

SHAFTOE GRANGE

Middleton | Morpeth | Northumberland



Shaftoe Grange

Middleton | Morpeth | Northumberland | NE61 4AD

A rare Grade II listed country estate with exceptional privacy, stunning views and proven holiday let potential

Price Guide: £1.495 Million

Newcastle International Airport 11.0 miles, Morpeth 12.8 miles, Newcastle City Centre 17.7 miles (all distances are approximate)

- Grade II listed country steading dating from circa. 1747
- Set beneath Shaftoe Crag with exceptional privacy and panoramic views
- Characterful four bedroom farmhouse with attractive gardens and traditional features
- Three successful holiday let cottages, High Shaftoe, The Barn & West View
- High Shaftoe, a four bedroom property with one acre garden, mature pond and Dark Skies viewing area
- West View and The Barn provide, delightful one bedroom cottages with private gardens

rare!
From Sanderson Young

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SHAFTOE GRANGE

Shaftoe Grange is a highly impressive and wonderfully private Grade II listed country property, occupying an elevated and privileged position beneath Shaftoe Crag. Carefully sheltered by the crag to the east, the property enjoys a remarkable sense of seclusion and protection from many of the north and easterly winds, while taking full advantage of its open southerly and westerly outlook. The views are outstanding, particularly in the summer months when the sunsets over the surrounding countryside are a real feature.

Believed to date from circa. 1747, Shaftoe Grange has been in the same ownership for approximately 45 years and has been thoughtfully adapted over time from the original farmhouse and agricultural buildings. The result is a charming and versatile steading comprising four individual residential properties: Shaftoe Grange Farmhouse, The Barn, High Shaftoe and West View.

The principal house, Shaftoe Grange Farmhouse, is a fabulous traditional four bedroom farmhouse, full of character and well maintained throughout. The principal reception rooms at ground floor level provide four main reception areas, as well as a very pleasant kitchen and excellent utility and cloak room with shower. At first floor level there are four well appointed bedrooms, as well as two bathrooms one with shower over the bath.

The property benefits from oil fired central heating and also has two wood burning stoves. It offers comfortable and substantial accommodation, together with lovely gardens to the rear and tremendous views to the west.



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SHAFTOE GRANGE



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SHAFTOE GRANGE



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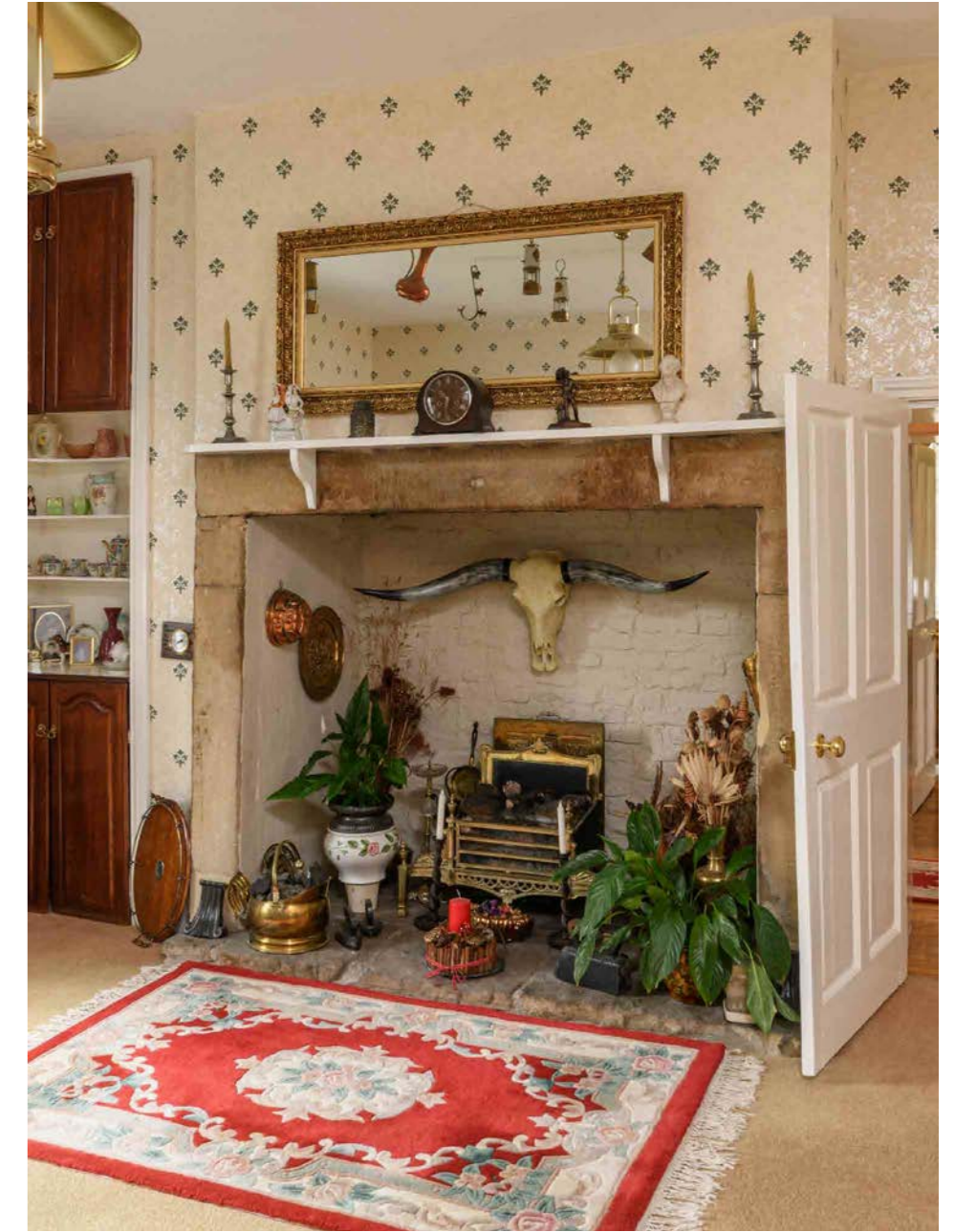


