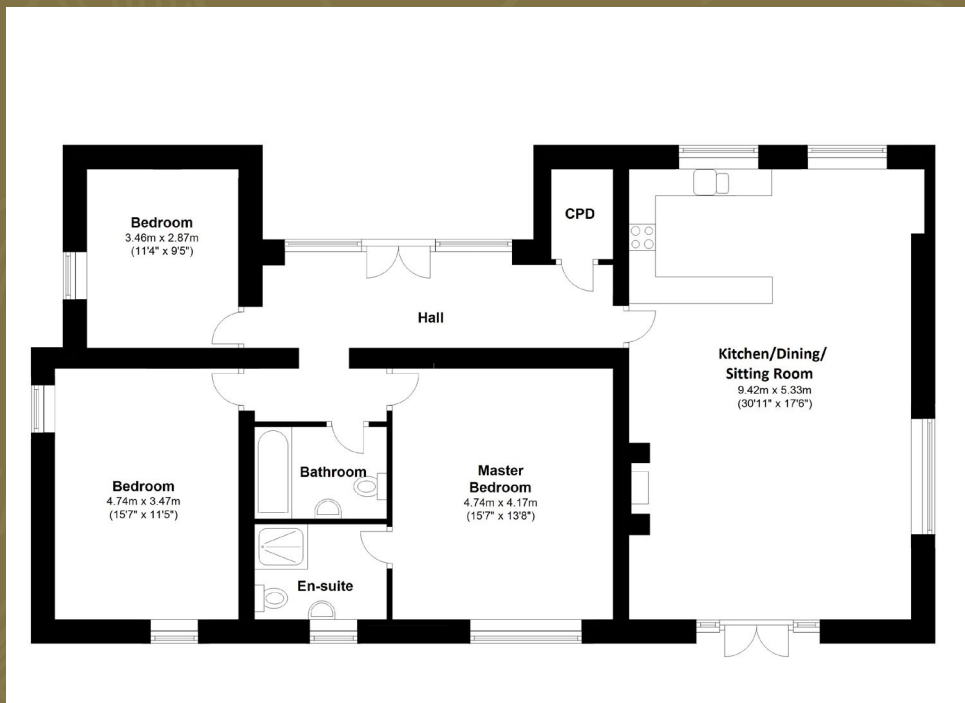
The Boathouse has a wonderful elevated decking area to the front, to take advantage of its position overlooking the lake.





LAKE COTTAGE

A detached house of masonry construction in a secluded and peaceful setting, which 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

A superb purpose-built detached property occupying a lakeside position. It has a huge lounge area, two double en-suite bedrooms and picture windows throughout overlooking the lake. There is also a wraparound patio/veranda area with panoramic lake views.





THE OPPORTUNITY



The Middleton Hall Estate offers a purchaser the chance to buy a fabulous collection 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, although 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 further create something very special.

There is a pre-application for a further nine holiday cottages/units which has been approved. In addition, there is scope for further development on the site potentially (subject to planning permission).

The website for the estate is www.exploremiddletonhall.co.uk. Rarely does the opportunity to purchase a large estate with such huge potential in such an impressive location become available. Further details of the site itself can be obtained from Christie & Co, the selling agent. We would advise a viewing as soon as possible.





Viewing by appointment with the selling agents.

EPC Exempt.



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