



MOORLAND

Slaley | Hexham | Northumberland



Moorland

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This magnificent, detached family home, offers an exceptional property set within the stunning Northumbrian countryside.

Price Guide: £3.5 Million

Corbridge 6.5 miles, Hexham 6.7 miles, Newcastle International Airport 20.9 miles, Newcastle City Centre 22.7 miles (all distances are approximate)

- A stunning five bedroom detached family home
- Extensively renovated by the current owners following their purchase in 2021
- Positioned on a site extending to just under 2.7 acres
- Well landscaped gardens with pathways and a number of alfresco terraces
- Outstanding luxury and bespoke finishing throughout

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From Sanderson Young

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

MOORLAND

Occupying an outstanding location, between Slaley Hall in Northumberland and the very pretty village of Slaley, is this magnificent, detached family home, with truly beautiful finishings and inspiring views from every room.

The property, set in just under 3 acres of landscaped gardens, woodland, stables and paddock, was built in the 1990s and acquired by its current owners in 2001. It enjoys elevated views of the surrounding, stunning countryside.

The property was extended and completely renovated in 2010/12 by the current owners with support from local architects Sadler Brown, particularly senior partner Kevin Brown whose work has featured on Grand Designs, Michael Stephenson from Herrington Gate Design, and a team of commercial quality joiners, tilers, fitters and finishers.

The finished house with its south facing glazed gable to the roof, wall of glass in the kitchen/diner to the north and its thoughtful design and large windows throughout, brings the outside in to reflect its amazing setting. The quality and detail in all aspects of its finishing, as well as the beauty of its setting, makes Moorland a house which must be viewed to fully appreciate it.

The house is close to the village of Slaley with an active community including the Community Hall, pub, shop, and a well attended church, as well as the famous Slaley Hall with its golf courses and luxury hotel and leisure facilities.

The property enjoys convenient and easy access to both the A68 linking Durham and the Tees Valley and also the A69, linking Carlisle, Hexham and Newcastle. There is convenient access to both Newcastle International Airport and Newcastle City railway station - both are within a 40 minute drive. Local railway links are easily accessible from stations in nearby Stocksfield (12 minutes drive), Corbridge (15 minutes) and Hexham (20 minutes).

High speed internet access is enabled by Starlink, and Cat 5 data cables throughout enable smart living at any level.

Beautifully appointed country home for entertaining, walking, cycling, dogs and horses, providing great privacy but with an active community close by and easily and quickly accessible to all major transport links.

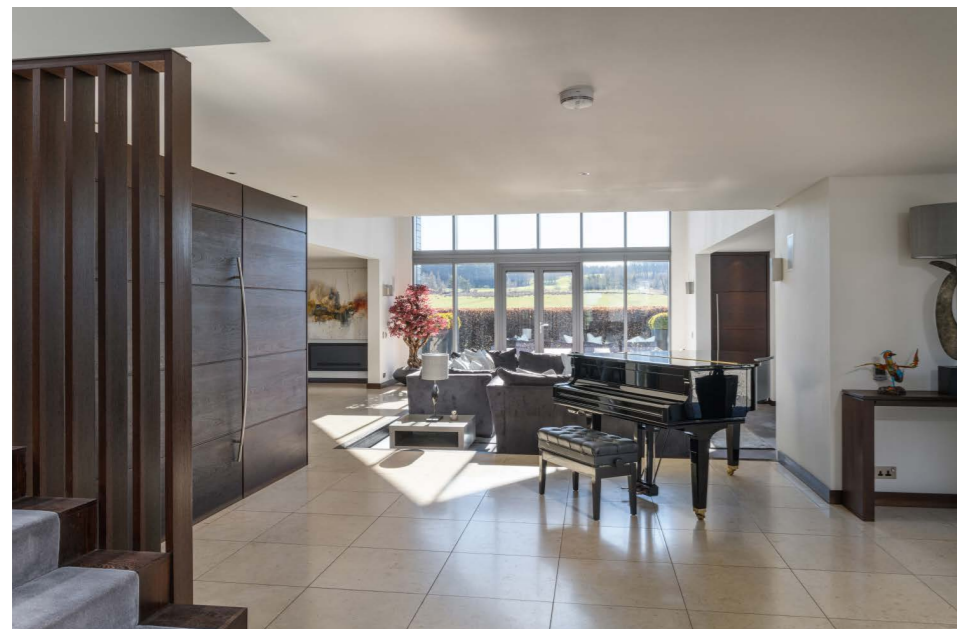
The property extends to just over 6500 sq.ft. to the principal residence, which is built in local stonework and enjoys a very discreet and quiet entrance off the local road through electric gates into a magnificent stone clad courtyard, with its cobbled finish and beautiful lighting, which is highly impressive in the evening hours.

