



## Ray Mill, Kirkwhelpington, NE19 2RD

£899,999

33-ACRE ESTATE - DRONE TOUR AVAILABLE - VIRTUAL TOUR OF MAIN RESIDENCE

Brunton Residential are delighted to offer for sale this substantial property in the heart of rural Northumberland. Ray Mill sits on approximately 33 acres (13 hectares). The property has a range of elements: A principal dwelling, an outbuilding accommodating an annex, garages & storage area while the land incorporates lawned gardens; a parking area, permanent grassland with streams and watercourses, farmland with large solar panels and finally a historical stone Mill.

The village of Kirkwhelpington is a rural location to the North West of Newcastle upon Tyne. While enjoying the tranquil Northumberland Countryside, the property is well positioned to offer locations such as Newcastle international airport and the towns of Morpeth and Hexham which are all well within a 20 mile radius. The individual parts of the estate are kept to a very high standard with exact accommodation briefly comprising of; A large family home with porch access to a inner hallway, a sizeable lounge has a multi fuel log burner with windows to two elevations, there is a formal dining space with Velux style windows to the rear. To the side of the lounge is a tri-fold door which offers access to a fantastic sun lounge, this sizable addition has windows to all side and an orangery style roof. The kitchen has been recently refitted, it offers a range of wall and floor units with coordinated granite work surfaces and fitted appliances, within the same room is another lounge area along with access to a fitted utility room. There are a further three versatile rooms which are accessed from the hallway; a large bedroom space with fitted wardrobes and an ensuite shower room, a fourth lounge with separate office space and a snug room which could make for a guest/fifth bedroom, finally on the ground floor is a fitted bathroom WC and a separate cloakroom WC. The first floor offers three well sized bedrooms, all are easily large enough for king beds, with appropriate furniture. The three rooms also have recently fitted, tiled ensuite shower rooms.

Outside the front door is a central courtyard, this private area is sheltered by the house and also a large outbuilding, the out buildings are also in a structurally sound condition and offer; a large double garage which is accessible from the parking area, a 68 square meter store area, this section of the property would also be suitable for extra accommodation, it is fitted with arched windows with door access. To the side of the store area is an annex which house a one

bedroom studio apartment with lounge/bedroom, fitted kitchen and separate shower room.

There are some extra points of note encompassed within the Ray Mill estate. A large part of the grounds are currently being used for live stock farming, while there is no long term lease, there is an income being generated which has the option of remaining.

There is a known water course running through the property, this is at the bottom of the valley and bares no flood risk, the burn was once used to power the Mill.

There is a privately owned solar panel to side of the estate, this substantial structure is completely private with no leases or contractual obligations, the feed in tariff information is available upon request.

The main residence is warmed with a mixture of multi fuel stoves, newly installed under floor heating to the ground floor of the main residence and radiator heating to the first floor.

For more information and to book your viewing, please call our sales team on 01912368347.

## MAIN HOUSE GROUND FLOOR

Porch

Hall

WC

Lounge

36'9" x 25'7" (11.20m x 7.80m)

Sun Room

26'8" x 14'6" (8.13m x 4.42m)

Kitchen/Dining Room

26'0" x 17'2" (7.92m x 5.22m)

Snug

14'5" x 16'1" (4.40m x 4.90m)

### Office

14'5" x 9'2" (4.40m x 2.80m)

### Storage

3'8" x 6'1" (1.12m x 1.86m)

### Utility Room

### Bathroom

6'9" x 10'10" (2.06m x 3.30m)

### Master Bedroom

14'5" x 15'7" (4.40m x 4.76m)

### En-suite

### Walk-in Wardrobe

### Bedroom

10'5" x 13'10" (3.18m x 4.21m)

### Porch

## MAIN HOUSE FIRST FLOOR

### Landing

Double door, door to:

### Storage

### Bedroom

16'0" x 12'4" (4.88m x 3.76m)

Window to rear, door to:

### En-suite

Skylight, door to:

### Bedroom

14'5" x 12'7" (4.40m x 3.83m)

Window to rear, door to:

### En-suite

Skylight, door to:

### Bedroom

12'6" x 19'7" (3.81m x 5.98m)

Two windows to side, two windows to front.