SHAFTOE GRANGE



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SHAFTOE GRANGE



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SHAFTOE GRANGE



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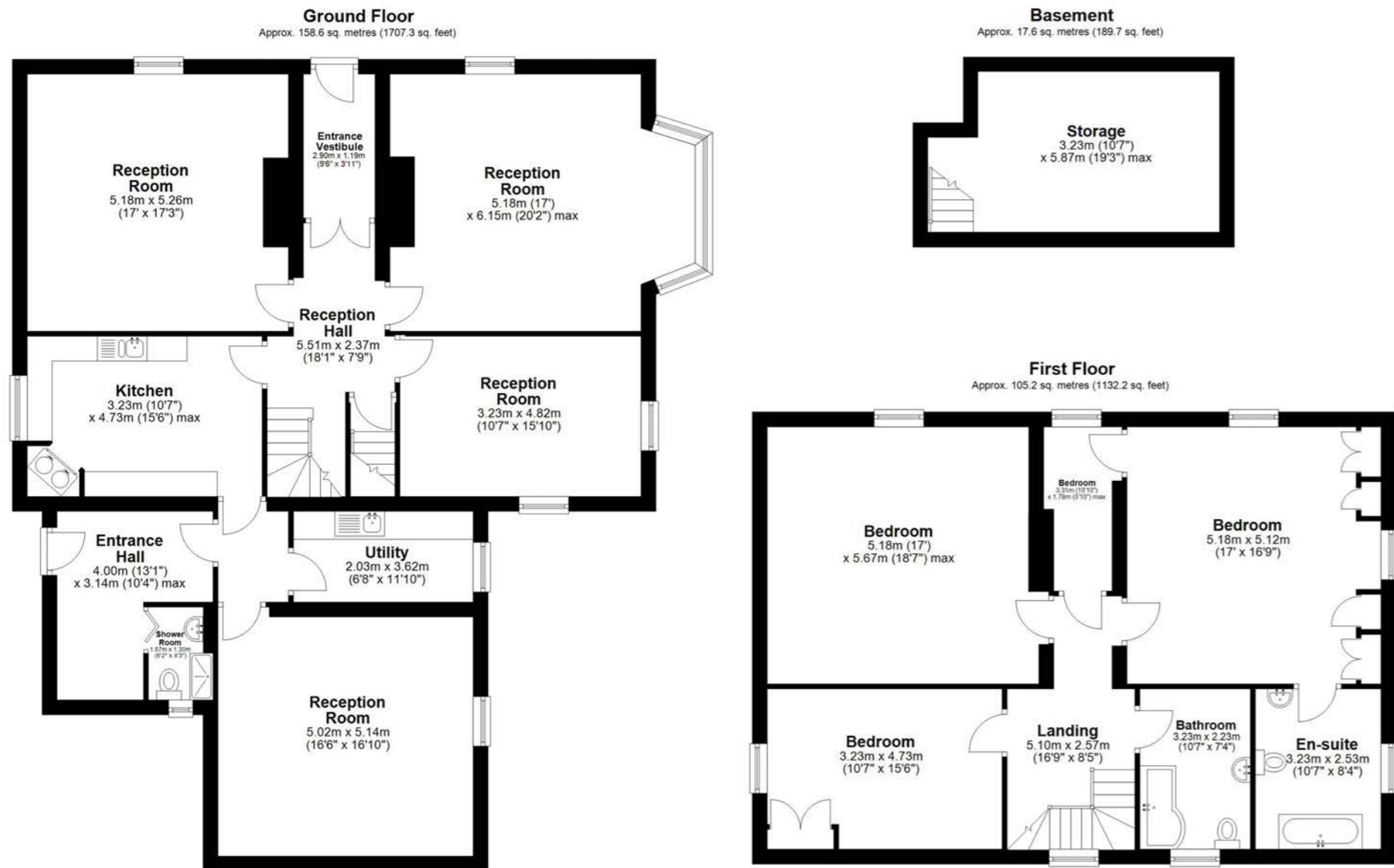


