

# Bamburgh Flat

BELFORD HALL | BELFORD | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A fabulously appointed apartment within Grade I  
listed Belford Hall surrounded by protected parkland  
close to the beautiful Northumbrian coast

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Berwick Upon Tweed 14.3 miles | Alnwick 16.0 miles | Newcastle International Airport 49.0 miles  
Newcastle City Centre 50.5 miles | Edinburgh 71.6 miles

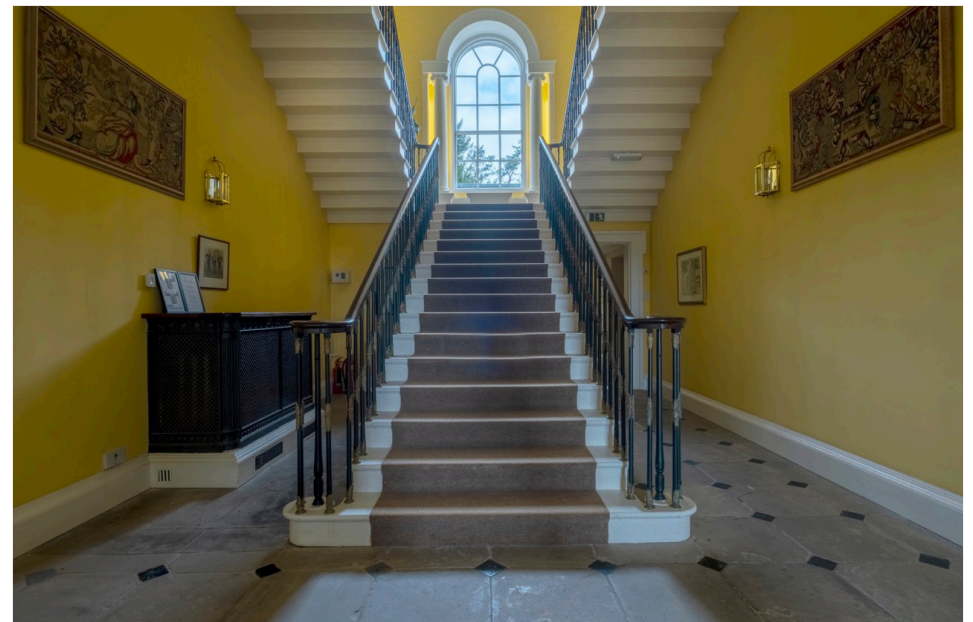




## Accommodation in Brief

Communal Entrance | Entrance Hall | Drawing Room  
Kitchen & Breakfast Room | Principal Bedroom & En-suite Bathroom  
Guest Bedroom & Adjacent Shower Room | Utility Room

Garage | Parking | Communal Gardens & Parkland







## The Property

Bamburgh Flat is housed within the impressive Belford Hall, sitting peacefully amidst 5 acres of formal landscaped gardens and around 27 acres of protected parkland. Completed in 1756, the Hall passed through various ownerships until it was requisitioned during the Second World War. Following the war it was left in an unoccupied state and fell into disrepair until the mid-1980's when it was converted into 16 individual self-contained apartments by the Northern Heritage Trust. Bamburgh Flat is located on the upper floor and sits centrally to the Hall known as "The Villa" and offers spacious and immaculately presented accommodation with high quality fixtures and fittings, tasteful décor throughout including wallpaper by Italian designer Versace and fabulous designer kitchen and bathrooms. The property will appeal to a number of buyers as either a family home or a secondary holiday home. In order to maintain the fabric of the building and communal areas to a high standard, the use of the property as a commercial holiday let is not permitted.

Entering from the rear of the Hall the communal portico entrance hallway instantly sets the scene for the property with original flagged floor, magnificent staircase to the upper floor with beautiful detailed frieze mouldings to the ceiling.

The front door opens into the welcoming entrance hall which is light and spacious and onward to the rest of the apartment. Off the hall is a useful utility room with storage and laundry solutions.

