

# WARDREW HOUSE

GILSLAND, BRAMPTON, NORTHUMBERLAND





# WARDREW HOUSE

An exceptional Georgian country house with contemporary interiors in a secluded setting.

Entrance hall | 3 reception rooms | Kitchen/Breakfast room | Utility room  
Principal bedroom with ensuite bathroom | 3 further bedrooms, one with en suite shower room | Family bathroom | WC | Extensive cellars | Conservatory/Orangery  
Double garage | Garden, paddock and woodland

In all, about 5.5 acres | 340 metres of fishing rights on the river Irthing.

Local Authority – Northumberland County Council.

Council Tax band – F

EPC - D

## DESCRIPTION

Wardrew House is an impressive detached former manor house, situated in a secluded location on the outskirts of Gilsland, set within approximately 5.5 acres of enclosed grounds. The property, dating back to 1752, has a fascinating history. It was re-built and modernised about 30 years ago, but more recently, the current owners have carried out extensive renovations and have created an exceptional country home with bright contemporary interiors. The modern interior design is sympathetically combined with the classic Georgian architecture. Renovations include oak flooring, replastering, new bathrooms, designer radiators and rewiring where required.

The ground floor is well balanced with three reception rooms, accessed from the large central hall with the impressive stairs leading to the first floor. Of particular note are the two bay windows in the front reception rooms which provide beautiful views and natural light. The open plan nature of the sitting room and dining room is an excellent feature which provides wonderful entertaining space. The redesigned kitchen/breakfast room has been beautifully finished with high specification fittings and is flooded with light thanks to glass sliding doors leading to the garden. Completing the ground floor is a WC and utility room.

Upstairs, the bright galleried landing leads to all the bedrooms. The principal bedroom has a large ensuite bathroom. There is also a guest bedroom with an ensuite shower room, two further bedrooms and the family bathroom which has a free-standing bath and walk-in shower. All the rooms have been recently reappointed and the bedrooms to the front benefit from far reaching views across the surrounding countryside.

Accessed outside, there is a large barrel-vaulted cellar below the house, ideal for storing wine. Part of this space is occupied by the water filtration tanks. The current owners have built a conservatory/orangery which provides brilliant outside entertaining space, as well as a room to keep plants during the colder months. There is a pathway from the building to the main house, and it sits nicely in the garden, with lovely views.





## SITUATION

Wardrew House is discreetly positioned within stunning and historic countryside on the border of Northumberland and Cumbria, close to the UNESCO World Heritage site of Hadrian's Wall.

Located just three miles from the A69, connecting Carlisle and Newcastle, the house enjoys rural tranquillity while being within easy reach of the region's major business centres and transport links by rail and air, all accessible in under an hour.

The area features the hidden gem 'Crammel Linn' waterfall, situated within Irthing Gorge, a Site of Special Scientific Interest, home to a variety of native flora and fauna. Other local attractions include the Northumberland International Dark Sky Park and Kielder Water and Forest, which draw astronomers, walkers, cyclists, and water sports enthusiasts from around the country and further afield.

Day-to-day amenities are available in Haltwhistle, Brampton and Hexham, including local healthcare services, grocery stores, and some private businesses as well as professional services. For a comprehensive range of amenities, Newcastle and Carlisle are the nearest major cities.





## GARDENS & GROUNDS

A sweeping driveway winds up to the house with ample parking and a double garage. Newly created borders to the front of the house have been thoughtfully planted with a variety of roses, peonies and other herbaceous plants. The beautiful gardens are complemented by the classic symmetry of the house's facade. As well as the gardens around the house, there is a two-acre paddock and areas of tranquil woodland, one behind the house and another leading down towards a stream in front of the house. The grounds extend to around 5.5 acres in total. Wardrew house also benefits from 340 meters of fishing rights on the River Irthing.