SHAFTOE GRANGE



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Total area: approx. 281.4 sq. metres (3029.2 sq. feet)

Shaftoe Grange, Middleton



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HIGH SHAFTOE



Also accessed from the courtyard are High Shaftoe and West View, which together form a further substantial and highly saleable part of the steading.

High Shaftoe was converted by the current owners' and includes particularly attractive arched windows and generous accommodation. The ground floor offers a lovely large kitchen with dining area, an excellent large reception room, a central hallway and a morning room, while the first floor provides two double bedrooms one with an ensuite, two single bedrooms, a bathroom.

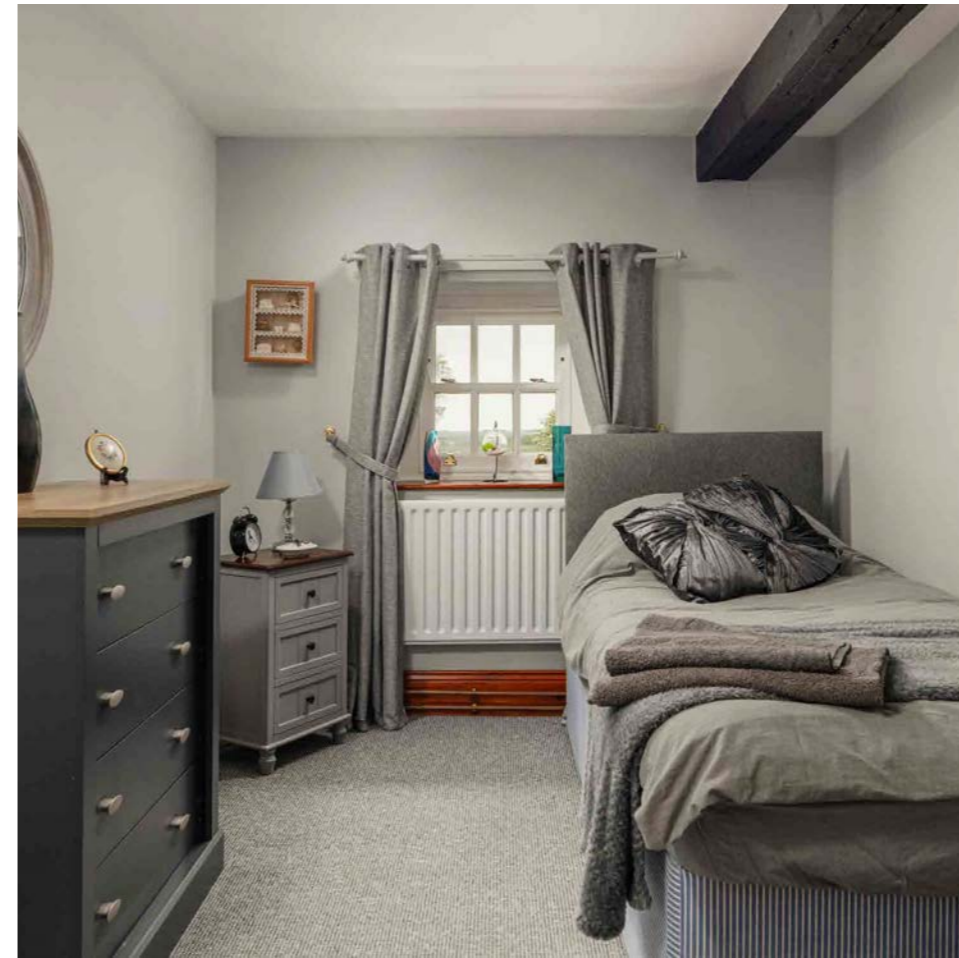
One of the outstanding features of High Shaftoe is its superb garden, extending to approximately one acre to the rear including a mature planted pond and viewing area for Dark Skies. This land was acquired by the owners under a separate title at a later stage and now creates a wonderful recreational and amenity space, greatly enhancing the appeal of the house.







