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PROPERTIES

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Kirkheaton | Northumberland

Kirkheaton Manor





Accommodation in Brief

Ground Floor

Entrance Porch | Kitchen | WC | Conservatory | Dining Room
Secondary Entrance Hall | Sitting Room | Drawing Room

First Floor

Principal Bedroom | Three Further Double Bedrooms | WC
Two Bathrooms | Two Single Bedrooms

Externally

Double Garage | Two Stone-Built Storerooms | Stables
Greenhouse | Landscaped Gardens





The Property

Set around the quiet green of historic Kirkheaton village, Kirkheaton Manor is a striking 17th-century bastle house—originally built for defence, designed to endure, and rich in character. This Grade II* Listed stone-built manor enjoys a peaceful rural setting, surrounded by open countryside and approached across the central village green. Just over 10 miles from Hexham and within easy reach of the wider Tyne Valley, it offers a rare opportunity to reimagine a country house of substantial scale and historic significance. Extending to over 3,500 sq ft, with a generous south-facing walled garden, the property combines privacy and presence with deep architectural roots. Its solid stone construction and considered detailing reflect its heritage, while the spacious interiors present potential for revival.

The layout is distinguished by notably generous room sizes, with high ceilings and broad windows creating a sense of space and light rarely found in homes of this period. A discreet side approach from the gravelled drive—which also provides a double garage and further off-road parking—leads into the porch and through to the kitchen, while the main entrance, accessed via a gated footpath, opens into an expansive front hall with a staircase rising to the first floor and a more formal sense of arrival.

The principal reception rooms are arranged across the front elevation. The drawing room is particularly striking, with tall sash windows, ornate cornicing, and a dual-aspect outlook across the gardens. Deep-set window seats are tucked beneath the front-facing sashes, offering a quiet place to sit and enjoy the view. The sitting room and dining room both feature open fireplaces and period detailing.





The kitchen sits at the rear of the house, with ample cabinetry and floor space, a traditional AGA set into an inglenook fireplace, and a central peninsula that subtly divides the room while adding valuable work surface. There is more than enough space to accommodate a relaxed seating area or breakfast table, creating the potential for informal family living within the kitchen itself. A large pantry cupboard offers excellent storage, and the space connects directly to a glazed conservatory, offering views into the garden as well as access—extending the flow of the home into its surrounding landscape. Though perfectly serviceable, the kitchen and its adjoining spaces present an opportunity for thoughtful redesign.



From this side of the house, a secondary staircase rises to a pair of smaller bedrooms and a bathroom— suggesting natural potential for a self-contained annexe or guest accommodation, subject to further refinement. Four further double bedrooms, all with views over the garden, are located off the main landing, along with a family bathroom. The principal bedroom is particularly generous, featuring framed traditional Georgian panelling, four tall sash windows and generous ceiling height.





Externally

The gardens and grounds extend to approximately two-thirds of an acre, balancing structure and softness across south-facing formal lawns, densely planted borders, and sheltered woodland edges. Gravelled paths wind through a series of distinct garden spaces, including a rose garden and productive vegetable patch, each offering its own outlook and degree of seclusion. A walled garden lies to the south side of the house, featuring Grade II listed gate piers, an original mounting block, and historic stone boundary walls that frame the space. A detached double garage sits along the drive, while a collection of traditional stone outbuildings—including a greenhouse, stables, and stores—provides ample space for storage, gardening, or future adaptation, subject to the necessary consents.

Agents Note

Modernisation of the plumbing and electrical systems will be required.





Local Information

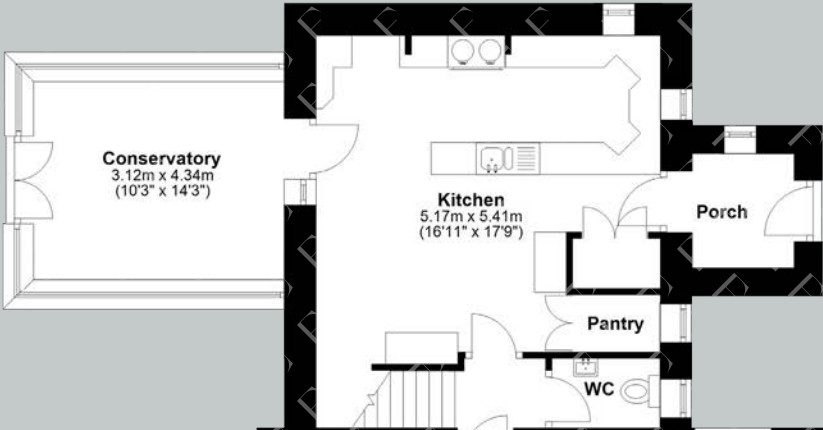
Kirkheaton is a small hamlet in a rural location surrounded by some of Northumberland's most picturesque countryside. Despite its tranquil surroundings, the area remains within easy reach of nearby villages and market towns, providing an attractive alternative to city living without compromising on accessibility. The location is well suited to those seeking space and seclusion, while still benefitting from convenient access to key business and cultural centres. For the outdoor enthusiast, the surrounding landscape offers exceptional walking, riding (nearby sand school and livery) , and a range of country pursuits, all framed by the natural beauty of the Northumberland countryside.