### En-suite

Skylight, door to:

## SEPARATE OUTHOUSE

### Workshop / Outhouse / Store

Two windows to rear, two windows to front, double door, door to:

### Anex Studio

Two windows to side, door to:

### Anex Kitchen

6'7" x 13'9" (2.00m x 4.20m)

Window to side.

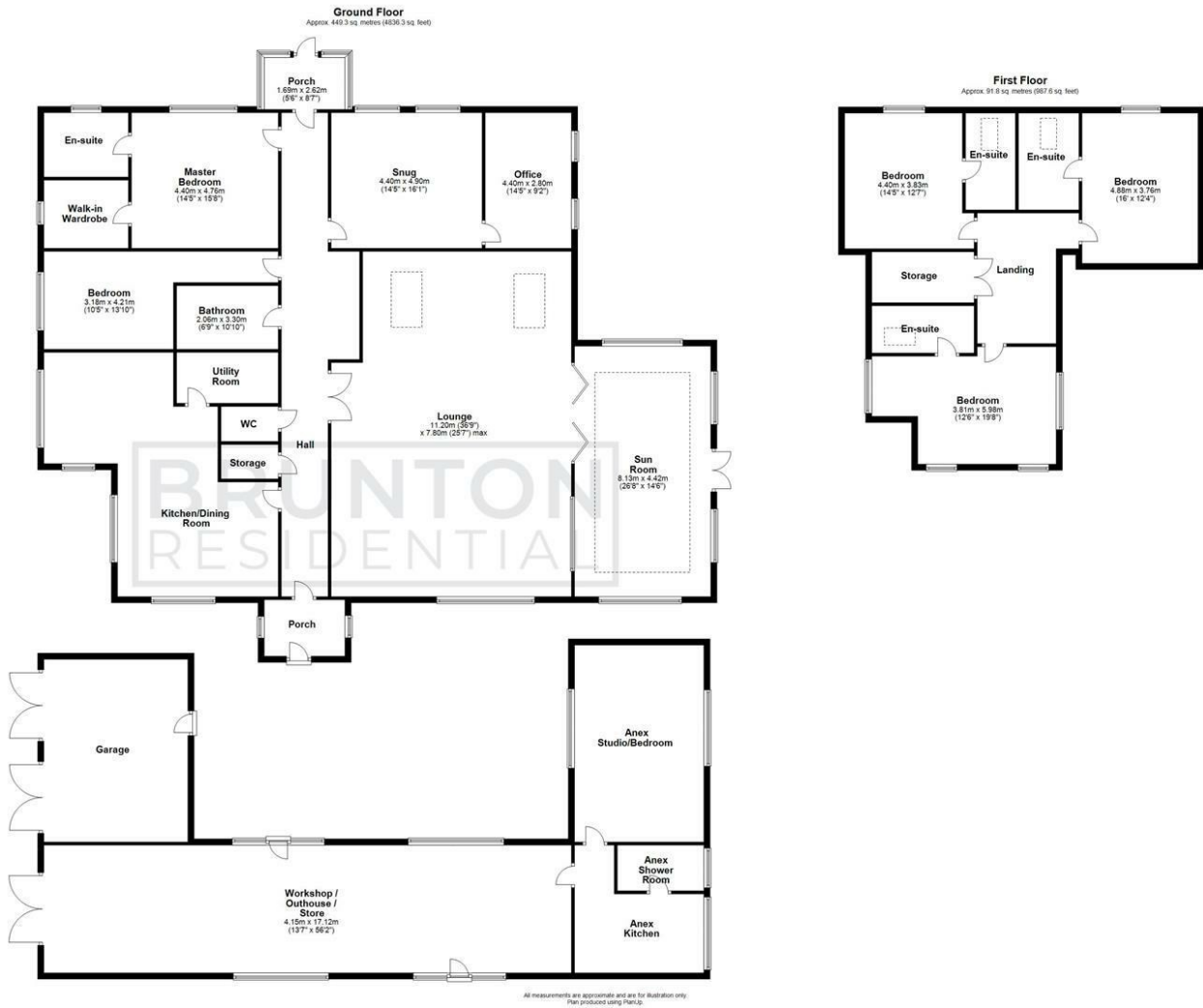
### Anex Shower Room

Window to side.

