

# Windy Hall

KIRKHAUGH | ALSTON | CUMBRIA



**FINEST**  
PROPERTIES



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*An exquisite country house with a recently restored  
west wing and sensational views*

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Alston Town Centre 3.2 miles | Penrith 22.8 miles | Hexham 23.3 miles | Carlisle 26.5 miles  
Newcastle International Airport 43.3 miles | Newcastle City Centre 45.7 miles





## Accommodation in Brief

### Ground Floor

Sitting/Dining Room | Kitchen/Breakfast Room | Study | Drawing Room  
Second Kitchen | Utility/Boot Room | Shower Room | Log Store  
Bedroom | Bathroom

### First Floor

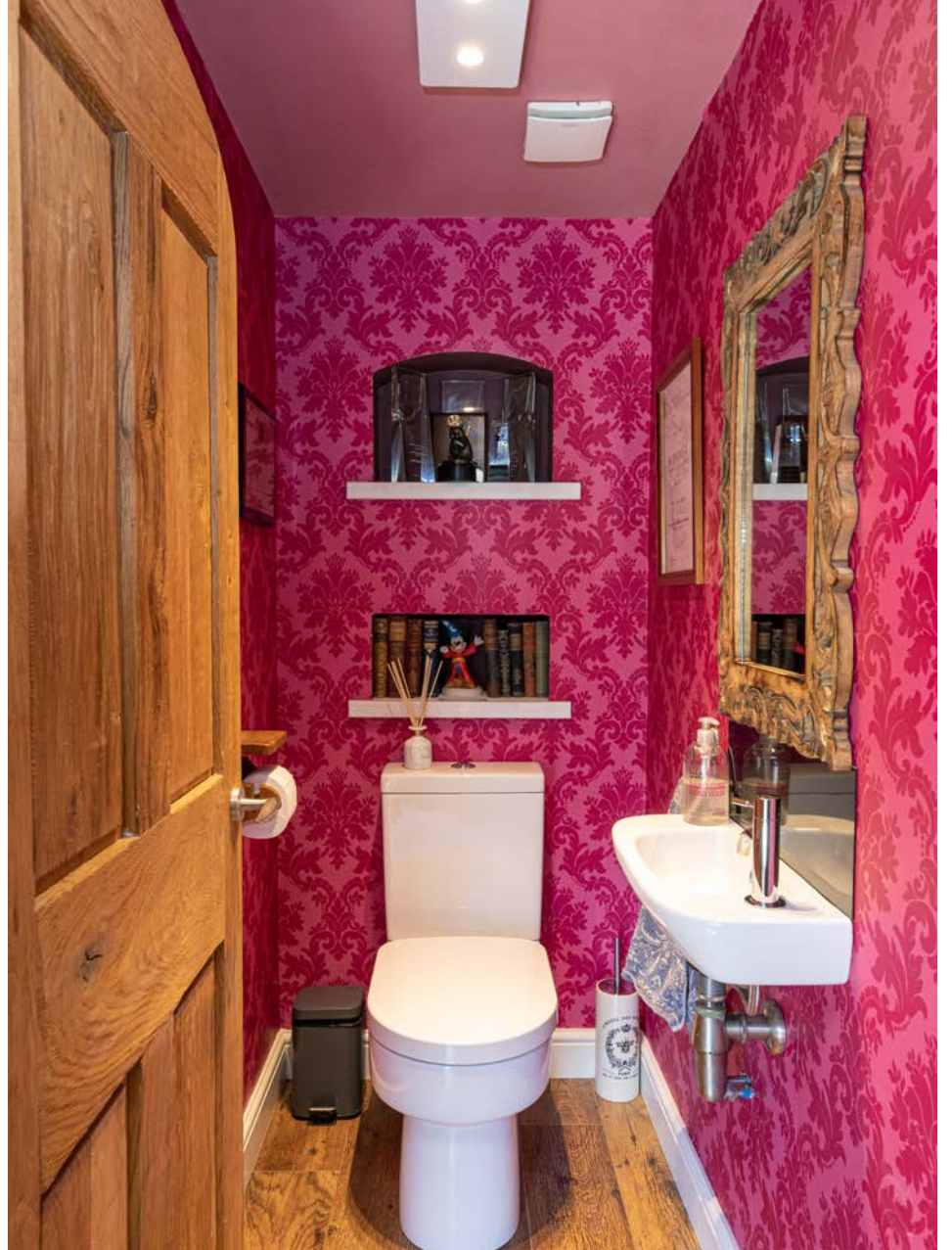
Principal Bedroom with Walk-in Wardrobe | Three Further Bedrooms  
Bathroom | WC | Dressing Room/Nursery