From its elevated position, the house looks down on a beautifully landscaped and lit exterior. Pathways run around the house to the alfresco terraces, a David Harber "Dark Planet" sculpture, a south facing rose garden with contemporary stone furniture on the terrace, yew hedged garden, and terracing stepping down to an insulated garden office fitted with bespoke storage units for outside cushions and BBQ support. There is also a separate timber clad stable block with two loose boxes, a large tack room and excellent storage space, extending to over 635 sq.ft in size.

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Entering the house through its imposing, oversized, handmade wenge front door, access leads into the main reception hall in the middle of the property with concealed access in a wall of panelling to a large WC and cloakroom. The whole ground floor provides multi activity living in cleverly designed spaces separated by sliding doors in wenge and leather, a full height double sided log burner, a change of level and floor covering to the carpeted sunken sitting room with space for an 85” TV and a glazed, lit, wine bottle lined circular access down a bespoke stone spiral staircase to the games room and storage area below at the press of a button.

The centrepiece is the double height space with its fabulous, glazed gable and double doors, all with integral automatic blinds, leading to the south facing terrace in the formal rose garden.

Separated from the lounge by the log burner is the formal dining area with garden room lounge beyond, a wonderful entertaining and family space.

The 12 seater dining table sits on a rug which conceals a large hatch access to the games room below, and is supported by kitchen and bar facilities behind a wall of folding leather doors which open to reveal a Miele oven, microwave, coffee machine, sink, dishwasher drawers, dinner service, glasses and cutlery, storage, a cocktail bar and a second Sub Zero fridge freezer. The padded window seat on one side overlooks the formal rose garden and doors to the terraces from the dining area and the garden room enables the area to work perfectly as an inside/outside entertaining space, with easy access to the BBQ/alfresco dining area, gardens, outside bathroom and office/storage.

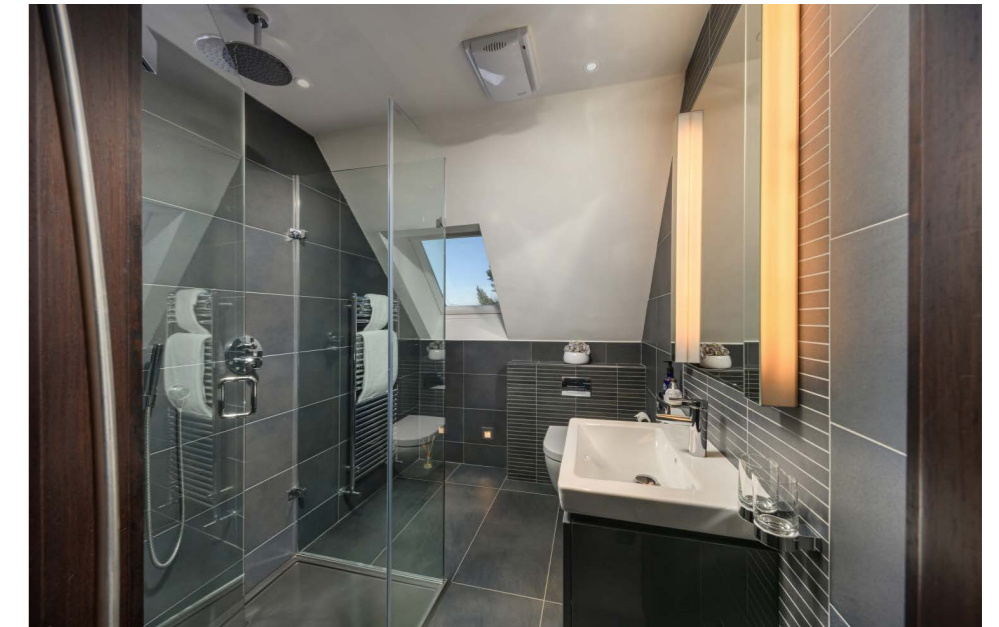
Leading from the main hall by the front door is a discreetly accessed guest bedroom suite with a large ensuite shower room with fitted shutters to the main courtyard, fitted wardrobes, windows on two sides and a window seat under the glazed bay overlooking the rose garden.