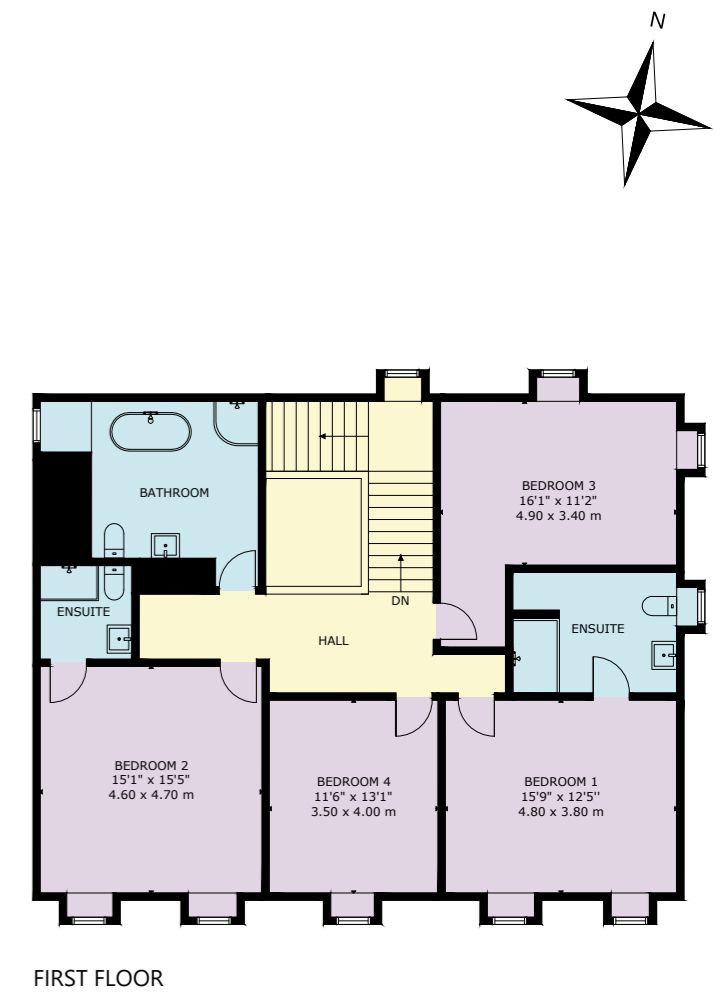