The beautifully presented drawing room is a room of generous proportions and benefits from dual aspect to the front and side with fabulous uninterrupted views over protected parkland and the surrounding countryside. The recessed sash windows have been upgraded by Ventrolla of Harrogate to offer easy glide and draft proofing with wooden shutters to the sides. An ornate cast iron gas fire set on a slate hearth with iron insert and attractive fire surround sits centrally to the room and offers a delightful and relaxing focal point.

The kitchen is finished to an immaculate standard with a fine selection of contemporary cabinetry with complementary quartz work surfaces and under cupboard lighting. Integral appliances include a gas hob with extractor over, electric oven, microwave, fridge freezer and dishwasher and the deep recessed windowsill has been cleverly converted into a breakfast area.

Another room which is beautifully presented with quality furnishings is the principal bedroom, complemented by an impressive selection of fitted wardrobes to maximise hanging and shelving space and also benefitting from a discreet integral fold away office area. The beautifully appointed en-suite bathroom comprises a white suite with bath, wash hand basin set within a vanity unit with illuminated mirror over, heated towel rail and WC with a useful linen cupboard. The guest bedroom is equally impressive with beautiful décor and fitted wardrobes and is served by the adjacent shower room.







## Externally

The entrance to Belford Hall Estate is through two pillars and along a tarmac road which meanders through leafy woodland. The driveway continues through the estate following around onto the gravelled area to the rear of the main Hall with parking for several vehicles and access to the garage with power and light which is set within a block.

Leading from the communal entrance hall is a generously proportioned reception room with windows to the front elevation, which all the residents may share. Doors lead out to the landscaped gardens and protected parkland that surround the Hall with displays of colourful rhododendrons, native tree species of holly, yew and beech, Scots pine, various conifer mixes and flight pond consisting of around 27 acres in all – perfect for a stroll on a lovely day.

### **Agents Note**

A service charge which covers building insurance, property repairs/ maintenance, window cleaning, external redecoration, cleaning and maintenance of the communal areas, grass cutting and maintenance of the grounds applies and is payable annually in two 6 monthly installments. Details available upon request.



