



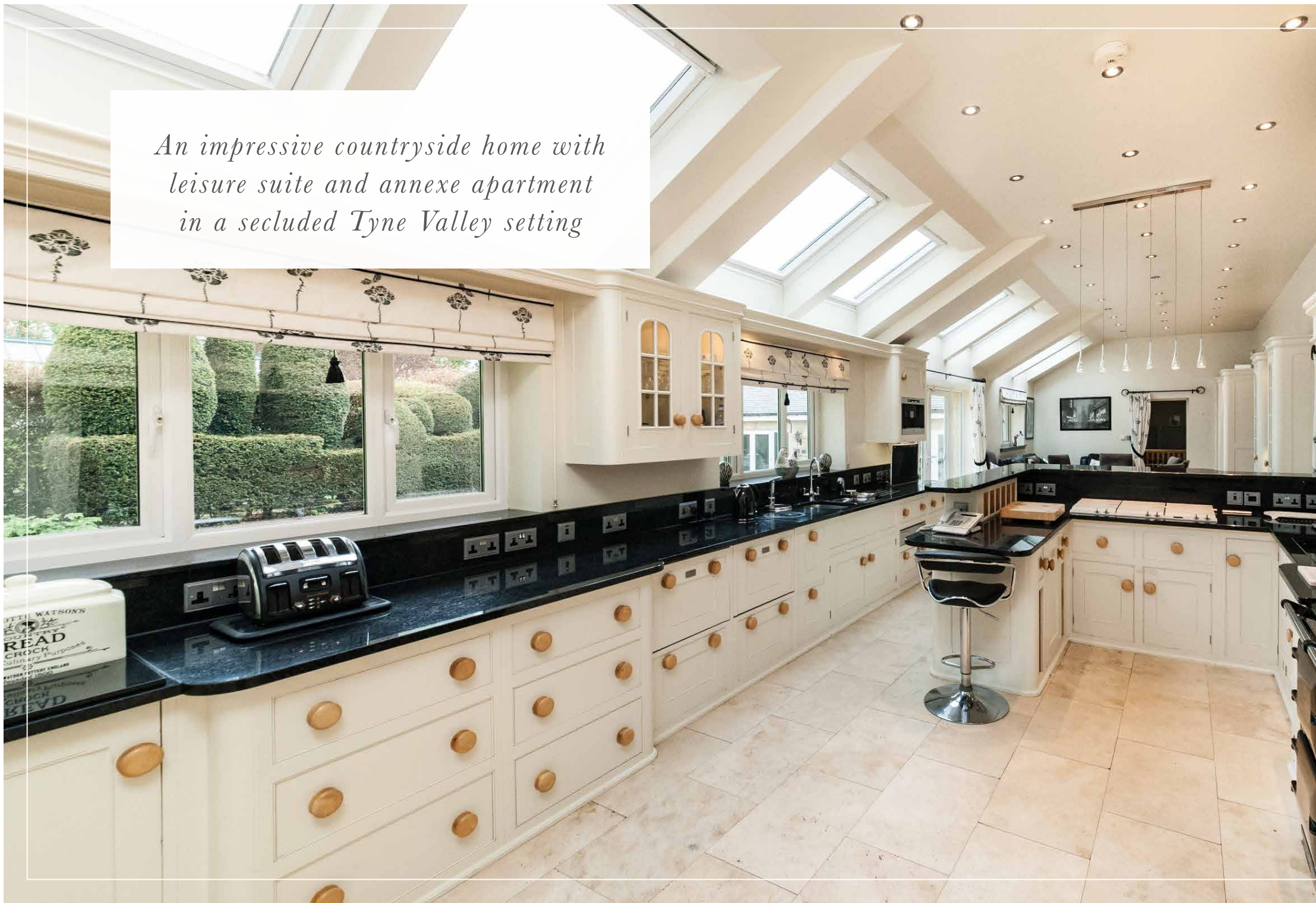
HALTON GRANGE

WALL | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES

*An impressive countryside home with
leisure suite and annexe apartment
in a secluded Tyne Valley setting*





HALTON GRANGE

WALL | HEXHAM | NORTHUMBERLAND

APPROXIMATE MILEAGES

Humshaugh 1.5 miles | Hexham 3.9 miles | Corbridge 6.7 miles
Newcastle International Airport 20.2 miles | Newcastle City Centre 25.2 miles

