

BRUNTON

RESIDENTIAL



RAY MILL, KIRKWHELPINGTON, NORTHUMBERLAND, NE19

£899,999

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33-ACRE ESTATE - DRONE TOUR AVAILABLE - VIRTUAL TOUR OF MAIN RESIDENCE
Brunton Residential are delighted to offer for sale this substantial property in the heart of rural Northumberland. Ray Mill sits on approximately 33 acres (13 hectares). The property has a range of elements: A principal dwelling, an outbuilding accommodating an annex, garages & storage area while the land incorporates lawned gardens; a parking area, permanent grassland with streams and watercourses, farmland with large solar panels and finally a historical stone Mill.

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The village of Kirkwhelpington is a rural location to the North West of Newcastle upon Tyne. While enjoying the tranquil Northumberland Countryside, the property is well positioned to offer locations such as Newcastle international airport and the towns of Morpeth and Hexham which are all well within a 20 mile radius. The individual parts of the estate are kept to a very high standard with exact accommodation briefly comprising of; A large family home with porch access to a inner hallway, a sizeable lounge has a multi fuel log burner with windows to two elevations, there is a formal dining space with Velux style windows to the rear. To the side of the lounge is a tri-fold door which offers access to a fantastic sun lounge, this sizable addition has windows to all side and an orangery style roof. The kitchen has been recently refitted, it offers a range of wall and floor units with coordinated granite work surfaces and fitted appliances, within the same room is another lounge area along with access to a fitted utility room. There are a further three versatile rooms which are accessed from the hallway; a large bedroom space with fitted wardrobes and an ensuite shower room, a fourth lounge with separate office space and a snug room which could make for a guest/fifth bedroom, finally on the ground floor is a fitted bathroom WC and a separate cloakroom WC. The first floor offers three well sized bedrooms, all are easily large enough for king beds, with appropriate furniture. The three rooms also have recently fitted, tiled ensuite shower rooms.

Outside the front door is a central courtyard, this private area is sheltered by the house and also a large outbuilding, the out buildings are also in a structurally sound condition and offer; a large double garage which is accessible from the parking area, a 68 square meter store area, this section of the property would also be suitable for extra accommodation, it is fitted with arched windows with door access. To the side of the store area is an annex which house a one bedroom studio apartment with lounge/bedroom, fitted kitchen and separate shower room.

There are some extra points of note encompassed within the Ray Mill estate. A large part of the grounds are currently being used for live stock farming, while there is no long term lease, there is an income being generated which has the option of remaining. There is a known water course running through the property, this is at the bottom of the valley and bares no flood risk, the burn was once used to power the Mill. There is a privately owned solar panel to side of the estate, this substantial structure is completely private with no leases or contractual obligations, the feed in tariff information is available upon request.

The main residence is warmed with a mixture of multi fuel stoves, newly installed under floor heating to the ground floor of the main residence and radiator heating to the first floor.

For more information and to book your viewing, please call our sales team on 01912368347.



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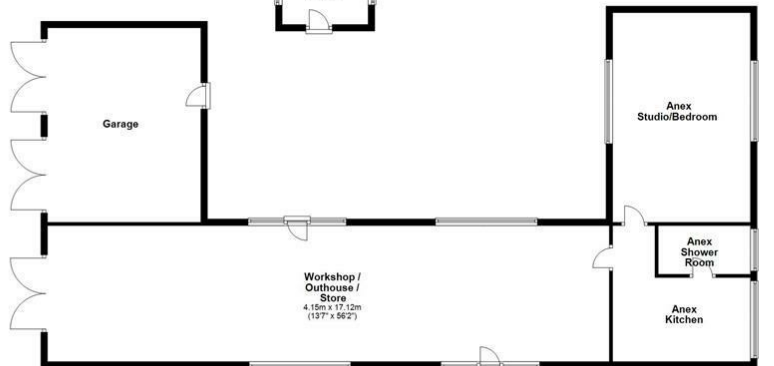
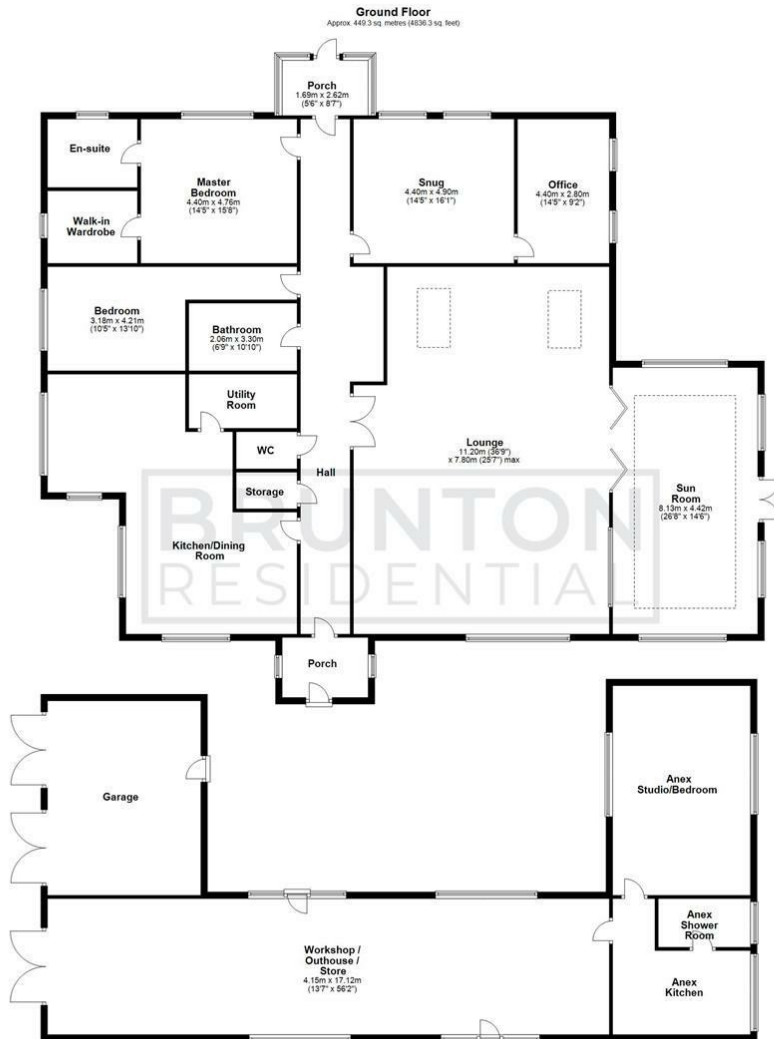
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C



All measurements are approximate and are for illustration only. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	