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# LIPWOOD HALL

Haydon Bridge, Hexham





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Magnificent Seven-Bedroom Grade II Listed Residence, Boasting a Wealth of Period Charm and Positioned on an Expansive 5-Acre Plot with Four Generous Reception Rooms, Mowlem & Co. Fitted Kitchen, Extended Orangery/Garden Room, Several Outbuildings, Private Driveway with Secure Parking for up to Seven Vehicles and Delightful Landscaped Gardens.

Lipwood Hall provides an impressive and elegant period home which is rich in history and character, featuring original plasterwork, beautiful period fireplaces, wonderful walk-in bay windows, and decorative coving throughout.

This impressive, stone built country house is thought to have been designed by the renowned architect John Dobson and was constructed in the early 1820's by a Colonel Thomas Coats.



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The property was completed in 1825 and over the last 200 years has provided a home to several notable owners, including Lord Robert Elliott, who once afforded accommodation to Margaret Thatcher in the 1980s. The current owners purchased the property back in 1995 and have since extended Lipwood Hall and also landscaped the grounds and gardens.

Accommodation includes seven bedrooms, multiple bathrooms, and a range of supporting spaces such as a study, pantry, utility, and boot room. The estate also includes two additional dwellings, including a large stable block and a walled garden, with further potential for further development.

Situated just one mile west of Haydon Bridge and only ten minutes from the delightful market town of Hexham, Lipwood Hall enjoys beautiful outlook, with outstanding open aspect views over its private gardens and surrounding countryside. The property also provides easy access to shops, restaurants, schooling and transport links.

This superb estate offers privacy, space and provides a unique opportunity to secure a superb country estate in one of Northumberland's most desirable rural locations.





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## THE APPROACH AND MAIN HALL

The accommodation comprises: Entry via a stone-pillared gateway leading to a long tarmacked private driveway, which continues through wrought iron gates to a large tarmac multi-car driveway with turning circle.

Significant modern upgrades have been made, including a new roof, full electrical rewire with Cat-5 cabling, and a biomass boiler that services all four properties, blending the grandeur of period living with modern convenience.

The main entrance of this exceptional Grade II Listed residence is accessed via a stone Tuscan portico which leads into the grand central reception hall which welcomes you with its original decorative plasterwork ceiling and return staircase leading to the first floor.

To the right of the entrance hall is a cozy dual-aspect snug, with original fireplace and decorative coving. The second reception room is a beautifully proportioned sitting room with curved walk-in bay windows, working shutters, ornate coving and original period fireplace. Further along, the formal dining room also features a decorative ceiling with period fireplace and opens into a magnificent Vale Garden Houses orangery and garden room which has been added by the current owners. This bright, garden-facing space includes several sets of French doors which open onto the terrace, offering an ideal setting for entertaining with family and friends.





## THE FINE ATTENTION TO DETAIL

The kitchen/breakfast room was fitted by 'Mowlem & Co', with bespoke cabinetry, original dressers, a central island, Aga, and slate worktops. The kitchen then leads into a rear hallway giving access to a study, large pantry, practical boot room and cellars. A fourth reception room, currently used as an additional study, links into the servant's stairwell, a generous utility room, and a recently updated wet room with WC.

The stairs then lead up to the galleried landing, which in turn gives access to six bedrooms, including an elegant principal suite with curved bay windows, dressing room which can also be used as a further independent double bedroom, and re-fitted en suite. Three further bathrooms serve the remaining bedrooms—one featuring a four-piece suite with freestanding bath, one undergoing refurbishment with a cast iron tub and original tiling, and a third serving the rear bedrooms.





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## GROUNDS AND GARDENS

Externally, Lipwood Hall is nestled within approximately 5 acres of private grounds. This includes three secure paddocks, a mature walled garden with original box hedging and a large Alitex greenhouse with electronic climate control, and extensive lawned areas framed by mature planting.

The outbuildings include a five-car garage with hydraulic lift, workshop and engine hoist. The large stables/byre block includes a four horse stable with tack room, coachhouse/seventh garage and housing for the biomass boiler situated within the Byre-wing.

In addition, two further dwellings sit within the grounds. The two bedroom Stable Cottage currently provides rental income.

A further dwelling, known as Tiggywinkle Cottage, also provides clear potential for development opportunity (subject to permissions). The biomass heating provides a further income stream via RHI (renewable heating incentive).

This estate also has potential for a multitude of purposes including use as a multi-generational residence or as a bespoke hotel/wedding venue.

Such a magnificent country residence rarely comes to the market. Lipwood Hall is available with immediate possession and early viewings are deemed essential.





