

Dalton Farmhouse

DALTON | NORTHUMBERLAND



FINEST
PROPERTIES



A beautifully restored, period farmhouse in a desirable
Northumbrian hamlet near to Ponteland

4.2 miles Ponteland Village | 2.1 miles Stamfordham | 5.8 miles Newcastle International Airport
12 miles Newcastle City Centre





Accommodation in Brief

Drawing Room | Dining Room | Kitchen/Breakfast Room | WC
Garage/Workshop

Principal Bedroom | Ensuite | Three Further Bedrooms | Bathroom
Store Room







The Property

Dalton Farmhouse is a delightfully restored detached period property with enchanting, landscaped gardens and a substantial garage/workshop in the exclusive countryside location of Dalton. Built in the late 1800s out of locally quarried sandstone, the former village farmhouse to Dissington Hall retains much of its original character. A sympathetic and beautiful restoration of an array of period features blend seamlessly with high-quality fixtures and fittings, creating warm and inviting living spaces that are filled with natural light due to an idyllic southerly aspect. Officially recognized as being of Historic Importance, Dalton Farmhouse has only come to market twice in over one hundred years, presenting a rare opportunity to acquire a truly perfect country home in a fabulous location.

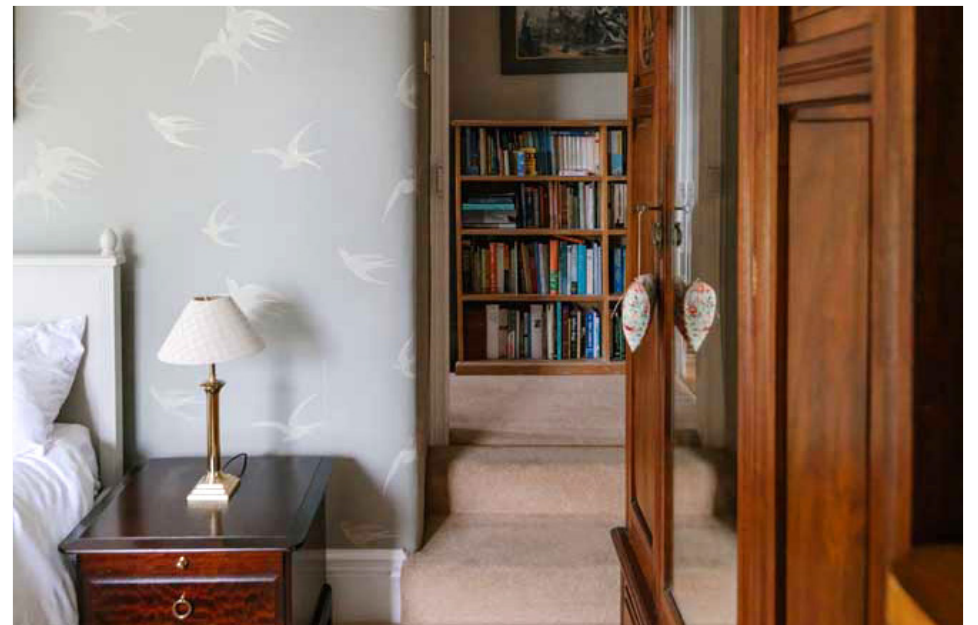
Inside, the living areas are an exhibition of wonderful period features: decorative plaster cornicing, high skirting boards, original sash windows with working wood shutters, and traditional rounded plaster corners to walls are a testament to the sensitivity and quality of the works carried out on the property. Separating the neutrally decorated rooms are the original farmhouse doors, through which can be found a comfortable drawing room replete with sandstone fireplace and Jotul multi-fuel stove, storage cupboards, deep window seat, and shutters. A welcoming and generous dining room enjoys a custom York sandstone fire surround incorporates a handmade brick design to the alcove, and another window seat brings a delightful outlook to the garden. Entering through a custom stable entrance door, the traditional farmhouse family kitchen

and breakfast room boasts bespoke framed kitchen cabinetry by Broomley Furniture of Northumberland, which encompasses a large larder cupboard, island unit, granite and solid wooden ash worktops, and integrated Miele and Bosch appliances. A gorgeous original stone fire surround sits atop a four-oven AGA and solid American oak floorboards. French windows open up onto the stone flagged terrace for peaceful mornings taking in the birdsong or simply enjoying the view of the beautiful courtyard garden. Adjoining the kitchen is a built-in laundry cupboard and a further utility room and downstairs WC.

A wide staircase leads to the first floor landing, beyond which are the four bedrooms. The south-facing principal bedroom offers a large walk-in cupboard, deep window seat, and an en-suite bathroom, with a freestanding roll-top bath, BC Sanitan sink and WC, luxury double shower enclosure featuring twin 'his-and-hers' showers by CP Hart of London, towel radiator, and wide solid oak floorboards. The second bedroom is also south-facing and offers another lovely window seat overlooking the principal gardens, parterre, and a small apple orchard. The third double-aspect bedroom overlooks the courtyard garden where in early summer mature wisteria blossoms underneath a quality replica sash sliding window that matches the originals in the house. The fourth bedroom is currently used as a study and also overlooks the gardens and wider landscape. Further to the first floor is a family bathroom with modern fittings, bath and electric shower.