The magnificent staircase rises to the stunning galleried landing above with a double height void, wonderful views over fields to Slaley Hall golf courses, and a massive, bespoke Brand Van Edmond “Hollywood” chandelier over the sunken sitting room.

The staircase leads up to the spacious first floor, where you are surrounded by huge windows and mind blowing views on almost every side. This floor houses the massive master suite, easily separated by huge sliding doors, a large office area, and the third large guest bedroom suite.

The galleried landing, with a wooden floor and handmade library shelving and storage, surrounds the impressive master bedroom suite, with fitted dressing table, double wenge shutters over double doors to the large terraced balcony, ensuite cloaks and a fully fitted dressing room. The large master bathroom on the other side of the gallery has exceptional bathroom fittings including a double sized bath, bespoke steam/shower room, a smart WC, more handmade fitted furniture and a second fully fitted dressing room.

The terraced balcony to the master bedroom has tremendous views of the grounds and the surrounding Slaley countryside and is a truly special area to sit ,particularly in the early morning sun and also see the impressive star scape at night.



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Back downstairs, and also from the main reception hall, is the large open plan kitchen/dining room at the heart of the house, designed around the spectacular views over Slaley village and it's surrounding countryside. The huge wall of glass, aluminium bi-folding doors by Sunflex, also enables a hidden, powered, lit, extra large, exterior awning over the furniture on the large deck. The room is beautifully fitted with a number of handmade walnut cupboards and an island by high quality furniture maker, Alexander Carrick of Corbridge, it houses a large number of fitted Sub Zero and Miele appliances, and a Mercury oven, and the 1m square newly fitted Italian porcelain floor tiles and underfloor heating finish the room perfectly.

The open plan feel continues down a step into the utility and boot room with a door onto the deck, fitted out again by Alexander Carrick with bespoke cupboards designed to efficiently enable laundry and dog walking activities. There is even a warm shower for the dog after miles of walking up in the nearby Slaley Forest!

Next door is a fully equipped gymnasium where the window continues up through the gutter line to the roof above, substantially enhancing the beautiful upstairs guest suite with its bedroom, bathroom and office suite with more awe inspiring views over Slaley, a bespoke automated floor to ceiling blind and a spectacular Fil de Feu chandelier matching those in the V&A Museum in London.

All four bedroom suites are truly splendid and beautifully appointed with their own impressive aspect, finishings and facilities including large, beautifully finished bathrooms and wardrobes/dressing areas.

The door to the car port takes you back to the cobbled courtyard or round to the stables or the decking.

The design and architecture of this house are exceptional throughout and we really must emphasize the quality of the bespoke furniture, the individual craftsmanship, lighting and the unique details and high standards that have been achieved in so many of the areas of the interior, as well as the exterior.

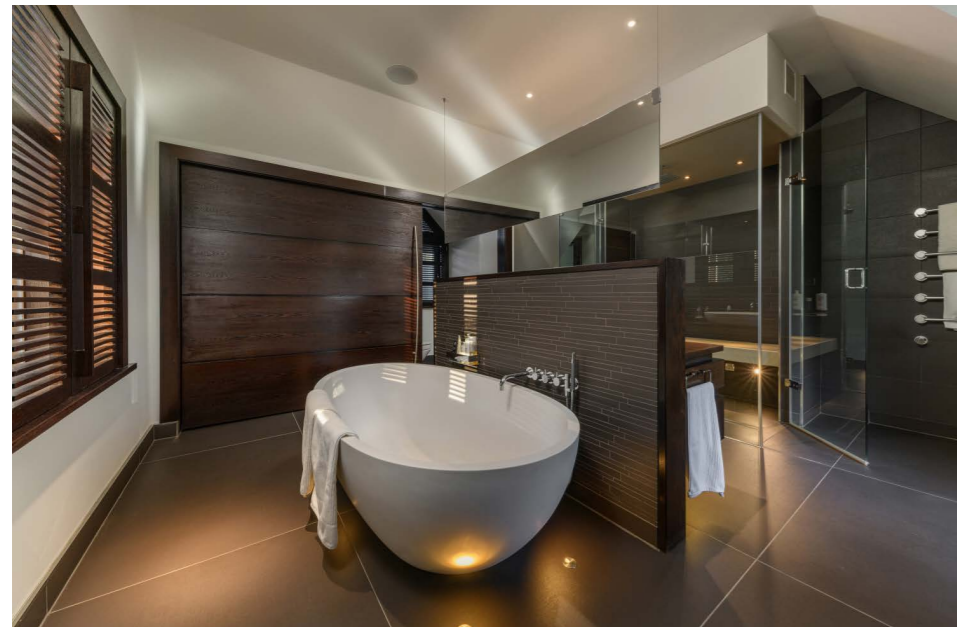
The gardens and grounds surrounding the house have been very well landscaped and presented and enjoy a number of beautiful pathways, BBQs, terraces and quiet sitting areas, which must be viewed to appreciate the quality. The planting, privacy and screening of the house throughout the exterior, as well as the lovely lighting, are also highly remarkable.