### Externally

Gardens | Outdoor Seating Areas | Raised Beds | Woodland  
Stone Outhouse











## The Property

Windy Hall is a gorgeous stone-built country house standing in a truly spectacular elevated location with seemingly endless views across the North Pennines Area of Outstanding Natural Beauty (AONB). This beautiful and substantial home is brimming with character and plentiful reminders of the history of the property. The original part of the house is believed to date from the late 17th or early 18th century. Records indicate that the property was altered towards the end of the 18th century when Alexander Featherstone lived at the property. His initials and a date of 1767 are carved into the stone lintel above the front door. His ancestors built Featherstone Castle a short distance down the valley and were related to the famous Harry Hotspur, and the Percy's of Alnwick Castle.

A later west wing has recently been renovated, adding further elegant accommodation that marries perfectly with the original house. Restoration has used traditional lime pointing throughout, with thick lime and hemp internal insulation applied by hand. The house was fully re-roofed in stages between 2008, and 2014. The internal décor and specification is exceptional throughout, with stylish and tasteful touches at every turn. High quality contemporary fixtures and fittings combine with bright, attractive modern palettes, all chosen to blend seamlessly with traditional character features such as exposed stone walls, mighty wooden ceiling beams and period windows.

The ground floor accommodation is hugely spacious and welcoming, with the sitting/dining room at its heart. There is a comfortable seating area at one end, with a fabulous stone inglenook and substantial oak mantelpiece, that house both a wood burning stove and part of the original cast iron farmhouse range. Also within the inglenook is an arched stone niche and the original warming pan. The room has plenty of space for a dining area with a large table and chairs. The beautiful knotted solid oak flooring was made from a 600 year old tree felled in a storm locally. Twin windows, frame far-reaching views to the south and west.

The kitchen/breakfast room is wonderfully light and airy, with sliding French windows that open to the gardens at the side of the house. Sleek contemporary cabinetry provides an abundance of storage and workspace with another



inglenook with a large wood burning stove. This is a warm and inviting room for day-to-day dining. Above the kitchen there is loft space that is fully insulated with flooring and lighting providing a large dry storage space via an easily accessible loft ladder. Accessed from the kitchen is the study, tucked away for quiet work and ideal for working from home.