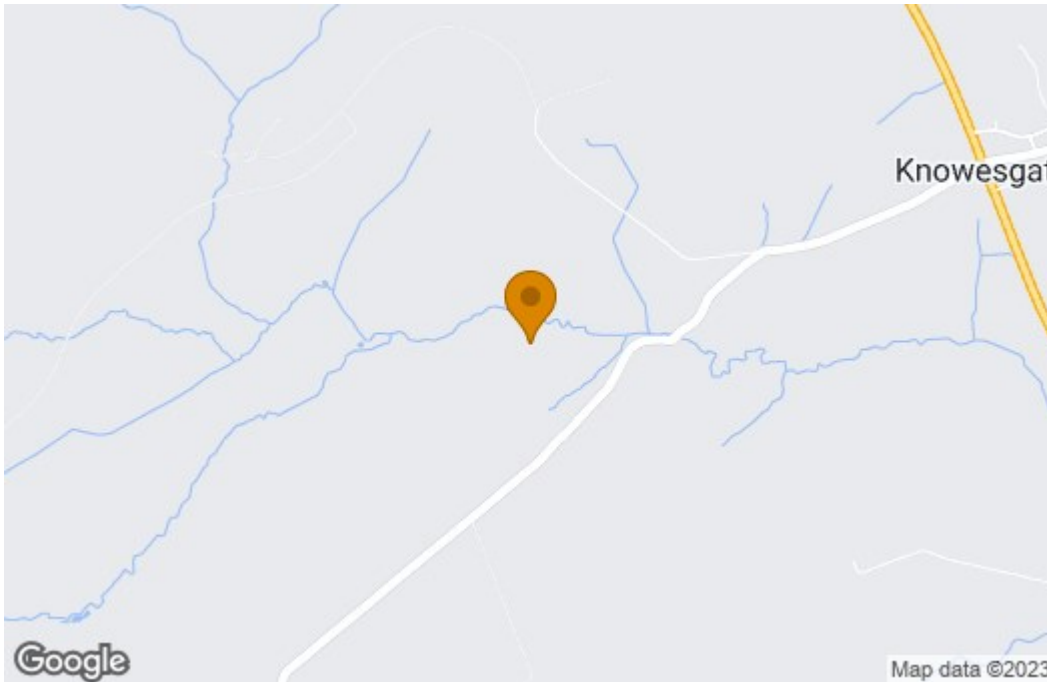
### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Please note that the property is not currently registered with the land registry, we have been advised that the property is being sold with the full freehold but this should be checked by a conveyancer.

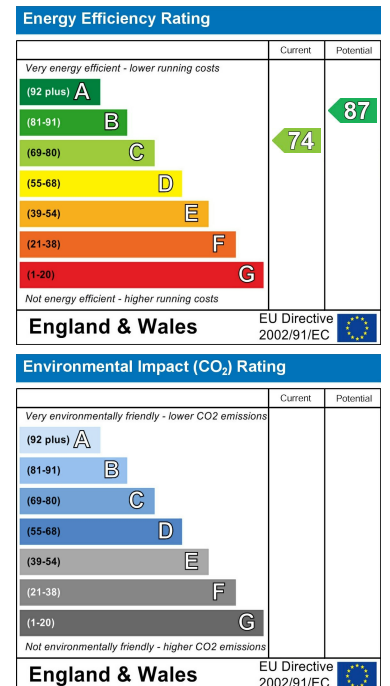
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.