



FAIRFIELD HALL

Ryecroft Way | Wooler | Northumberland

Fairfield Hall

Ryecroft Way | Wooler | Northumberland | NE71 6BW

An exceptional Grade II Listed manor house, offering almost 6,000 sq. ft. of beautifully restored and highly versatile accommodation, set within magnificent walled gardens

Price Guide: Offers Over £1 Million

Bamburgh 14 miles, Berwick upon Tweed 17 miles, Alnwick 20 miles, Morpeth 32 miles, Newcastle upon Tyne 47 miles (all distances are approximate)

- Magnificent Grade II Listed detached manor house dating from circa 1780
- Six generous double bedrooms, each with an ensuite, alongside a superb family bathroom and extensive, versatile accommodation.
- Outstanding reception and leisure space, including a drawing room, formal dining room, library, TV/cinema room, gym, wine store and impressive snooker room.
- Beautiful south-facing walled gardens of approximately 0.6 acres, featuring an orchard, terraces, and extensive entertaining areas.
- Substantial private parking and outbuildings, with two gated driveways, a large gravelled parking area, enclosed rear courtyard and stone-built workshop/store.

rare!
From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500



FAIRFIELD HALL

A magnificent Grade II listed detached manor house, set in a stunning walled garden, circa 0.6 acres in the centre of Wooler and adjacent to the 18th century St. Ninian's Roman Catholic Church - the impressive six bedroom house, circa 1780, has extensive accommodation set over three floors (5955 sq.ft) and offers versatile reception and leisure space, currently a family home and historically a Bed & Breakfast Guest house.

Fairfield Hall, built in stone with a slate roof, has an imposing double fronted facade, and is approached via a stone pillared & gated entrance to a large gravelled driveway area, within the historic perimeter walls to the grounds. The beautiful south facing walled garden is set to the front of the house, lawned with a mature orchard, patio terrace seating areas, large greenhouse and outbuildings - to the rear of the house is a further enclosed courtyard area, accessed via a separate gated access, with a large double length store/outbuilding.

The former Presbytery to St. Ninian's RC Church, is Grade II listed along with the garden wall & gate piers, and has retained a number of original features including; attractive stone steps to the front with railings, leading up to a 6 panelled door with side lights and an elliptical fanlight with Adam style tracery, twelve pane sash windows with shutters and tripartite windows to the rear, original internal panel doors and moulded ceiling cornice.

The period house, a family home for the current owners for over 20 years, has seen an extensive programme of refurbishment and upgrading that includes the removal of the former render of the Hall to expose the beautiful original stonework, the re-pointing of the main house, stone boundary walls internally and externally, along with roof works. The gardens have been landscaped with seating areas created for outside dining and entertaining, the former garage reconstructed in stone as a useful workshop/store lending itself to a variety of uses and new gates added to the rear driveway entrance.