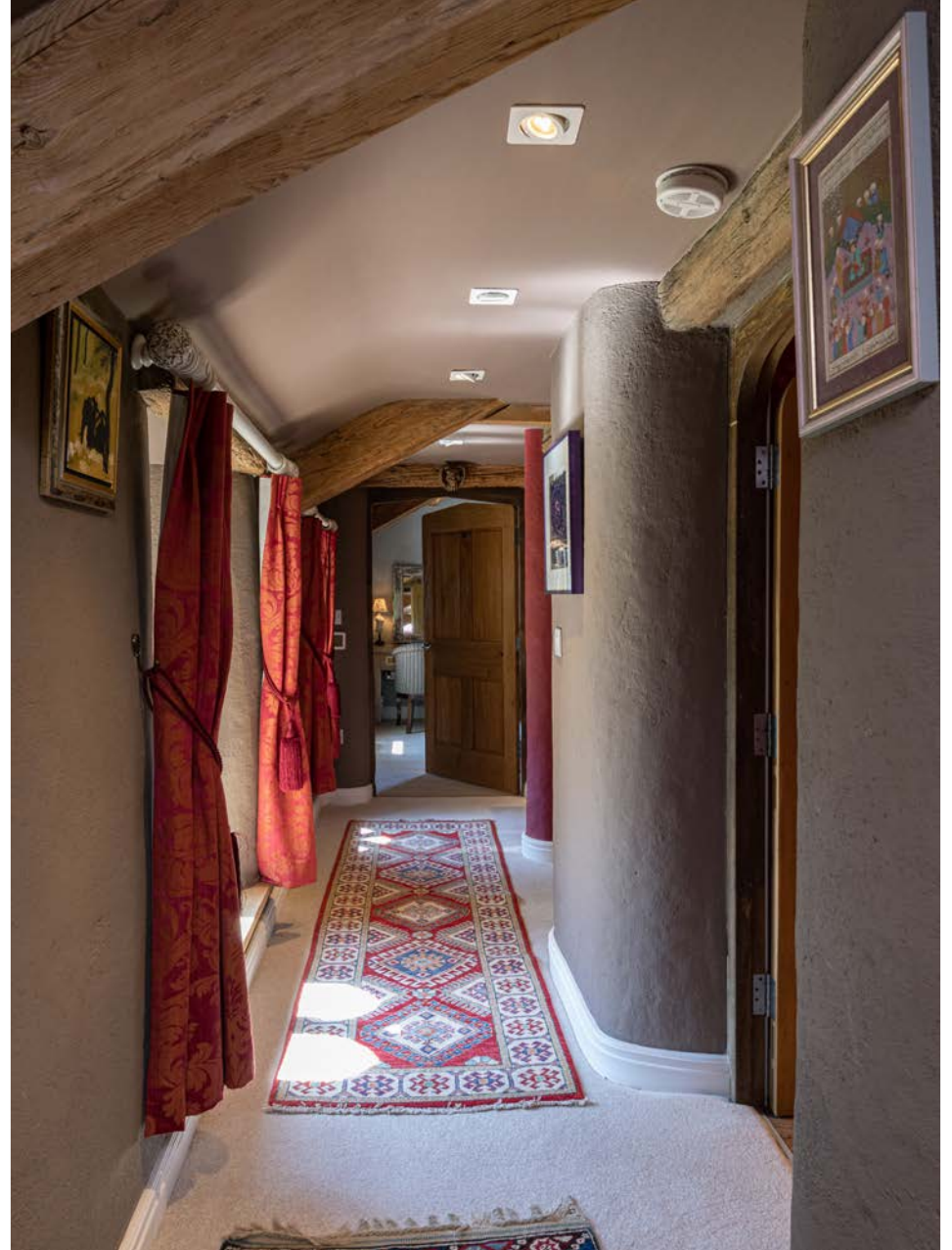
Returning to the sitting/dining room, a door leads to a rear hall with access to a ground floor bedroom and a modern bathroom. Stairs rise with two turns to the first floor of the farmhouse where there are two generous double bedrooms and a separate dressing room. The dressing room can alternatively offer a perfect nursery. Both bedrooms benefit from breathtaking elevated views.

Moving through to the west wing there is further reception space in the drawing room. A full height picture window with elegant ornate stonework frames views that will never cease to amaze, and the triple aspect brings swathes of natural light. This is the perfect spot to escape alone at the end of a busy day, or to relax with family and friends.

The drawing room is reached via the utility/boot room which also links to a useful second kitchen and a well-appointed shower room. The shower room was converted to allow future installation of a sauna. A second staircase climbs to the first floor and two more double bedrooms. The magnificent principal bedroom has a soaring vaulted ceiling with exposed beams and a walk-in wardrobe to the rear. The room is designed to make the absolute most of the location; waking each morning brings panoramic views through another stone framed window. The bedrooms on this floor are served by a bathroom with teak floor reclaimed from the decks of a 19th century ship. The traditional suite comprises a freestanding copper bath, corner waterfall shower, wash hand basin set on a vanity unit and heated towel rail. A separate WC is adjacent to the bathroom.