Externally

An electrically operated five-bar gate welcomes visitors onto a drive lined with mature beech hedge and lawns, leading on to private off-road parking area for several cars, a garage, and access to the front and rear courtyard gardens.

The renovated double-height period barn is currently used as a three-car garage and workshop with stairs to first floor storage and adjoins the main house situated next to the parking area. Custom-built windows, a traditional-style pantile replacement roof, exposed beams and pointed internal stone walls with reinforced concrete floors and enhanced power and lighting facilities make an incredibly practical space that is flexible for any use. An electric vehicle charging point offers more versatility for modern conveniences. The barn also offers the potential for conversion and incorporation into the main residence, subject to the relevant permissions.

Outside, a real feature of the house is the superb, well-stocked south-facing walled gardens which contain a collection of David Austin roses, fabulous herbaceous borders, a small apple orchard, and a box parterre. A "secret" courtyard garden sits amidst raised stone borders and seating areas to the rear. An additional summerhouse and a large wooden potting shed give any green-fingered gardener plenty of space to thrive, while pretty seating areas serve those who prefer to sit and watch.

Externally the property boasts traditional cast-iron gutters and downpipes to the house and garage with an original Victorian cast-iron entrance gate to the walled garden. A rear entrance porch has a pitched slate roof and offers boot and log storage within.





