

The Old Rectory

FALSTONE | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A stunningly renovated Georgian ex-rectory, featuring
luxurious interiors and expansive grounds

Falstone Village Centre 0.5 miles | Bellingham 9.5 miles | Hexham 25.2 miles | Corbridge 27.0 miles
Newcastle International Airport 39.2 miles | Jedburgh 39.3 miles | Newcastle City Centre 41.7 miles





Accommodation in Brief

Ground Floor

Vestibule | Hall | Sitting Room | Dining Room | Snug | Study | Kitchen
Utility Room | Pantry | WC | Store

First Floor

Principal Bedroom | Dressing Room | Ensuite Bathroom | Bedroom
Bedroom | Family Bathroom

Second Floor

Bedroom | Ensuite Bathroom | Bedroom | Ensuite Bathroom

Below Ground

Cellar

Exterior

Substantial Stone-Built Outbuilding | Stone-Built Boiler Room & Store
Attached Store | Driveway & Parking | Extensive Gardens & Grounds
Around 11.39 Acres in All







The Property

Set against a backdrop of glorious panoramic countryside views, The Old Rectory is a distinguished stone-built property that has been sympathetically renovated to merge elegant traditional character with contemporary updates for modern living. This Grade II Listed property, situated in an enviable elevated position, boasts expansive gardens and grounds that meander down to the North Tyne River, covering a total of approximately 11.39 acres. Built circa 1818 by renowned architect H. H. Seward, this property stands within the stunning Northumberland National Park, an Area of Outstanding Natural Beauty. Its ashlar construction and Lakeland slate roof showcase Seward's exemplary work, while the interior boasts high ceilings and spacious rooms, typical of the period.

The interior spaces throughout the property have been updated to a very high standard, employing a carefully curated palette of premium materials and decorations. Ornate chandeliers feature prominently on the ground floor, paired with rich, tasteful decor to create wonderfully grand and inviting living spaces. A commitment to preserving the property's historical integrity is evident in the retention of certain original features. Among these, the Pine & Gesso Neoclassical antique fire surround in the drawing room stands out as a testament to the property's rich heritage. Dating back to the 1820s, this exquisite piece is complemented by 24-carat gold-plated wall lights, adding a touch of opulence and history to the modern enhancements.

The kitchen is bespoke, designed and installed by Bespoke Interiors based in Newcastle-Upon-Tyne, featuring Italian Sorrento Aged-Tumbled Limestone underfoot and anchored by an Esse Ironheart Eco wood burning stove. The space is further enhanced by a selection of top-of-the-line integrated appliances, including a Smeg 6-ring hob, a Bosch oven and steam oven, and a Bosch fridge freezer. The pantry, adjacent to the kitchen provides storage space and includes a washing machine and tumble drier.

Ascending to the upper-levels, five well-proportioned bedrooms are neatly arranged across two floors. Each bedroom preserves the vibrant aesthetic that characterizes the entire home, offering a cohesive blend of comfort and style. Accompanying these restful spaces are four luxurious bathrooms, each appointed with high-quality BC Designs sanitary ware. The principal bedroom serves as a luxurious retreat, boasting a private dressing room alongside an en-suite bathroom that is both spacious and elegantly appointed.













Externally

The gardens and grounds of The Old Rectory are a key attraction for the property. Extending in all to around 11.39 acres, the grounds fall away gently down to the North Tyne River to the south with the line of the former Border Counties Railway passing between the upper and lower grounds. An orchard and fruit garden has recently been supplied to the front of the property.

The Old Rectory has fishing rights on the river. Mature woodland to the north and west creates a peaceful and sheltered haven. The driveway passes through the woodland before opening up at the front of the property. The thoughtful position of the house within the grounds makes the absolute most of the outlook and scenery.

To the east of the main house is a fabulous stone-built outbuilding which was formerly a coach house and stables. The coach house and stables are also thought to date to circa 1818, constructed from stone and Lakeland slate and is also Grade II Listed. The outbuilding currently provides a number of store rooms. Separate staircases lead up to stores at either end of the building, with the central area accessed via an arched carriage entrance. The building could offer a host of development opportunities, subject to securing the necessary consents. There is also a separate stone-built boiler room and logstore tucked behind the main house.

Agents Note

Custom hand-made curtains and light fixtures are included, provided that the asking price has been met.

Local Information

Falstone is a small village in the North Tyne Valley which is within both the designated Northumberland International Dark Sky Park and the beautiful Northumberland National Park. The area is a haven for wildlife much of which can be enjoyed from the gardens and grounds. The surrounding countryside offers excellent walks and cycling. Kielder Water and Forest Park which provides a multitude of leisure activities. Falstone has a tearoom and post office and there are two excellent local inns, The Black Cock in Falstone and The Pheasant in Stannersburn, with The Hollybush at Greenhaugh also nearby. Hexham is the main town for shopping, with several supermarkets including Waitrose, and a fabulous Farmers Market. Both Tesco and Asda deliver to Falstone providing great convenience. Hexham also provides a wide range of local retail, educational and professional services.