The layout of the property allows for the two sides to be closed off from one another to form two distinct and self-contained living areas, each with reception space, kitchen facilities, bedrooms and bathrooms. Much of the furniture, fixtures and fittings may be available by separate negotiation.







## Externally

The gardens at Windy Hall complement the house to perfection, with superbly maintained lawns and colourful borders, productive raised beds and a variety of areas to sit outside and take in the glorious surroundings. A flagged terrace runs across the front elevation, sheltered by the house and mature trees to provide al fresco dining and entertaining space with an incredible outlook. Drystone walls encircle the gardens and a former stone outhouse sits across the track leading to the property to offer useful storage.

Patches of established mature woodland threaded through by a small stream protect Windy Hall to the north west and south east, and also provide a haven for wildlife. There is an additional wooden log store and a small chicken house.

### Agents Note

The property sits at the top of a rough track. The track climbs for around 230m and is not suitable for vehicles except 4x4s with good ground clearance. Do not attempt to drive other vehicles to the property. Park at the bottom of the track and proceed on foot. The current owners have always had the benefit of 4x4 vehicles but the deeds allow for any future owner to resurface and improve the access if so desired.

The current owners have a Landrover Defender pickup for access, which they will donate to the successful buyer. It is subject to a SORN but may be used for ferrying goods and materials up the access track which is private property.





## Local Information

Windy Hall stands high above the River South Tyne and the small hamlet of Kirkhaugh, with Alston a short distance to the south. The market town of Alston lies in north east Cumbria, close to the Northumbrian border, standing around 1,000ft above sea level and claims to be the highest market town in England. It is a quaint town with a picturesque high street and unusual shops and galleries, and surrounded by miles of un-spoilt countryside, perfect for walking without the crowds of the nearby Lake District.

The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep; the C2C cycle route and the Pennine Way both run through the town and Alston Moor has a golf club. Other popular local sports include fishing and shooting and Alston is also the starting point for South Tynedale Railway, England's highest narrow-gauge railway, which even has a small station halt serving Kirkhaugh.

The town provides both primary and secondary schooling and a range of professional services. For more comprehensive facilities, Carlisle, Penrith and Hexham are extremely accessible and provide excellent shopping, entertainment and leisure facilities including cinema, theatre and hospitals.

In addition, Mowden Hall Prep school is located outside of Corbridge, together with several independent day schools in Newcastle and Carlisle.

For the commuter, the M6 motorway can be joined at Penrith or Carlisle and provides access north and south to regional centres. Rail stations at both Penrith and Carlisle provide main line services to major UK cities. Nearby Haltwhistle station offers frequent commuter services to Newcastle with fast mainline connections to London of just 2 hours 50 minutes. Newcastle International Airport also offers increasing international connections both direct, and through London, Amsterdam or Paris.

# Floor Plans



Total area: approx. 261.0 sq. metres (2809.0 sq. feet)

## Directions

From the centre of Alston head north on the A686 signposted Hexham, Corbridge and Newcastle. After leaving the town, continue for about 0.3 miles then take the left-hand branch as the main road bears off to the right. Follow the road for about 2.1 miles; the road climbs to a small cluster of farm buildings then continues left signposted Barhaugh and Slaggyford. After 0.2 miles, park at the side of the road then walk up the track for around 230m to reach Windy Hall. If driving a 4x4, drive carefully up the track.

Google Maps

what3words



///gladiators.flocking.goose

## 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. Private spring water. Drainage to treatment plant. LPG for hob. Underfloor electric heating in the west wing. Electric radiators in farmhouse. Wood burning stoves. Solar PV panels (Feed-in tariff yielding average income of around £1,600 per annum. Installed in 2013). Dedicated wireless broadband connection.

Postcode

CA9 3NJ

Council Tax

Band D

EPC

Rating F

Tenure

Freehold

## Viewings Strictly by Appointment

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