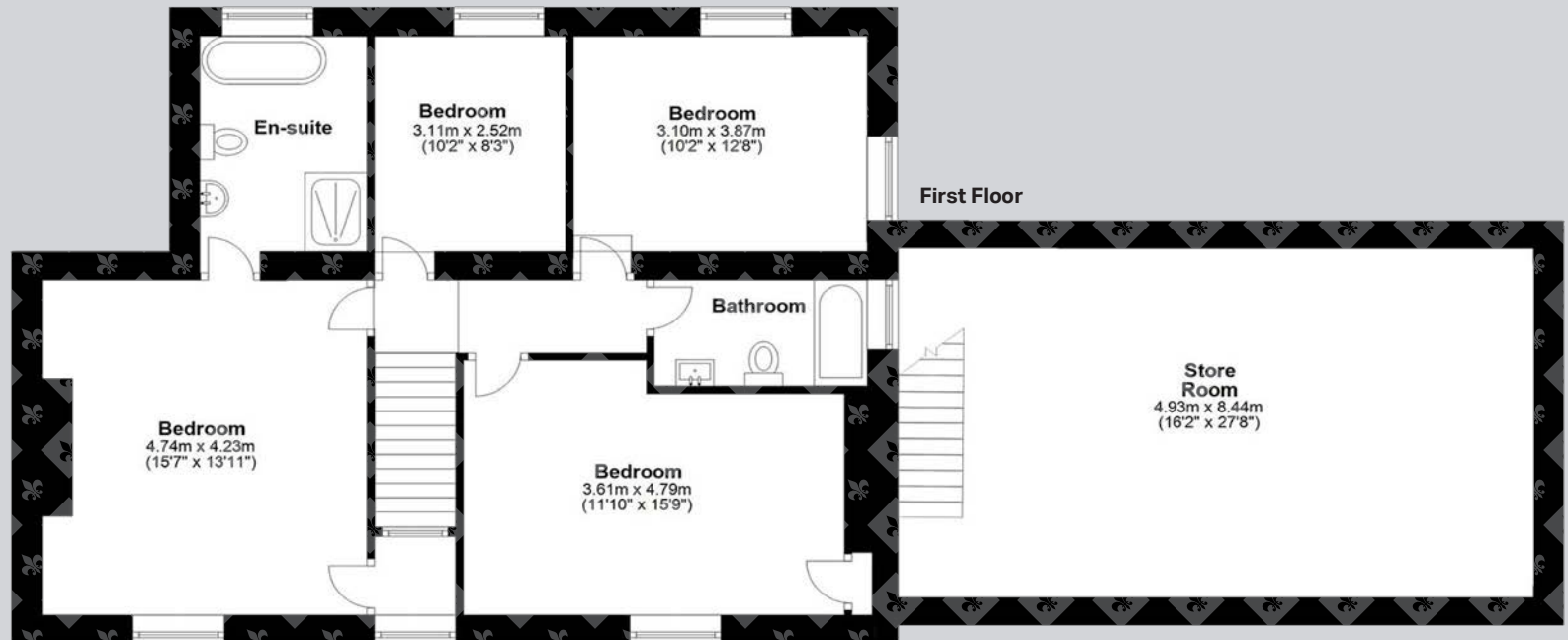
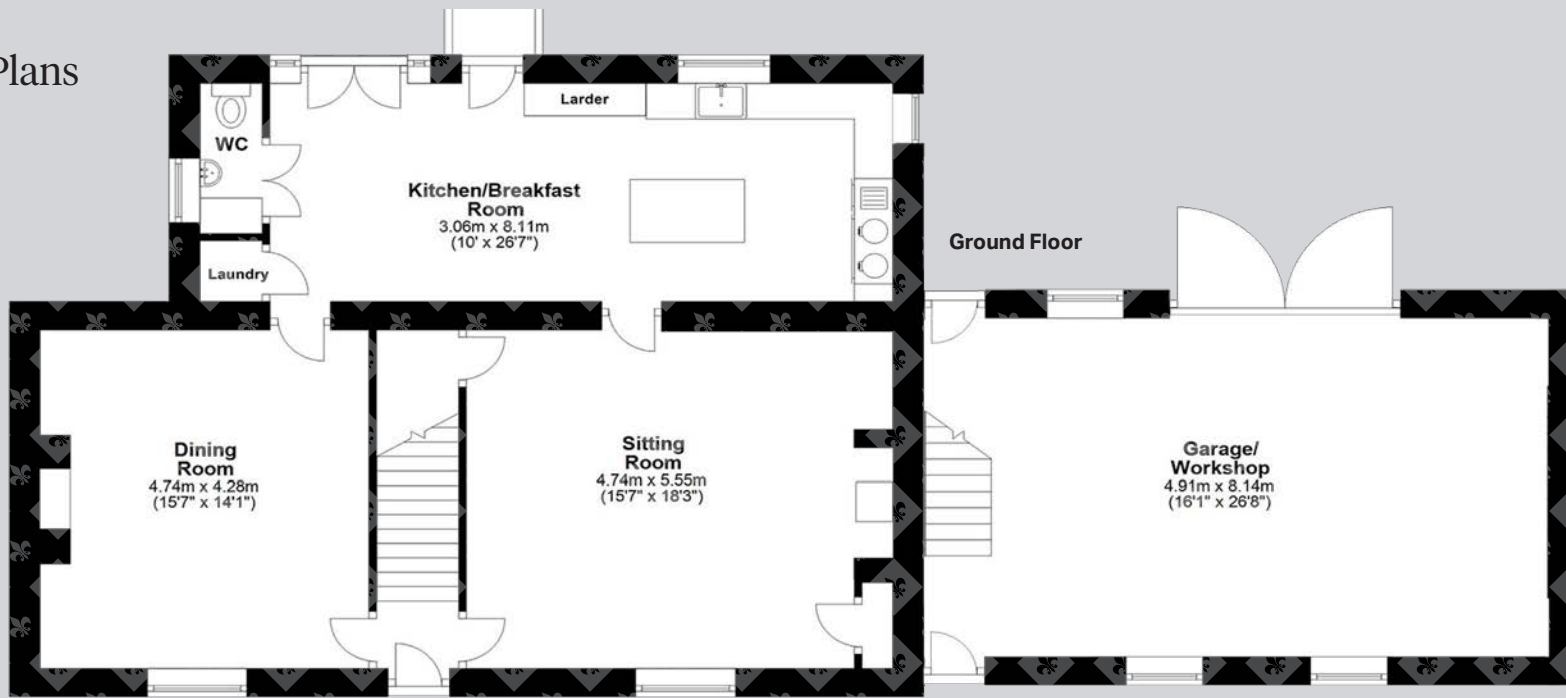
Local Information

Dalton is a superb rural location surrounded by open countryside and farmland. Footpaths and bridleways go directly from the village, and access to semi-private woodland walks and a wildlife corridor along the River Pont offer many a Sunday afternoon excursion. Cyclists are spoilt for choice with both Cycle Route 22 and quiet country lanes accessible from the village. Dalton and nearby Stamfordham both have active village halls hosting various activities, a community sports pavilion and cricket pitch, in GP surgery, church, and village pub, with restaurants in the nearby surrounding villages. For daily essentials, Ponteland and Corbridge provide supermarkets, a variety of shops, additional restaurants, and professional services.

For schooling, there is an award-winning First School in Stamfordham and Ofsted Outstanding Middle School in Ponteland, with the excellent private schooling facilities of Mowden Hall Prep School only a few miles away and numerous highly-regarded private schools in Newcastle.

For the commuter, both the A69 and B6318 Military Road provide good access to Newcastle City Centre, Carlisle and onward access to the A1 and M6. There is a regular bus to Newcastle while the rail station in Corbridge provides services to both Newcastle and Carlisle, which in turn link to main line services to major UK cities north and south. Newcastle International Airport is also within easy reach on the A696 and north to Jedburgh and the Borders.

Floor Plans



Total area: approx. 251.2 sq. metres (2704.1 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, water and sewage. Oil-fired central heating and AGA.

Postcode

NE18 0AA

Council Tax

Band E

EPC

Rating F

Tenure

Freehold

Viewings Strictly by Appointment

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