ACCOMMODATION IN BRIEF

MAIN HOUSE

Vestibule | Reception Hall | Drawing Room | Sitting Room | Garden Room | Dining Room | Kitchen | Utility Room
Games Room | Leisure Suite | Pantry | Wine Cellar | Boiler Room | Understairs WC | Master Bedroom with En-suite
Bathroom | Four Further Bedrooms | Two Bathrooms | Landing with Study

ANNEX

Sitting Room | Kitchen | Bedroom | Shower Room

Landscaped Gardens | Tennis Court | Greenhouse | Workshop | Tack Room | Stables | Garden Store
Stone Built Coal House & Oil Store | Gardeners WC | Gravelled Driveway | Twin Garage | Paddocks

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T: 01434 622234 E: corbridge@finestproperties.co.uk finestproperties.co.uk



THE PROPERTY

Halton Grange, on the edge of Wall village, is a magnificent country home dating back to 1913. Having been extensively refurbished, remodelled and extended in recent years, the house now offers a wealth of spacious and versatile accommodation to include a modern leisure suite, which will appeal to a variety of selective purchasers. The secluded position and superbly maintained grounds, gardens and paddocks, extending to around 12.3 acres in total, affords a great deal of privacy.

An entrance vestibule to the front of the property opens up to a formal reception hallway providing access to the first floor and ground floor accommodation including the garden room conservatory, sitting room and drawing room. A beautifully appointed dining room has a range of handmade display cupboards, fitted dressers and shelving by Edwin Loxley of Nottingham. The central hub of this large home is the fabulous Mark Wilkinson breakfasting and dining kitchen which was designed, crafted and installed to exacting specifications resulting in a space which is very well utilised with a multitude of modern fitted appliances by Miele and Gaggenau. The hand painted cream cabinets are complemented by striking black granite tops and a range of other furniture including a fitted dresser. The kitchen is equipped as much for everyday dining as for catering to large parties and is supplemented by a large laundry room with six integrated freezers, a chilled walk-in pantry and a wine store. Whilst there is access from the kitchen directly into the formal dining room, there is also ample space in the kitchen itself to offer everyday dining as well as a sitting area. Glazed panels and doors to the rear ensure this area is flooded with natural light.

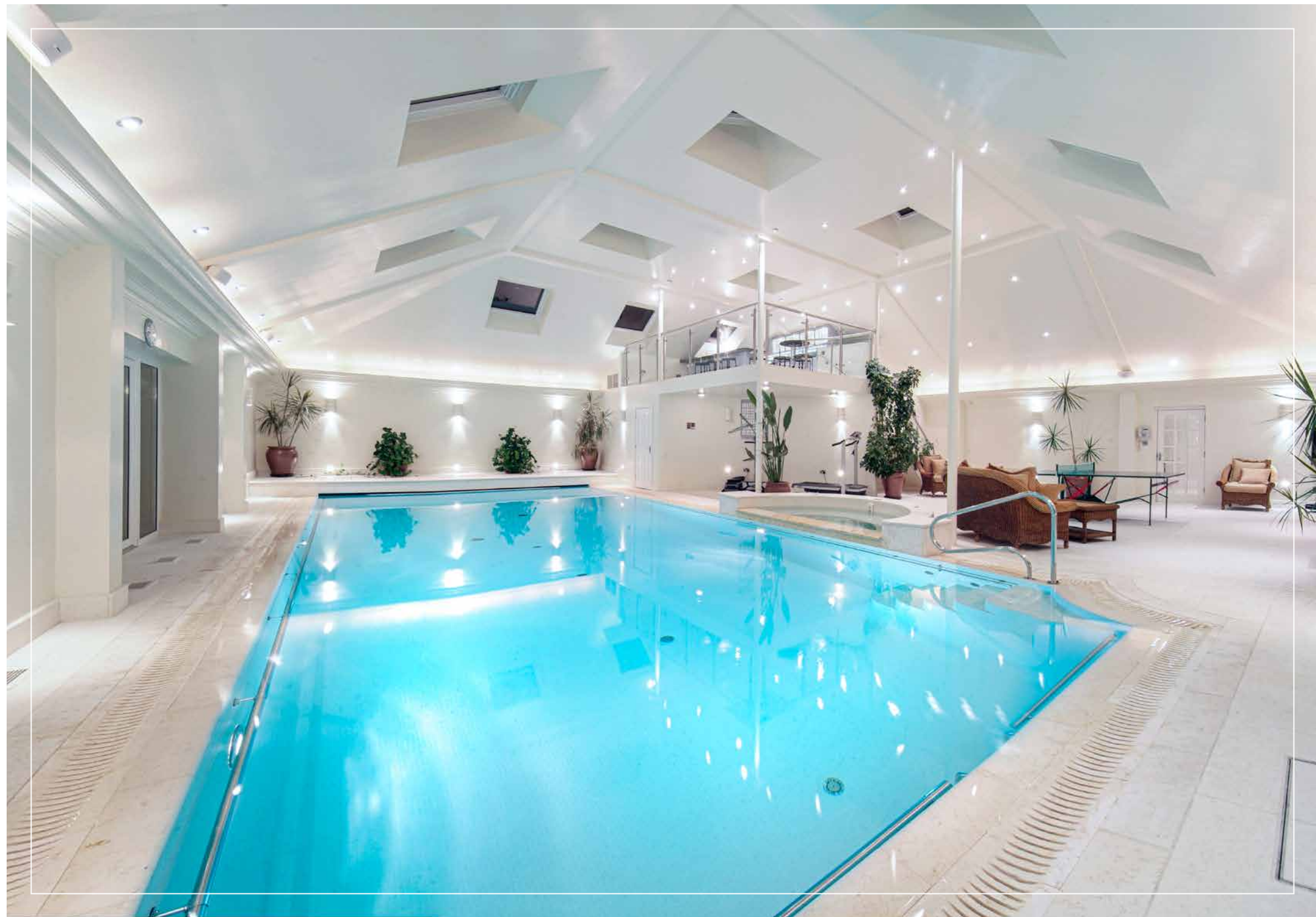
A large games room can be accessed from within the house or via a door to the front of the property and in turn leads to the leisure suite. An inviting 12m x 5m swimming pool laps up onto the Greek stone floor which reflects natural light pouring in from skylights, glazed panels and doors opening to the rear courtyard. This luxurious area is a space to relax and perfect for entertaining. Swim lengths of the pool or wind down in the infinity style jacuzzi.