FAIRFIELD HALL

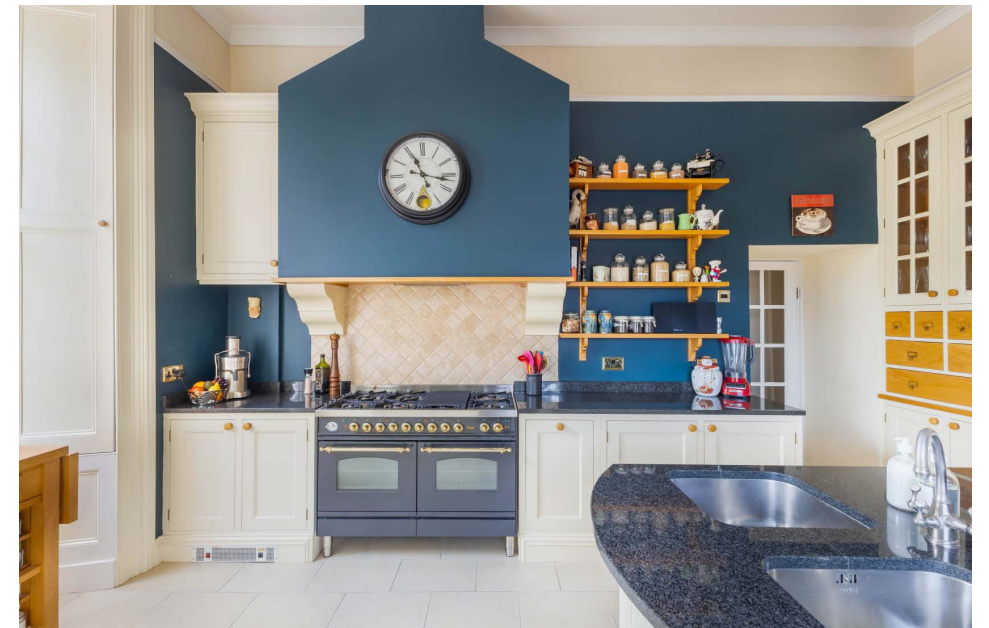




FAIRFIELD HALL



FAIRFIELD HALL





FAIRFIELD HALL



Internally, there is a superb handmade kitchen with beautiful bespoke full floor to ceiling cabinets, a new gas boiler fitted in January 2025, and the whole of the lower ground floor has been refurbished and reconfigured, creating a large laundry, a wine room, gym and shower room, TV room, a library and snooker room.

First floor - Reception hallway with a balustrade staircase to the second floor and under stairs cloaks area | Beautiful drawing room with a feature period fireplace with a marble surround, and impressive dual aspect sash windows overlooking the gardens | Double doors open from the hallway to the formal dining room, with a window overlooking the front garden, a stone fireplace and door connecting to the sitting room | Cosy sitting room with a window to the side towards the Church | Well appointed kitchen with lovely high ceilings, and dual aspect windows giving elevated views over the town to the surrounding hills and countryside - the kitchen is fitted with a range of bespoke cabinets, with granite worktops and a central island, feature dresser style wall cabinet with glazing and spice drawers, and space for a Range cooker, integrated fridge/freezer & dishwasher and waste disposal | Inner hallway with servants staircase to the second floor bedrooms and ground floor leisure rooms | Versatile home office/study with dual aspect windows - ideal as part of self contained accommodation with its own private rear entrance | Shower room/WC | Small staircase leads down to a small kitchen/utility at ground floor level, with a separate external door to the rear courtyard - the kitchen has fitted cabinets, a ceramic hob, inset sink, and space for a fridge.

FAIRFIELD HALL



FAIRFIELD HALL





FAIRFIELD HALL

Second floor - Second floor landing with an impressive sash window to the front | Six double bedrooms all with twelve pane sash windows, ceiling coving and views over the gardens and town | Six ensuites to the bedrooms - four shower rooms/WC and two bathrooms/WC | Generous family bathroom at the half landing, with a double ended bath, separate walk in shower with a rainfall head, contemporary twin wash hand basins set in a vanity cabinet, bidet, and WC.

Ground floor - A staircase leads down to the side hallway giving access to the ground floor relaxation and entertaining space | Large 17ft laundry with cabinet storage, plumbing for a washing machine, tumble dryer and ample space for fridges and freezers | Versatile entertainment area, with wine store and games room open to a relaxation area with two windows to the front | Gym with a newly fitted shower room/WC | TV/ Cinema room with an oak floor and cupboard housing the water tank | Fabulous 18ft library/study with a window to the front elevation | Impressive 24ft snooker room with dual aspect windows and full size snooker table.