Moorland is an exceptional house, impressively bringing the outside in, unique within its magnificent setting, outstanding within its luxury, and bespoke with its finishing.

A very special property, rarely available to the housing market for sale.

All viewings will be strictly accompanied by a member of team and enquiries should be made to **Ashleigh Sundin at Sanderson Young rare! on 0191 223 3500.**





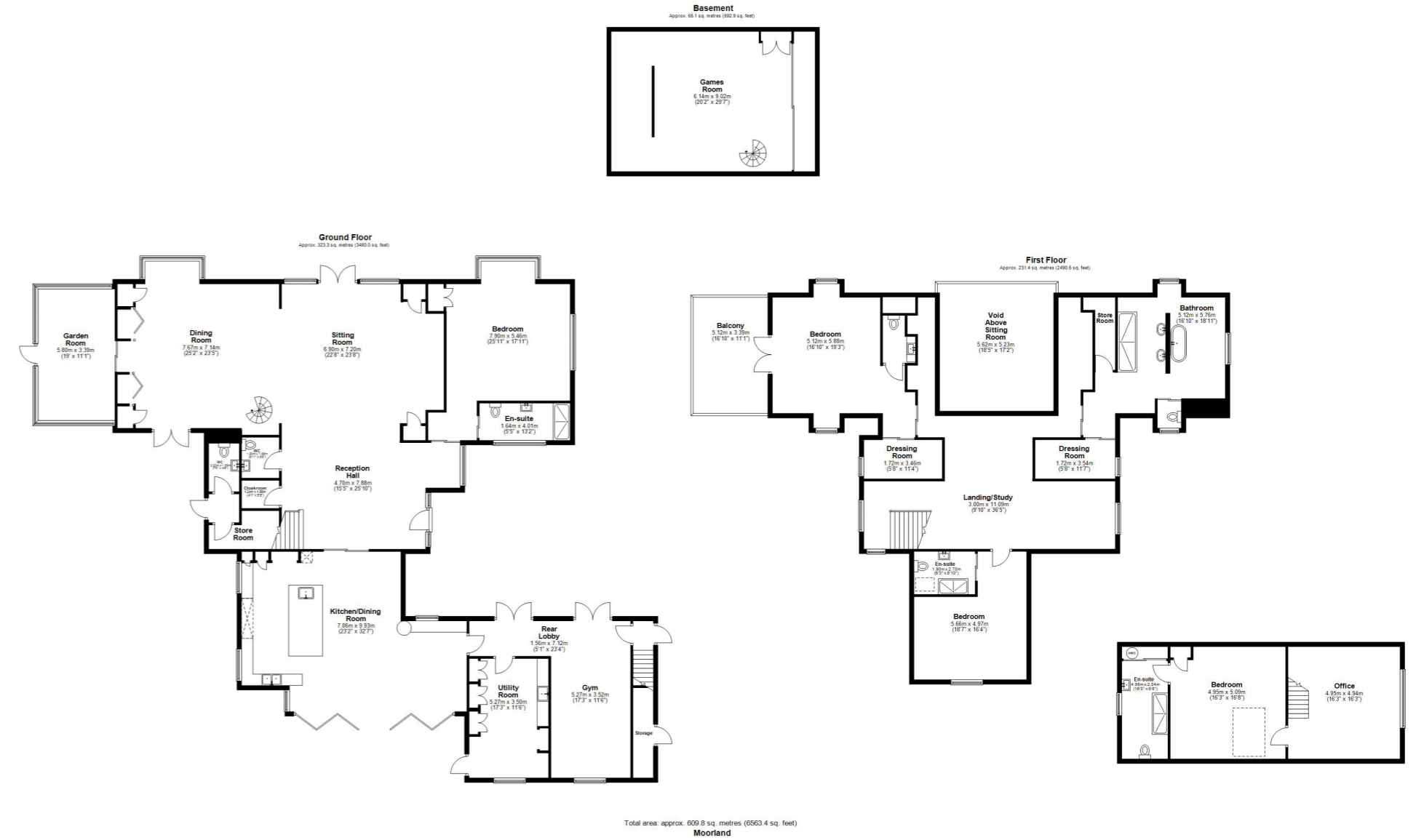
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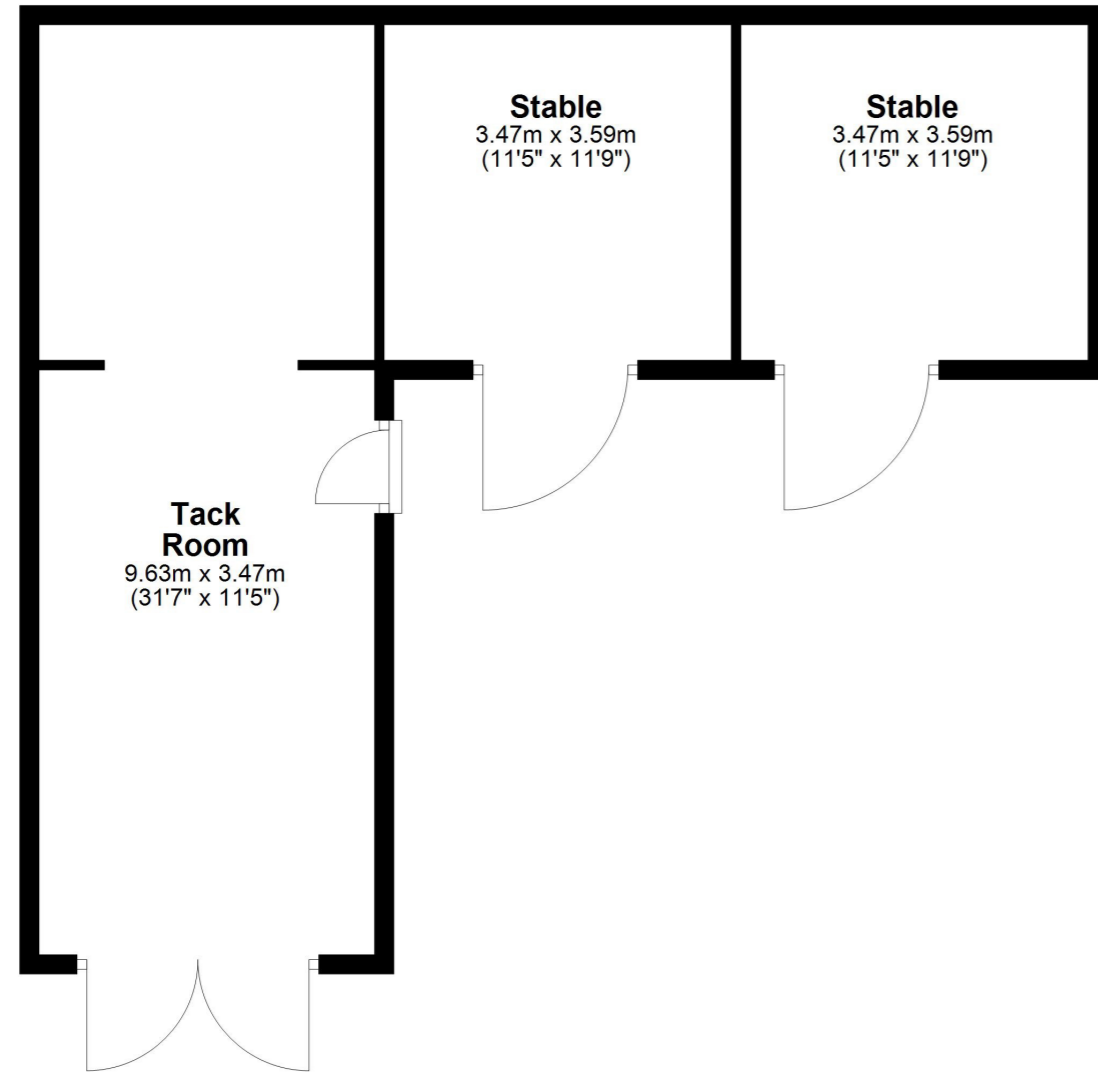
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Ground Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Total area: approx. 59.0 sq. metres (635.0 sq. feet)

Moorland, Stable Block











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