

South Lodge

SOUTH ROAD | BELFORD | NORTHUMBERLAND



FINEST
PROPERTIES



A distinguished Grade II Listed stone lodge with original features, modern updates, and extensive gardens

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

Ground Floor

Entrance Lobby | Sitting Room | Kitchen
Bathroom | Double Bedroom

Externally

Utility Outbuilding







The Property

South Lodge is a distinguished Grade II Listed, detached stone property dating back to 1818, designed by the renowned architect John Dobson. Once the gatekeeper's lodge for Belford Hall, it shares the same stone construction, showcasing stately Palladian features. Nestled within a generous woodland garden that extends to the rear and side, South Lodge offers a tranquil and secluded setting.

This unique property has undergone an extensive and thoughtful transformation, including stone masonry repairs to the exterior. Modern conveniences have been introduced while retaining its original heritage features such as recessed sash windows with original shutters, a period front door, original flagstones, and decorative corncicing.

South Lodge features a compact, symmetrical layout, making clever and efficient use of space. The property includes a spacious sitting room and bedroom on either side of a central hallway, complemented by a well-proportioned kitchen and bathroom.



Decorated in rich, darker tones and flooded with natural light, the living room highlights an impressive original stone inglenook fireplace as its centrepiece, now fitted with a wood-burning stove. A rich Kahrs wooden flooring extends throughout, adding warmth and character to the space.

The kitchen makes excellent use of the compact space, offering storage, a sink, an integrated fridge, and an oven. A rear door leads to an external stone-built utility outbuilding, which houses the combination boiler, a sink, and wall storage, with space for a washer and dryer.

At the opposite end of the lodge, the spacious bedroom is wonderfully inviting. The same rich wooden flooring flows throughout, and original period cabinetry fitted into two alcoves maximises the use of space. For added luxury, an ornate roll-top bath from the Albion Company sits at the foot of the bed, and the sash windows, with their original shutters, provide both ample light and privacy. Adjoining the bedroom, and also accessible from the kitchen, the modern wet room by Fired Earth features a rain shower.









Externally

South Lodge enjoys the backdrop of Belford Hall's stately grounds, situated amidst beautiful Northumbrian countryside. Mature trees and shrubs decorate the spacious surrounding gardens, with a large lawned area featuring an excellent outdoor seating space complete with a fire pit and exterior lighting, perfect for late summer evenings. A second sectioned-off seating area, just outside the property and surrounded by a decorative hedgerow, offers a delightful spot for al fresco dining.

A timber lean-to canopy provides storage for wood for the wood burner, and there is ample off-street parking available at the property.



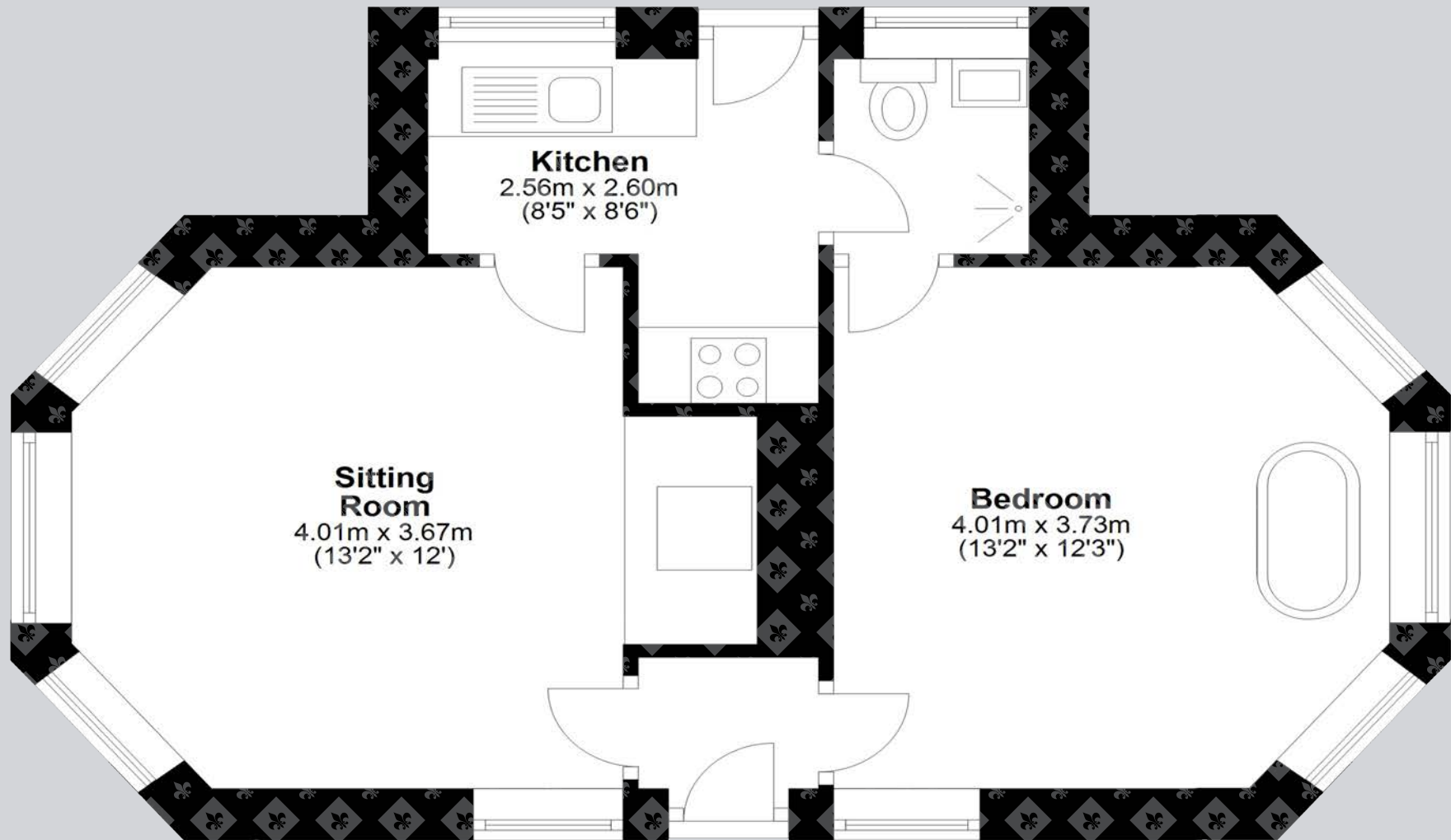
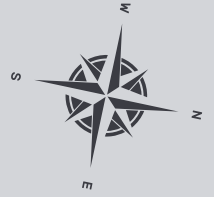
Local Information

South Lodge is in the picturesque village of Belford. Which offers a range of amenities including coffee shops, public houses, farm shop, golf courses and primary school. It is close to the magnificent Northumberland coastline, which has been designated an Area of Outstanding Natural Beauty (AONB). 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 schools, 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



Ground Floor

Total area: approx. 39.6 sq. metres (425.9 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, drainage, gas and water. Gas central heating

Postcode

Council Tax

EPC

Tenure

NE70 7NN

Band B

Rating Exempt

Freehold

Viewings Strictly by Appointment

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