HIGH SHAFTOE

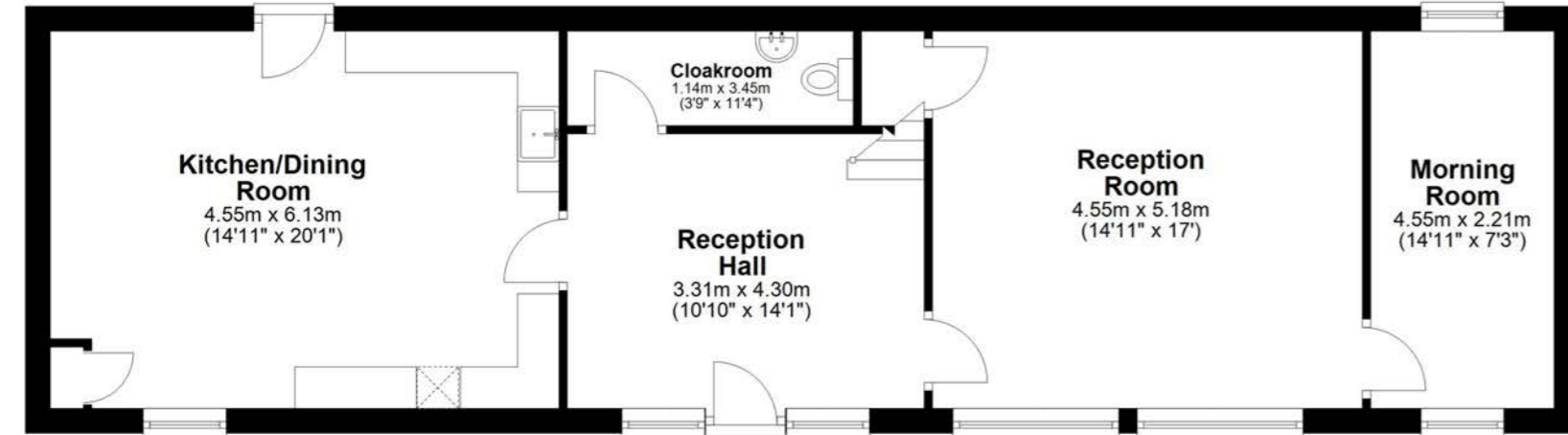




HIGH SHAFTOE

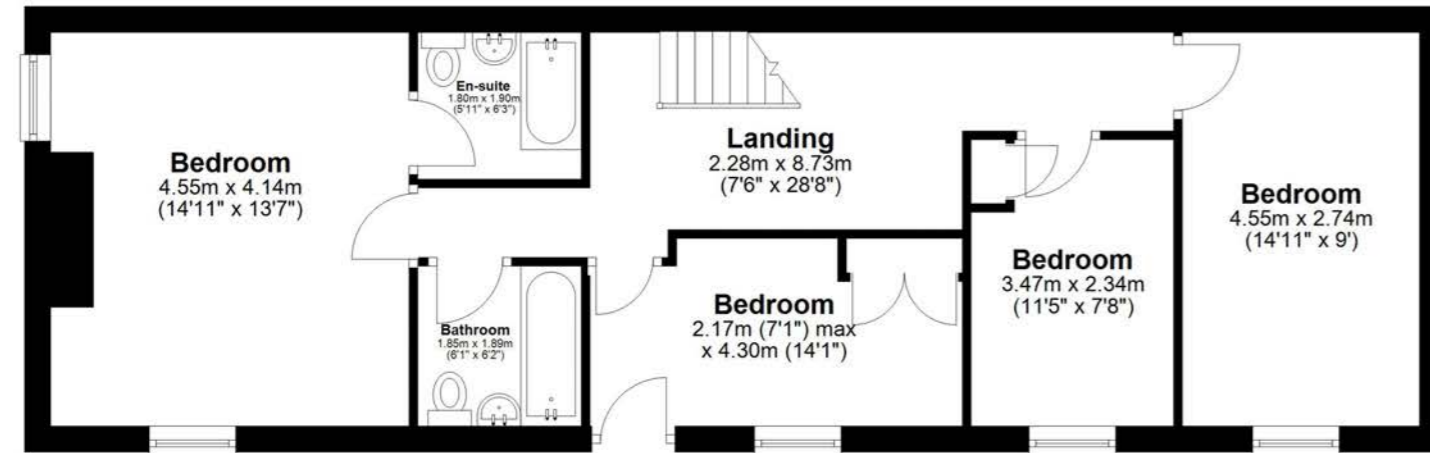
Ground Floor

Approx. 82.4 sq. metres (887.4 sq. feet)



First Floor

Approx. 72.5 sq. metres (780.6 sq. feet)



Total area: approx. 155.0 sq. metres (1668.1 sq. feet)

High Shaftoe, Shaftoe Grange, Middleton



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HIGH SHAFTOE



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Attached to High Shaftoe is West View, a delightful one bedroom property offering an open-plan living room, separate kitchen, bathroom and large double bedroom. It also benefits from a small private garden terrace adjacent to the property.

WEST VIEW



WEST VIEW



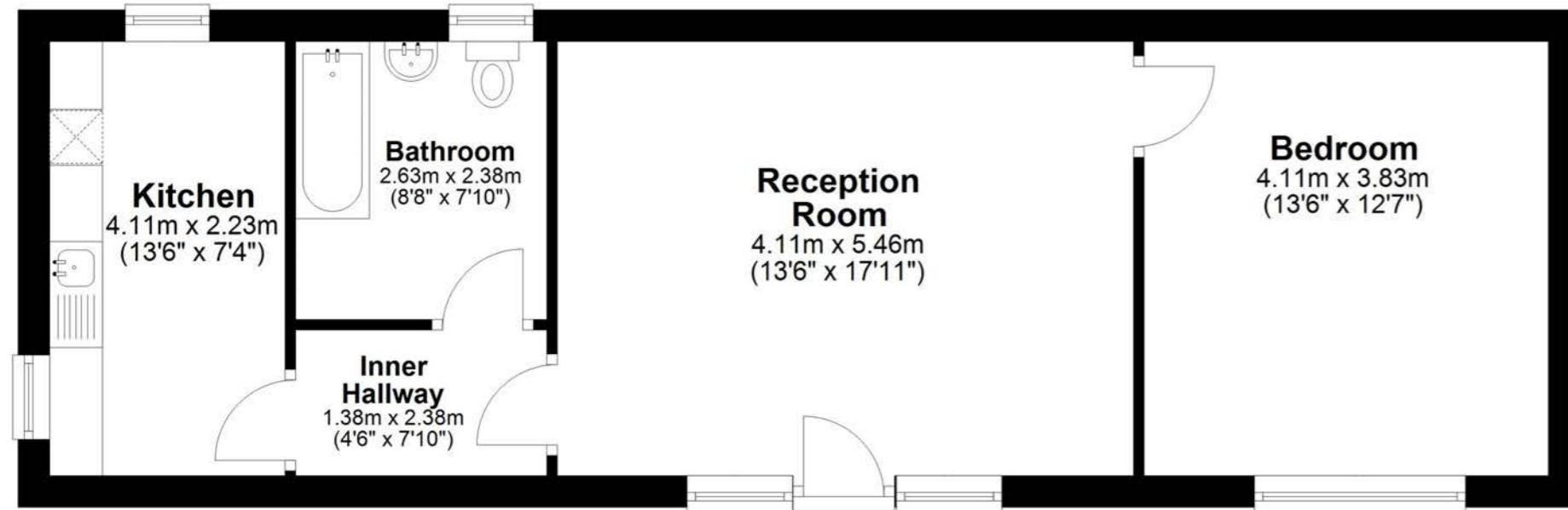
WEST VIEW



WEST VIEW

Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

West View, Shaftoe Grange, Middleton



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WEST VIEW



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THE BARN



Attached to the farmhouse is The Barn, a charming one bedroom wing with its own garden. Offering single storey accommodation, the property offers one double bedroom, a kitchen, living/dining room and a bathroom with shower over the bath. Externally, the property benefits from a large, landscaped garden and this unique feature makes it an excellent selling point to holiday makers. The provides excellent flexibility, whether used for extended family, guests or as a letting opportunity.