A mezzanine cocktail bar overlooking the pool has a dedicated self-contained bar kitchen with fridge, dishwasher and sink. A changing and spa suite contains a steam room, solarium, shower and separate cloakroom.

To the first floor is a very spacious landing which has been fitted in part with study furniture to provide an office. Three double bedrooms and one single, all with fitted handmade furniture, benefit from the use of two modern family bathrooms, the larger of which has a separate shower cubicle. The sumptuous master suite has a large range of fitted, handmade furniture and a luxurious en-suite bathroom with central roll top bath and a separate shower with rinsing/massaging jets. All of the bedrooms are extremely well appointed and have the advantage of beautiful garden views.









EXTERNALLY

Accessed from the road through electronically controlled entrance gates, a gravelled driveway curves around to meet the house at the front. An integrated double garage sits under the annexe flat and adjacent to the games room. Halton Grange sits in around 12.3 acres in all which is made up of French parterres de broderie gardens as well as formal lawns, a kitchen garden with greenhouse, woodland, an all-weather tennis court and 10.51 acres of paddock fields. Outbuildings include a large professional workshop, gardeners WC, stone built coal house and oil store, along with an excellent tack room and stables. There is power, water and well placed lighting throughout the gardens.









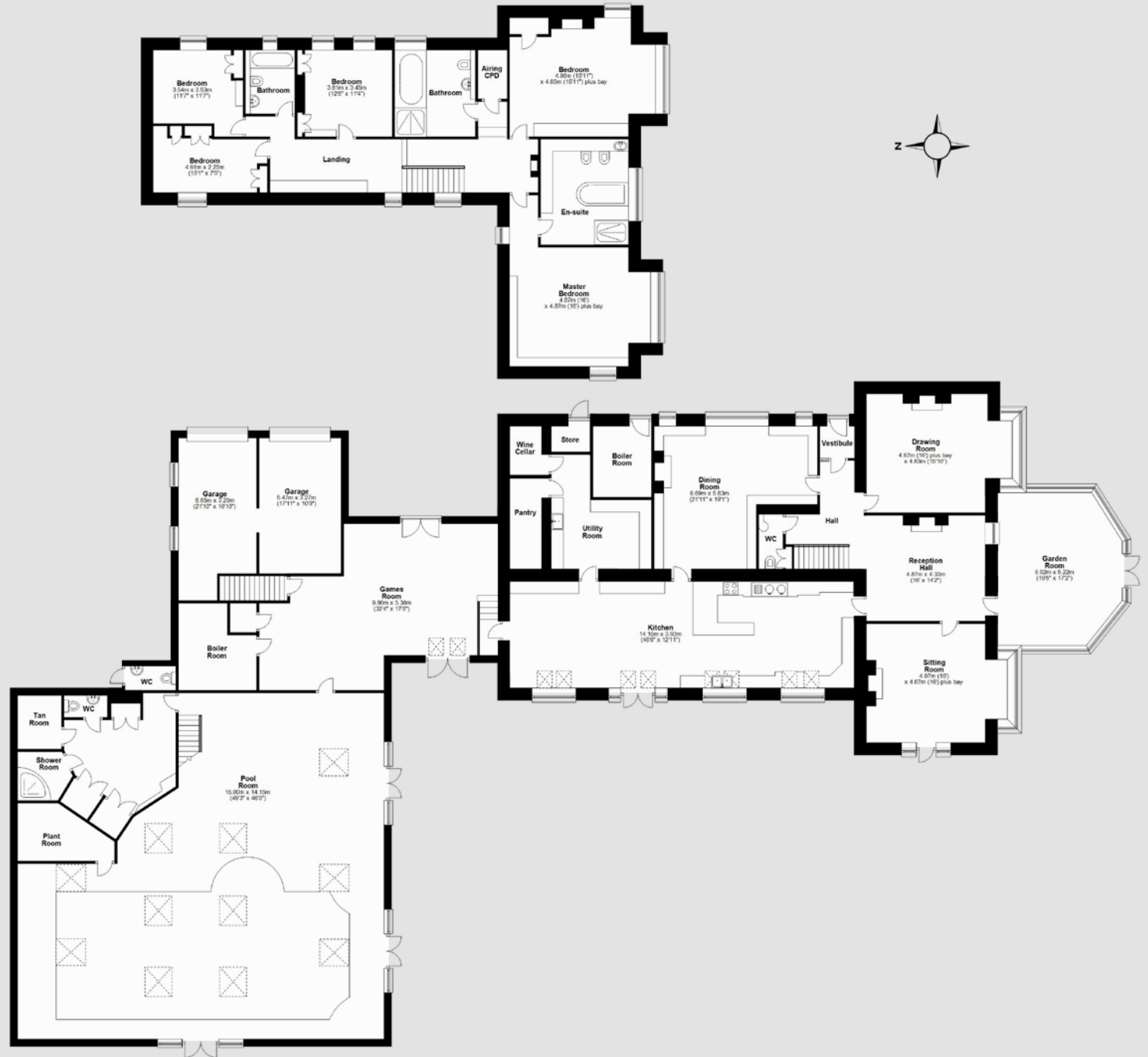
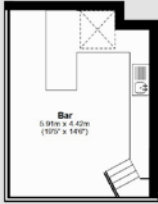


LOCAL INFORMATION