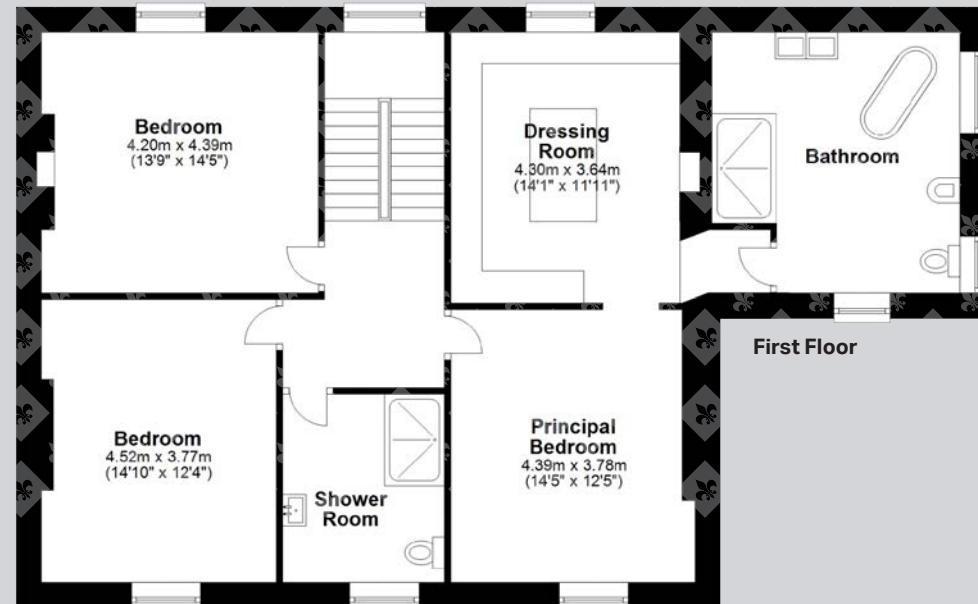
For schooling, there is an excellent first school in Greenhaugh, while Bellingham offers a nursery school together with first and middle schools. Senior schools are available in Hexham and Haydon Bridge with several private day schools in Newcastle.

For the commuter the A68 and A69 provide excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. The railway station at Hexham provides regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to other major UK cities north and south. Alternatively, a pleasant drive leads to Tweedbank Station where the car can be parked before taking the train to Edinburgh, or even the overnight train to London. Newcastle International Airport is also within easy reach.

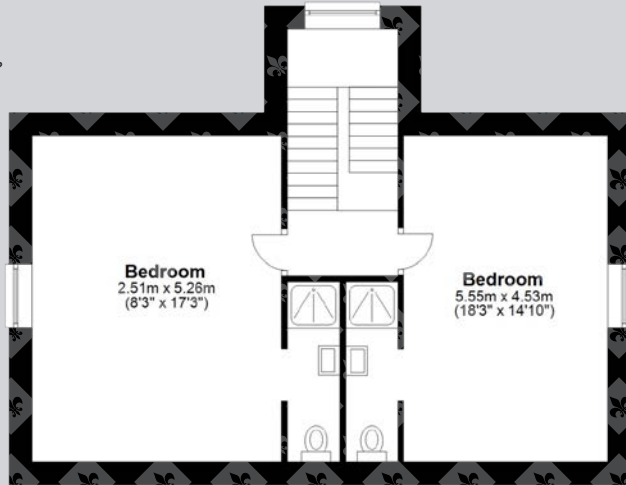




Floor Plans



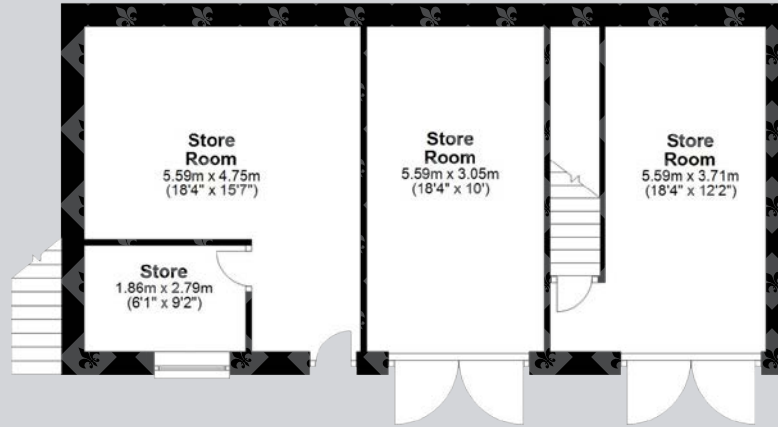
Total area: approx. 309.2 sq. metres (3327.9 sq. feet)



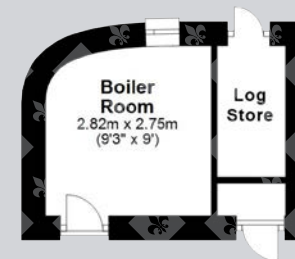
Second Floor



Cellar



Ground Floor



Total area: approx. 469.8 sq. metres (5056.8 sq. feet)

Google Maps



what3words

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Private drainage to septic tank. Oil-fired boiler.

Postcode

NE48 1AE

Council Tax

Band F

EPC

Exempt

Tenure

Freehold

Viewings Strictly by Appointment

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