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Honeycroft



Lipwood Bridge

A69



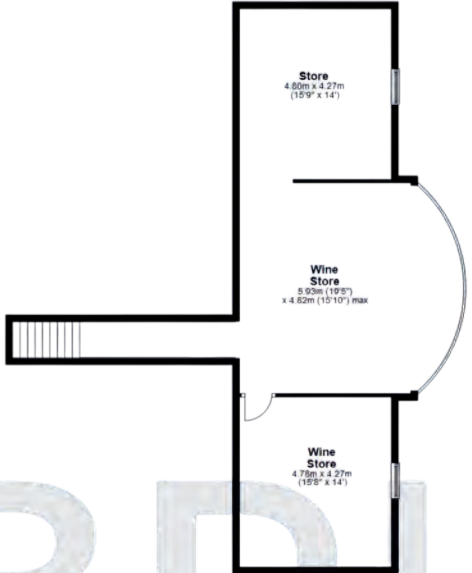
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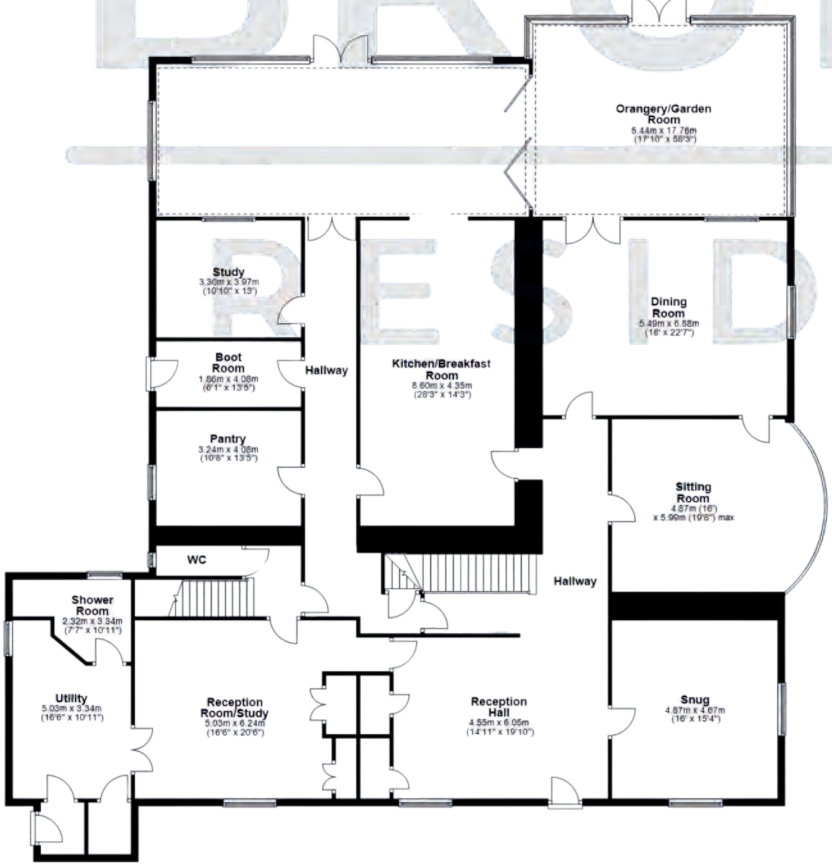


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**Basement**  
Approx. 78.1 sq. metres (839 sq. feet)



**Ground Floor**  
Approx. 402.8 sq. metres (4325.6 sq. feet)

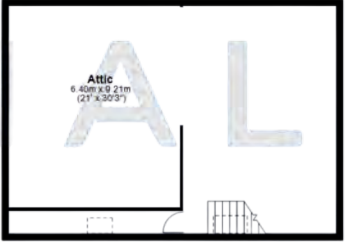


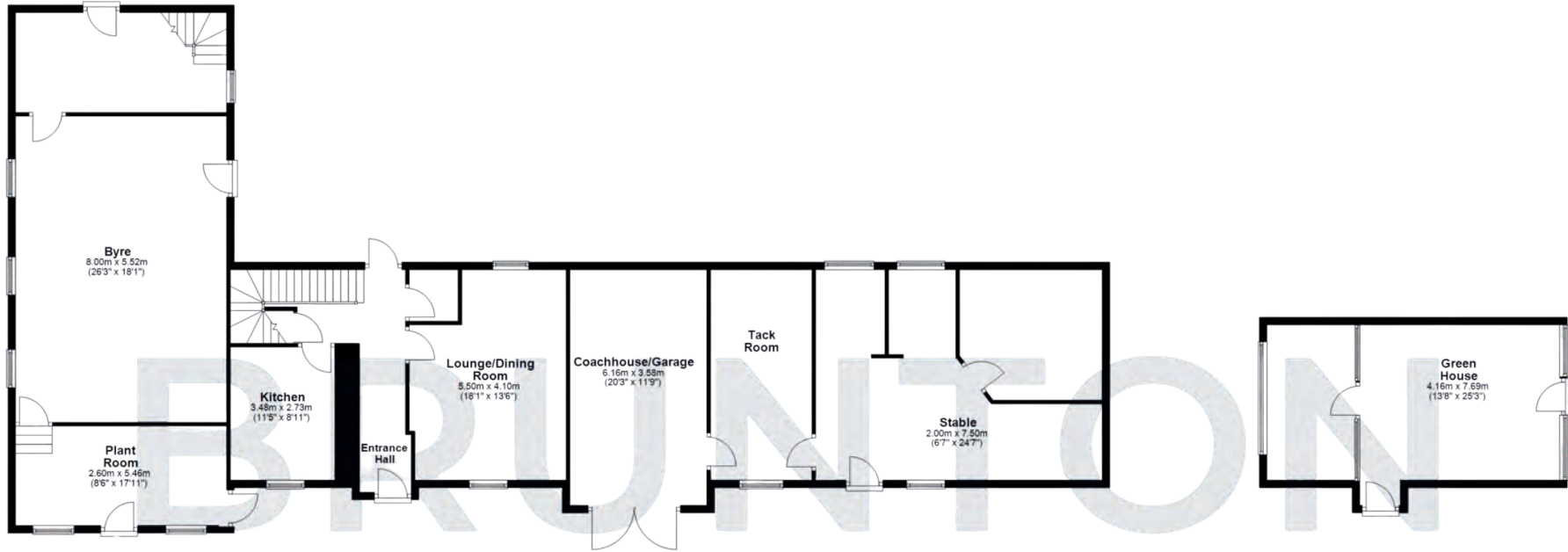
**First Floor**  
Approx. 269.4 sq. metres (2903.3 sq. feet)



**Attic**

Approx. 89.8 sq. metres (969.8 sq. feet)





**First Floor**  
Approx. 200.1 sq metres (2153.4 sq feet)



**Stable Cottage**

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## LIPWOOD HALL

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