

Ashcroft

LANTYS LONNEN | HALTWHISTLE | NORTHUMBERLAND



FINEST
PROPERTIES



A handsome and impressive former
Victorian vicarage with two apartments
set in extensive gardens and grounds

Hexham 15.3 miles | Carlisle Lake District Airport 16.6 miles | Corbridge 19.2 miles | Carlisle 21.7 miles
Newcastle International Airport 34.1 miles | Newcastle City Centre 37.8 miles





Accommodation in Brief

Main House

Entrance Vestibule | Reception Hallway | Drawing Room | Sitting Room | Dining Room
Kitchen & Breakfast Room | Office | Ground Floor Shower Room & WC | Laundry/Utility Room
Basement Bedroom with En-suite Shower Room | Principal Suite with En-suite Bathroom
Five Further Bedrooms with En-suite Facilities | Store Cupboard

The Apartments

One Bedroom Ground Floor Apartment

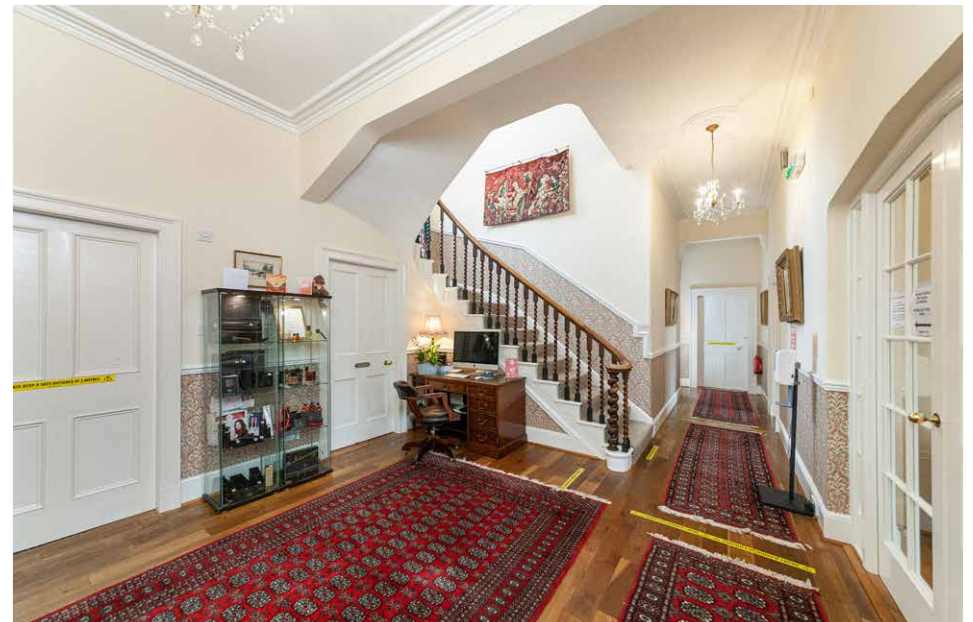
Open Plan Kitchen, Dining & Sitting Room | Bedroom | Shower Room

Two Bedroom Apartment

Open Plan Kitchen, Dining & Sitting Room
Two Bedrooms with En-suite Facilities

Driveway | Extensive Parking | Large Integral Double Garage
Two Electric Car Charging Points | Grazing Paddock | Landscaped Gardens
Private Courtyard | Workshop | Tool Store | Wood Store







The Property

Ashcroft, an impressive former Victorian vicarage is a handsome and spacious stone-built period home built in 1857. The property sits in an elevated position in a substantial plot of around 1.59 acres in all with perfectly manicured and landscaped gardens with a separate grazing paddock. Ashcroft has been completely renovated, extended and redecorated to offer beautifully presented accommodation which has been tastefully decorated and furnished to complement the period style and features of the property, whilst ensuring the property also benefits from modern requirements such as immaculate bedrooms with high quality en-suite facilities, fixtures and fittings. This exceptional family home will appeal to a number of buyers with differing requirements. The two apartments have been designed as holiday lets providing the possibility of an additional income stream but also offer scope for use as ancillary accommodation depending on individual needs.



The attractive front door is partially glazed with beautiful stained glass detail and opens into the entrance vestibule with period tiling to the floor which leads onwards to the reception hallway and the principal reception rooms with a central staircase to the upper floor, stairs to the basement and a downstairs shower room.

The first of the reception rooms is the drawing room, a room of generous proportions with original decorative cornicing to the ceiling and a feature gas fire with attractive surround. A large bay window with original wooden shutters to the sides boasts fabulous countryside views with a southerly aspect. The sitting room sits to the rear elevation; another room of good size offering a stripped and varnished wooden floor with a feature gas fire and marble surround.