Nearby Ponteland provides a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and leisure centre. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle.

For primary schooling, Belsay First School is nearby and has an Outstanding Ofsted rating. Senior schooling is offered in Ponteland and Hexham. In addition, Mowden Hall Preparatory School just outside Corbridge provides private education from nursery up to 13 years, and there are several private day schools in Newcastle.

For the commuter, there are excellent road links east and west to Newcastle and Carlisle, with onward access to the A1 and M6 respectively. The rail station in Corbridge provides regular cross-country services, which in turn link to other main line services to major UK cities. Newcastle International Airport is also very accessible (20 minutes by car).

Floor Plans



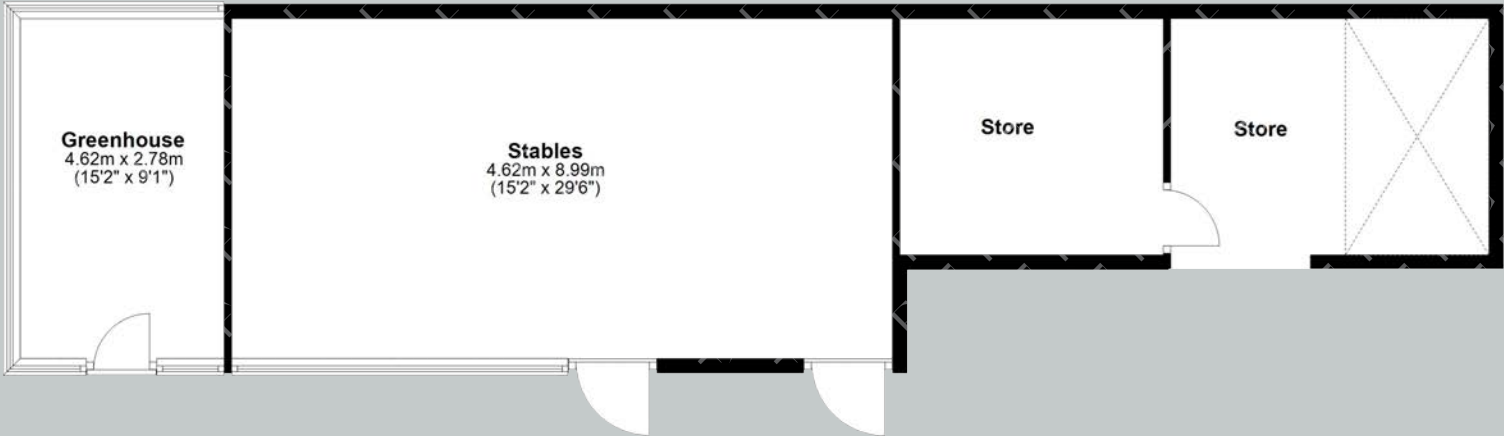
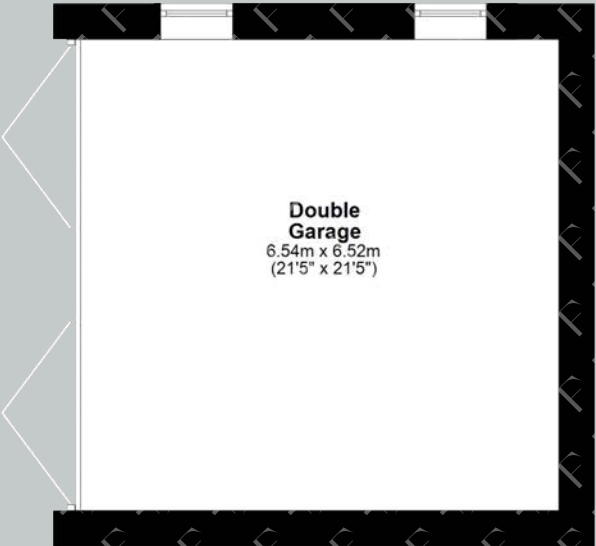
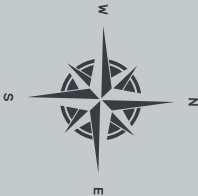
Ground Floor



First Floor

Total area: approx. 326.7 sq. metre (3516.1 sq. feet)

Floor Plans



Ground Floor

Approx. 123.6 sq. metre (1330.2 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

Kirkheaton Manor benefits from mains electricity, water, and drainage, with oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

NE19 2DQ

Band G

Rating N/A
Grade II* Listed

Freehold

Viewings Strictly by Appointment

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