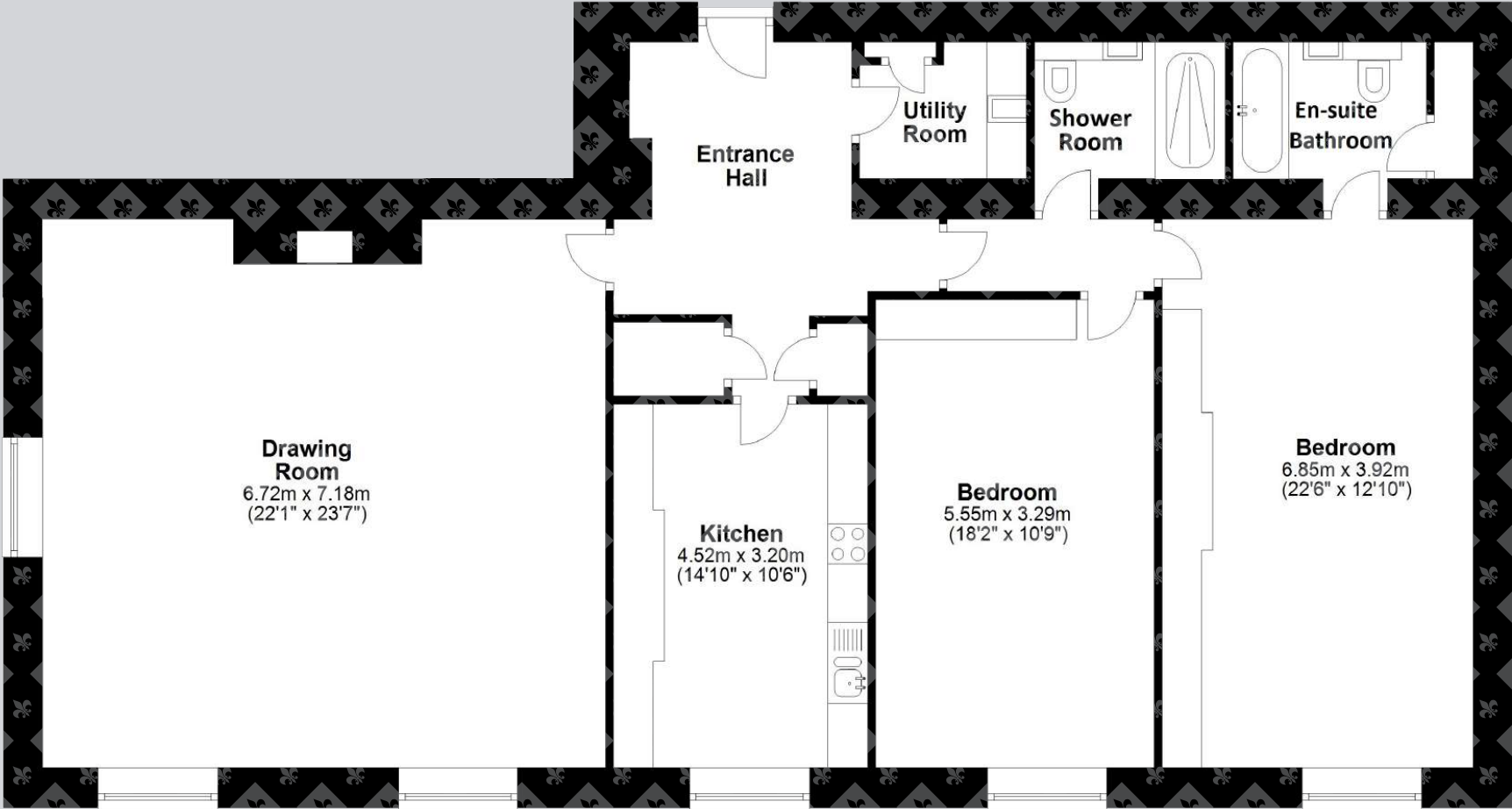
## Local Information

Bamburgh at Belford Hall is located in the picturesque village of Belford, with its coffee shops, public houses, farm shop, golf course and primary school. It is close to the magnificent Northumberland coastline, which has been designated an Area of Outstanding Natural Beauty (AONB). The area is home to several seabird reserves and welcomes increasing numbers of tourists each year who enjoy the regular boat trips which run to the Farne Islands to see the sea birds and seal colonies. The rural nature of the area offers a wide selection of activities for outdoor enthusiasts and is also close to the Coast and Castles tourism route with Bamburgh, Holy Island of Lindisfarne and Dunstanburgh close by. Alnwick provides everyday amenities with supermarkets, a good range of shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema, hospital and Alnwick Castle and Gardens. Berwick upon Tweed and Newcastle are within easy reach and provide further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A1 is close by and provides access north to Berwick and Edinburgh, and south to Alnwick, Newcastle and beyond. The closest main line rail stations are at Berwick and Alnmouth, both of which are on the East Coast mainline with regular direct services between Edinburgh and London. Newcastle International Airport is less than an hour's drive away.



# Floor Plans





## Directions

Travelling north on the A1 towards Berwick, take the exit left signposted Belford and Wooler on to the B6349. Follow the road as it bears right into Belford. After 0.3 miles you will arrive at the main entrance for Belford Hall on the right-hand side, indicated by two pillars. Continue along the drive to the parking area at the rear of Belford Hall.

Google Maps

what3words



///forest.ferrets.dreamers

## 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, gas, water and drainage. Service charges apply payable on a 6 monthly basis.

**Postcode**

NE70 7EY

**Council Tax**

Band E

**EPC**

Exempt

**Tenure**

Leasehold  
(999 years from 1986)

## Viewings Strictly by Appointment

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of distinctive property*

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