Wall is a small, rural village nestled in the beautiful North Tyne Valley, just a few miles outside the market town of Hexham and on the doorstep of the Hadrian's Wall World Heritage Site. The village has a well-regarded pub and restaurant, The Hadrian Hotel, whilst the nearby village of Humshaugh offers excellent local amenities including an award-winning village shop which is a community run newsagents and general store, a village hall, first school, doctor's surgery, parish church, a popular pub and a petrol station. Nearby Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops, schooling, professional services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 is within easy reach and connects Newcastle in the East to Carlisle in the West. The mainline train station in Newcastle has regular services to London Kings Cross and Newcastle International Airport flies routes to numerous national and international locations.







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SERVICES

Mains Water and Electricity. Water drainage pumping station. Oil Fired Central Heating.

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.

POSTCODE

NE46 4EE

COUNCIL TAX

Band H

EPC

Rating E

TENURE

Freehold

VIEWINGS STRICTLY BY APPOINTMENT

T: 01434 622234

E: corbridge@finestproperties.co.uk



DIRECTIONS

From Hexham take the A69 heading west. Take the exit off the A69 onto the A6079 towards Acomb and Wall. Pass through Wall and continue along the A6079 until reaching Wall. Pass the Hadrian Hotel on entering the village and continue for 0.1 miles. Halton Grange is on the left hand side through electronically controlled gates.



IMPORTANT NOTICE

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