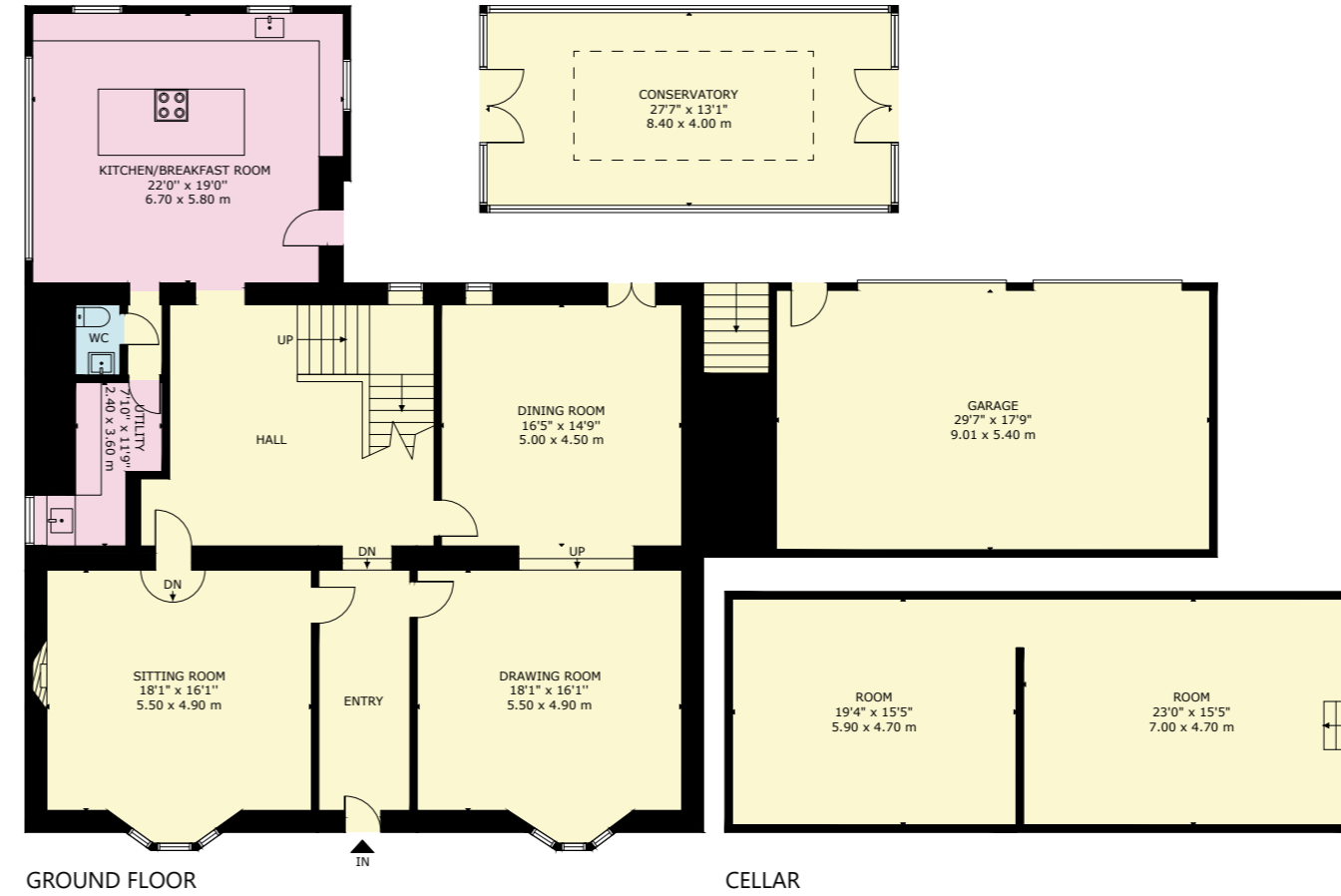
Approximate Gross Internal Floor Area