Fully glazed double doors lead into the dining room with a light and airy feel offering two bay windows to the side affording lovely views of the gardens and countryside and a fireplace with an impressive dressed stone arch with gas stove.

To the rear of the property is the spacious kitchen and breakfast room with a fine selection of wall and floor units with complementary granite work surfaces. There is a three oven AGA with a two oven electric AGA Companion with gas hob attached, set into an attractive inglenook complemented with recessed lighting. Integral appliances include a dishwasher and there is space for an American style fridge freezer along with ample room for a dining table and chairs. French doors to the rear give access to the enclosed private courtyard with workshop and tool store. A rear hallway from the kitchen offers a useful utility room with further storage and laundry solutions, linen cupboard and housing the boiler, whilst a home office with fitted cabinetry is also located off. From the reception hallway a staircase leads to the basement and a room which is currently used as a downstairs bedroom with an en-suite shower room. This could lend itself to a host of other uses depending on individual needs.

An elegant carved staircase rises to the first floor with an arched picture window at half landing level flooding the space with natural light and leading to the welcoming bedroom accommodation. There are six spacious bedrooms and all are beautifully presented with decorative colour palettes reminiscent of the original period. The principal suite is particularly impressive, comprising a large bedroom with a dual aspect and private balcony along with an adjoining room, currently used as a smaller bedroom, which would make an ideal dressing room. Adjacent is the luxurious bathroom with freestanding roll top bath, walk-in shower, wash hand basin, heated towel rail and WC. Five further bedrooms are served by high quality en-suite facilities. Some enjoy balcony access and the majority benefit from a southerly aspect with lovely countryside views.







The Apartments

Two apartments are available, both with an open plan sitting room, dining room and kitchen with a fully fitted kitchen and all the necessary appliances for modern day living. The ground floor apartment has one bedroom and an adjacent shower room, whilst the upper apartment offers two bedrooms with en-suite facilities. Depending on individual needs they could offer further ancillary accommodation or they are ideally placed for a semi-rural business and/or lifestyle opportunity which would appeal to a number of buyers.





Externally

Entering through double gates a large driveway leads to the rear and front of the property with two electric car charging points and parking for a substantial number of vehicles. The large double garage sits to the front of the property and offers remote controlled doors with an additional integral garage door to the rear courtyard, an upper mezzanine level along with power and lighting. Well-manicured and landscaped gardens surround the property and offer a mixture of lawned areas, mature shrubs and trees and an abundance of perennial plantings. There are various areas to sit and relax and lovely views are afforded from various locations with the added benefit of peace, tranquility and privacy. An additional grazing paddock of around 0.8 acres sits to the front of the property.





Local Information

Haltwhistle lays claim to being the geographic centre of Great Britain and is a popular and thriving town situated between Carlisle and Newcastle and the beautiful countryside and surrounding area is known as Hadrian's Wall Country and receives many tourists all year round. The historic and glorious countryside offers unrivalled opportunities for walking, cycling, fishing, climbing and other outdoor pursuits, with access to the Pennine Way, Hadrian's Cycleway and more. The world famous Roman sites of Housesteads and Vindolanda are just a few minutes away, as is the fantastic discovery centre The Sill. Haltwhistle caters for everyday needs with supermarkets and a fine range of shops, public houses, tea shops and restaurants. There is a well-regarded medical centre, pharmacy and dentist, and also the Haltwhistle Swimming & Leisure Centre which hosts a range of activities for all ages.

The surrounding area offers golf courses, sports clubs and Hexham racecourse is within easy reach. The market town of Hexham provides a further range of facilities and professional services, along with an historic abbey at its heart. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

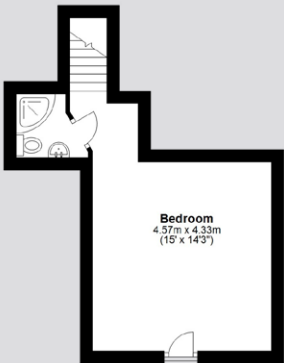
For schooling, there is a primary school, professional services and a secondary school in Haltwhistle and nearby Henshaw and Haydon Bridge. There are further schools available in Hexham, and in addition Mowden Hall Preparatory School provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 and the B6318 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Haltwhistle provides regular cross country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport and Carlisle Lake District airport are both within easy reach.

Floor Plans

Total area: approx. 616.6 sq. metres (6637.3 sq. feet)

Basement



Ground Floor



First Floor

Directions

Heading west on the A69 take a right turn signposted Haltwhistle (B6322). Continue along this road then turn right onto Lantys Lonnen; continue up the hill and Ashcroft can be found on the right-hand side, set back from the lane.

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.
Independent electricity and gas to the apartments.

Postcode

NE49 0DA

Council Tax

Band B
(residential part of property)

Business Rates
(remainder of property)

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

16A Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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