The three cottages all provide successful holiday lets by the current owner and could continue to do so for the next occupant, should they desire.

Altogether, Shaftoe Grange represents a rare opportunity to acquire a beautiful and historic country steading in a spectacular setting, with exceptional privacy, far reaching views, flexible accommodation and valuable letting potential.



THE BARN

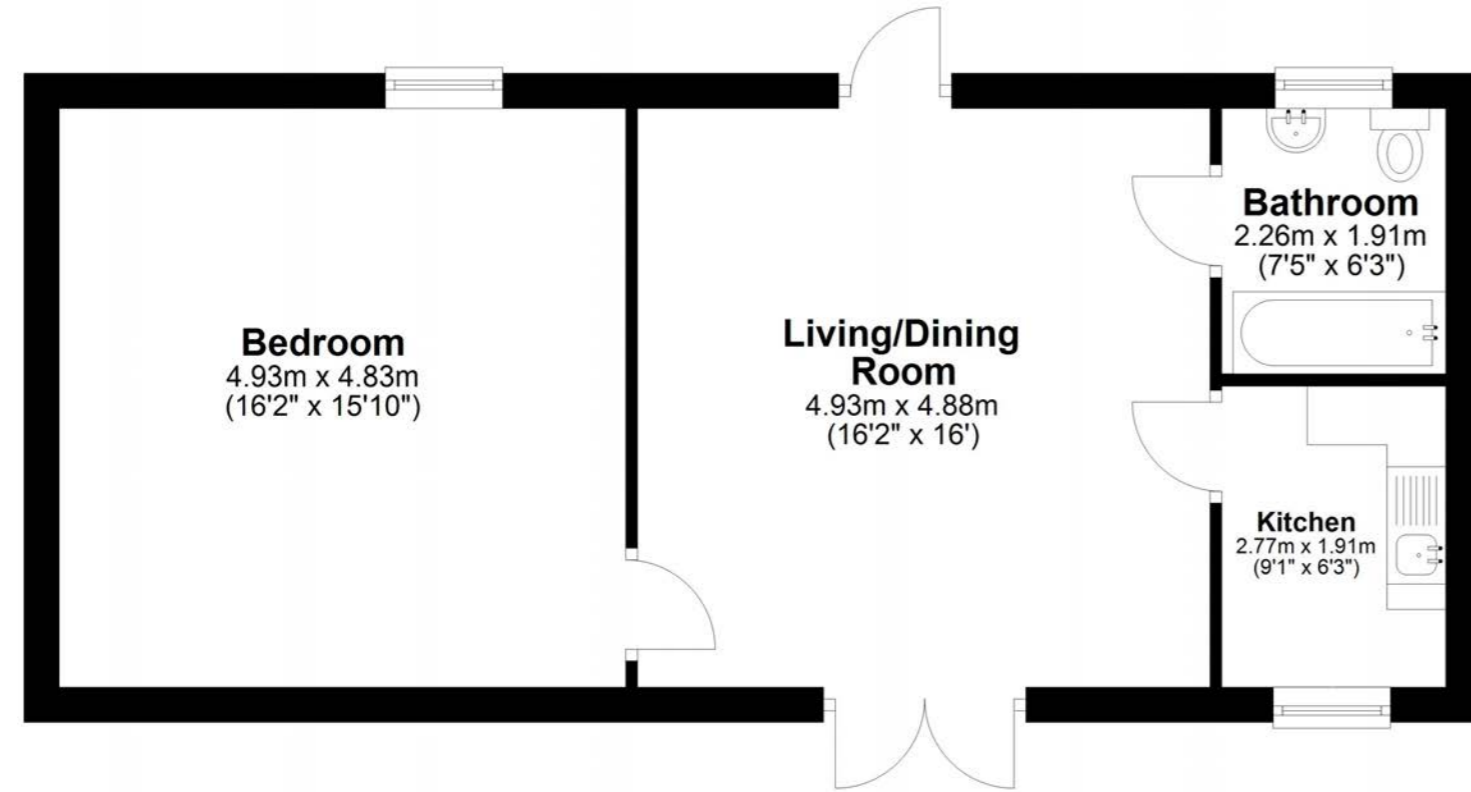


THE BARN



Ground Floor

Approx. 58.7 sq. metres (631.4 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

The Barn, Shaftoe Grange, Middleton



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