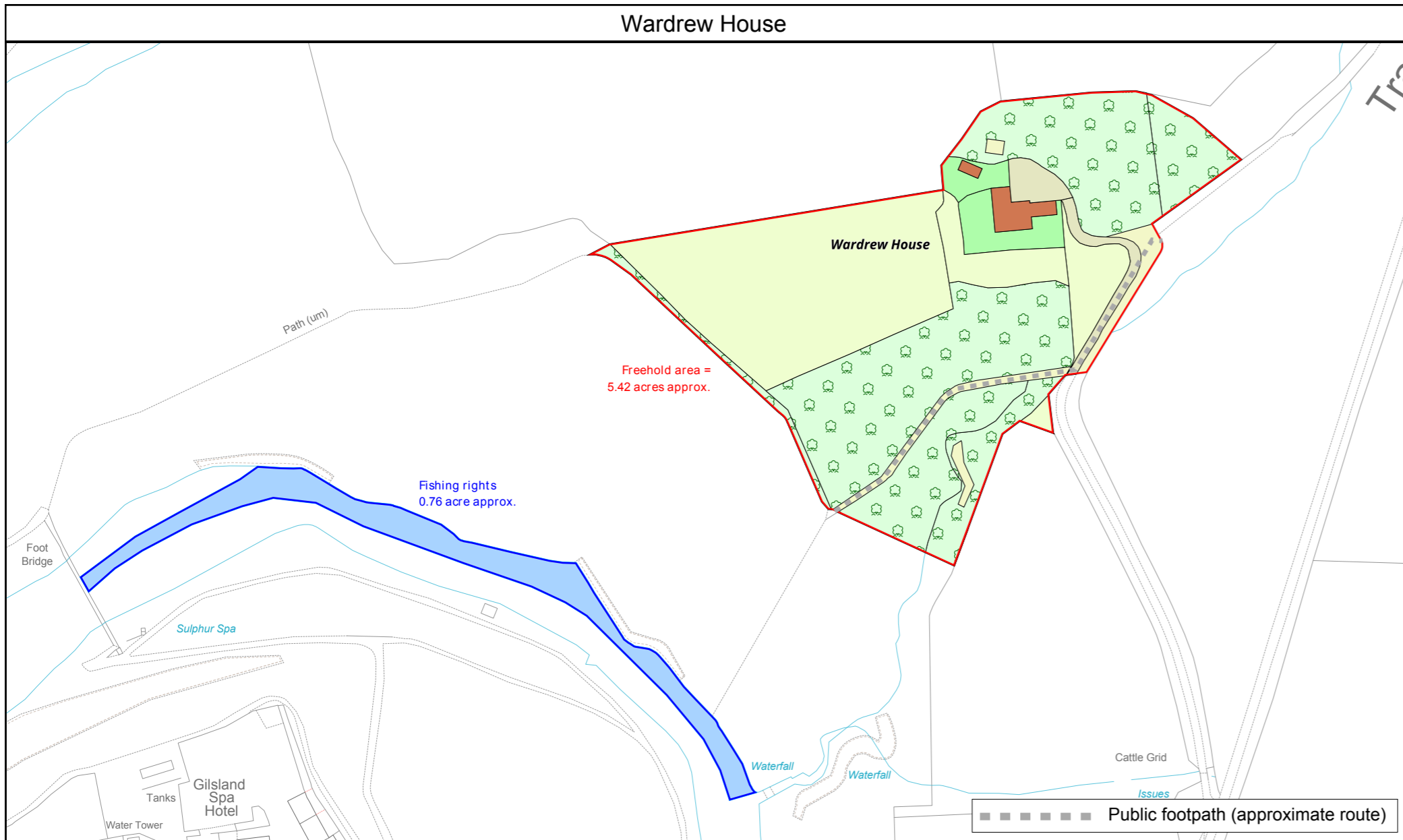
Main House = 321 sq m / 3,482 sq ft

Garage = 48 sq m / 523 sq ft

Conservatory = 33 sq m / 361 sq ft

Cellar = 61 sq m / 660 sq ft





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| <b>LDS Ltd</b><br>Plan Preparation<br>Unit 15, Glenmore Business Park<br>Telford Road<br>Salisbury SP2 7GL<br><br>(e) planprep@lds-survey.co.uk   |  |  | Date: 08:07:24<br>Drawn By: CW<br>Scale: 1:2000 @ A4<br>Plan Ref: 18954 |
|   |  |  | <b>Title</b><br><b>Wardrew House</b>                                    |
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## DIRECTIONS

What3words ///crazy.caravans.clipped

## HISTORICAL NOTE

The house has notable connections to famous romantic poets. It is reputed that Robert Burns stayed here in June 1787. About ten years later, Sir Walter Scott also visited the house, where he met his future wife, Charlotte Charpentier, an emigré from the French Revolution. Seemingly a whirlwind romance and they were married a few months later in December 1797.

## SERVICES

The property is connected to a private water supply, private drainage and mains electricity. A new sewage treatment plant was installed in December 2022 to comply with current regulations. Oil fired central heating.

## CONDITIONS OF SALE

- 1. Fixtures and Fittings:** Fitted floor coverings and integrated appliances are to be included within the sale. Exclusions include the curtains in the middle bedroom and the peony collection in the cutting garden to the rear of the house (the structure of the main front flower beds will not be disrupted). Blinds in the remaining bedrooms and the Hector Finch and Conran light fittings may be available by separate negotiation.
- 2. Servitude rights, burdens and wayleaves:** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.
- 3. Deposit:** On exchange of contracts a deposit of 10 percent of the purchase price will be paid, with the balance due on completion. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.





**Knight  
Frank**

Edward Douglas-Home

[edward.douglas-home@knightfrank.com](mailto:edward.douglas-home@knightfrank.com)

0131 222 9600