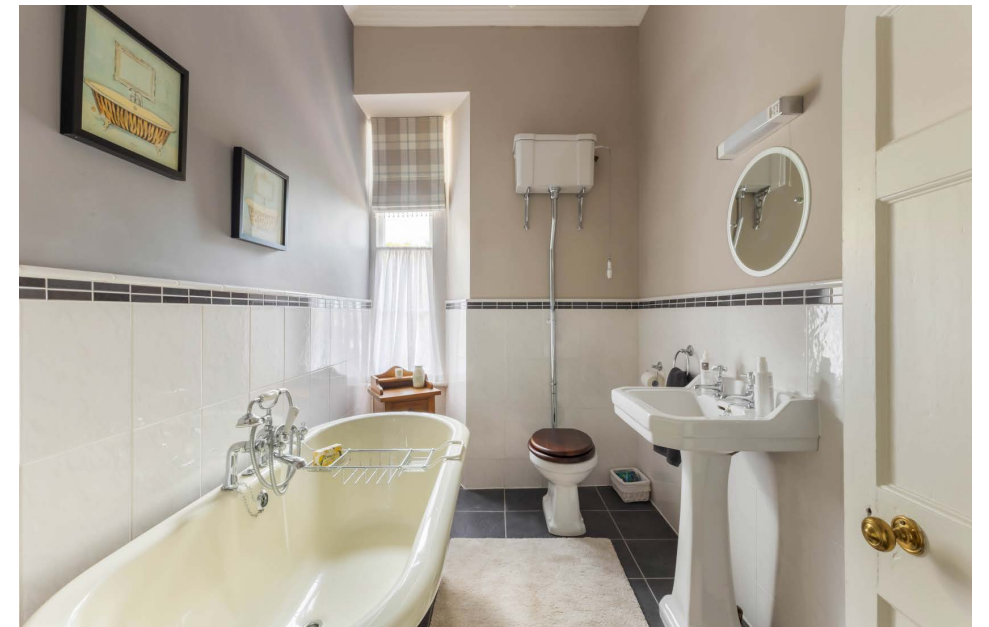
FAIRFIELD HALL



FAIRFIELD HALL



FAIRFIELD HALL



FAIRFIELD HALL



22

FAIRFIELD HALL

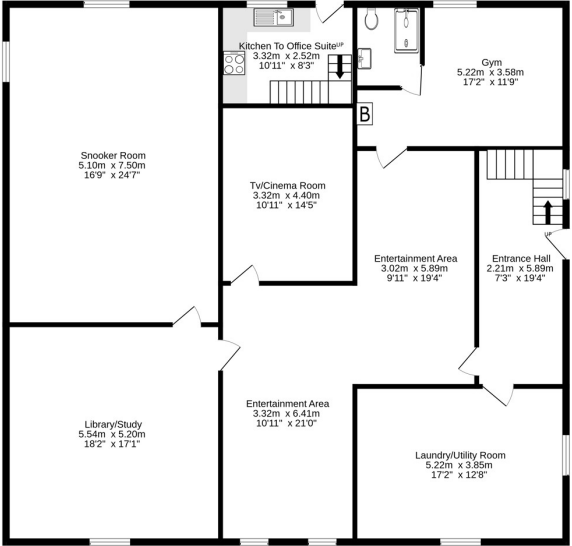


23

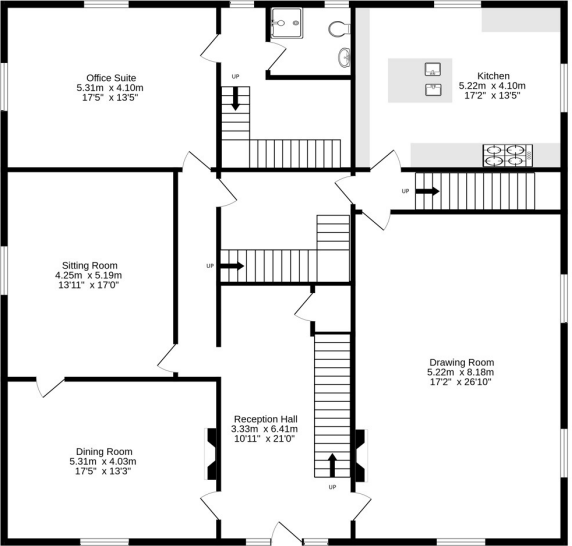


FAIRFIELD HALL

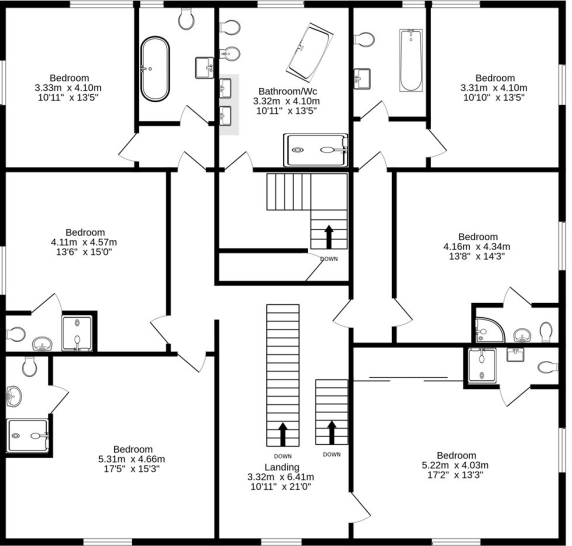
Ground Floor
184.7 sq.m. (1988 sq.ft.) approx.



First Floor
183.9 sq.m. (1979 sq.ft.) approx.



2nd Floor
184.7 sq.m. (1988 sq.ft.) approx.

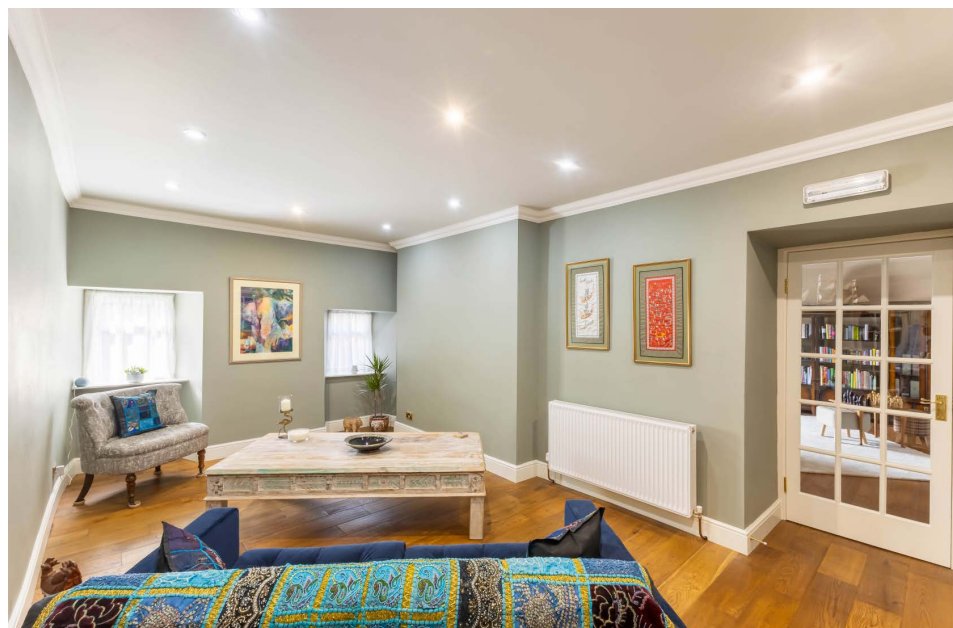


TOTAL FLOOR AREA : 553.2 sq.m. (5955 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026

FAIRFIELD HALL



FAIRFIELD HALL





FAIRFIELD HALL

Gardens and grounds - The gardens lie predominantly to the front of the Hall, with a lovely brick & stone wall to the boundary | Two gated driveways, one to the gravel parking area to the front and one to the enclosed rear courtyard - each providing parking for a number of vehicles | Stone double length store/outbuilding with access only from the courtyard, log store & coal shed | Large greenhouse/potting shed and glazed summerhouse | Decked terrace and paved patio terrace & BBQ area | Orchard with apple and pear trees, raised vegetable beds | Tractor lawn mower and tool shed.

The rural town of Wooler offers an excellent range of local amenities, with a number of independent shops, supermarkets, cafes and bars/restaurants. The new 'Ad Gefrin' Whiskey Distillery and Museum is a great recent addition, with a beautiful restaurant/coffee shop, Museum and Gift shop. There is easy access from Wooler via the A697 to Alnwick, Morpeth and Newcastle to the south, as well as the stunning Northumberland coast, the Borders, Berwick upon Tweed and to the north Kelso and Coldstream.



FAIRFIELD HALL





FAIRFIELD HALL



FAIRFIELD HALL



FAIRFIELD HALL





rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500