



TUGGAL HALL

Chathill, Northumberland



AN HISTORIC GRADE II LISTED COUNTRY
HOUSE SET WITHIN APPROXIMATELY 7.5 ACRES OF
ESTABLISHED GARDENS, PADDOCKS AND GROUNDS,
WITH A SEPARATE COTTAGE, TRADITIONAL
OUTBUILDINGS AND EASY ACCESS TO THE
NORTHUMBERLAND COASTLINE.

Summary

- Grade II Listed country house
- Principal bedroom with en suite
 - Eight further bedrooms
- Four principal reception rooms
 - Games room
 - Cellar
- Separate two-bedroom cottage
- Traditional outbuildings and stabling
- Approximately 7.5 acres of gardens, grounds and paddocks

Distances: Beadnell 2.6 miles, Chathill Station 3.2 miles, Bamburgh 6.2 miles, Alnwick 10.5 miles, Newcastle International Airport 43.6 miles
(All distances and times are approximate)



TUGGAL HALL

Tuggal Hall is a distinguished Grade II Listed country house occupying a private and highly attractive setting close to the Northumberland coast. Believed to date from the 1600s, with substantial additions during the early twentieth century, the house combines considerable historical character with exceptionally generous family accommodation.

Approached through mature grounds, the property enjoys both privacy and a strong connection to the surrounding landscape. The principal accommodation extends across a series of elegant reception rooms, providing flexibility for both formal entertaining and everyday family life. Character features are evident throughout, including original shutters, traditional fireplaces, generous ceiling heights and large sash windows which fill the interiors with natural light.



The reception hall provides an impressive point of arrival and leads to the principal entertaining spaces. The drawing room is particularly notable, centred around a substantial sandstone fireplace, while the adjacent games room offers a large and versatile space with direct access to the gardens. A separate sitting room and formal dining room provide further reception accommodation.

The kitchen retains a traditional country house feel, centred around an oil-fired AGA and complemented by a utility room, larder, boiler room and additional ancillary accommodation. A substantial cellar extends beneath part of the house and provides valuable storage space.

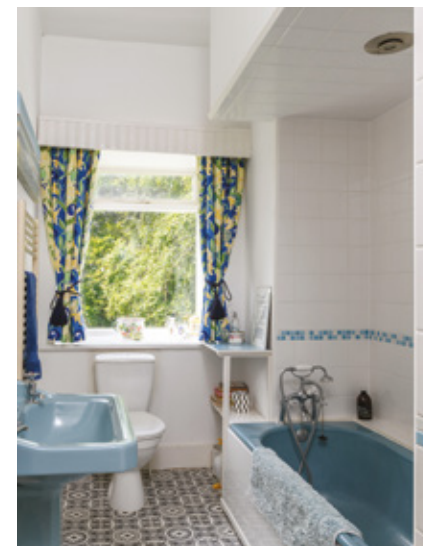
While Tuggal Hall has been carefully maintained and retains a wealth of period character, there is also scope for sympathetic updating and reconfiguration to suit modern family living. Several rooms offer considerable flexibility of use, presenting opportunities for a purchaser to tailor the accommodation to their own requirements.

For example, subject to the necessary consents, the generous games room could lend itself to becoming an outstanding open plan kitchen and family space, creating a stronger connection between the principal living areas and gardens. More broadly, there is potential to adapt the layout in a manner that respects the house's historic character while enhancing its suitability for twenty first century lifestyles.

The first floor provides extensive bedroom accommodation, ideally suited to larger families and visiting guests. The principal bedroom benefits from an en suite bathroom, while eight further bedrooms are served by a combination of bathrooms and shower facilities.

A first floor sitting room provides additional living space, while a separate wing incorporating further bedrooms, a compact kitchen and associated facilities offers potential for independent guest or multi-generational accommodation.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

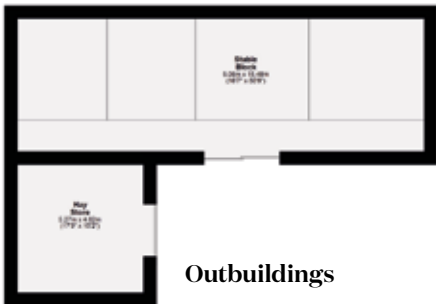


Ground Floor

First Floor



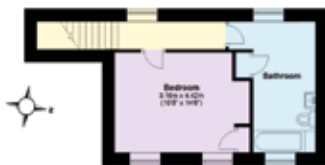
Lower Ground Floor



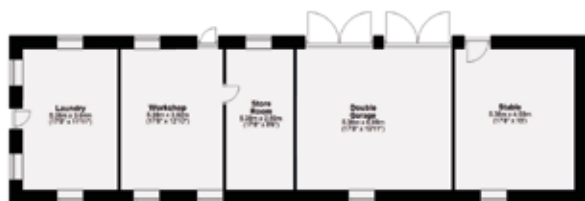
Outbuildings



Cottage Ground Floor



Cottage First Floor



Approximate Gross Internal Area
960.9 sq. metres (10,342.5 sq. feet)
Cottage: 85.3 sq. metres (918.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



COTTAGE AND OUTBUILDINGS

Separate from the main house, the property's two-bedroom cottage provides highly flexible ancillary accommodation. Suitable for guests, dependent relatives or holiday letting, it further enhances the versatility of the estate.

A range of traditional outbuildings includes stabling, garaging, workshops, stores and former agricultural buildings. Constructed in traditional stone beneath pantile roofs, these buildings offer considerable character and potential, subject to any necessary consents.

GARDENS AND GROUNDS

The grounds extend to approximately 7.5 acres and form a particularly attractive setting for the house. Mature trees provide privacy and shelter, while expansive lawns create an impressive outlook from the principal rooms.





A notable feature is the enclosed walled garden, which includes fruit trees, established planting and a Grade II Listed dovecote. The grounds also incorporate grazing paddocks and a stream which meanders through the estate, enhancing both its character and biodiversity.

The paddocks provide flexibility for a range of lifestyle and equestrian interests, while multiple access points offer practical access throughout the property.

SITUATION

Tuggal Hall occupies a superb rural position close to some of Northumberland's most celebrated coastline. Beadnell, Seahouses and Bamburgh are all within easy reach and offer a range of day-to-day amenities, restaurants, cafés and leisure facilities.

The area is renowned for its outstanding beaches, coastal walks and watersports opportunities. Bamburgh Castle, the Farne Islands and the magnificent Northumberland Coast National Landscape are all nearby, making this one of the county's most desirable locations.

The property is well placed for schooling, with a selection of highly regarded state schools in the surrounding area, together with independent options including Longridge Towers School near Berwick-upon-Tweed and Newcastle-upon-Tyne's well-regarded independent schools. The area also benefits from a range of further education establishments, making it particularly attractive for families.

Communications are excellent, with convenient access to the A1, rail services from Chathill and Alnmouth, and Newcastle International Airport providing national and international connectivity. The combination of a peaceful coastal setting, accessible transport links and strong educational provision contributes significantly to the appeal of this exceptional country house.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 01890 230 445

Directions

What3Words: ///pots.crunch.spectacle

Postcode: NE67 5EW

Services: Mains electricity, mains water, oil fired central heating and private drainage to a septic tank.

Agent’s Note: It is understood the outflow from the property’s septic tank discharges to a soakaway. However, the Vendor does not give any undertaking that the property fully satisfies the General Binding Rules 2020 and any expressions of interest or offers made should take this into consideration.

Local Authority: Northumberland County Council

Council Tax Band: H

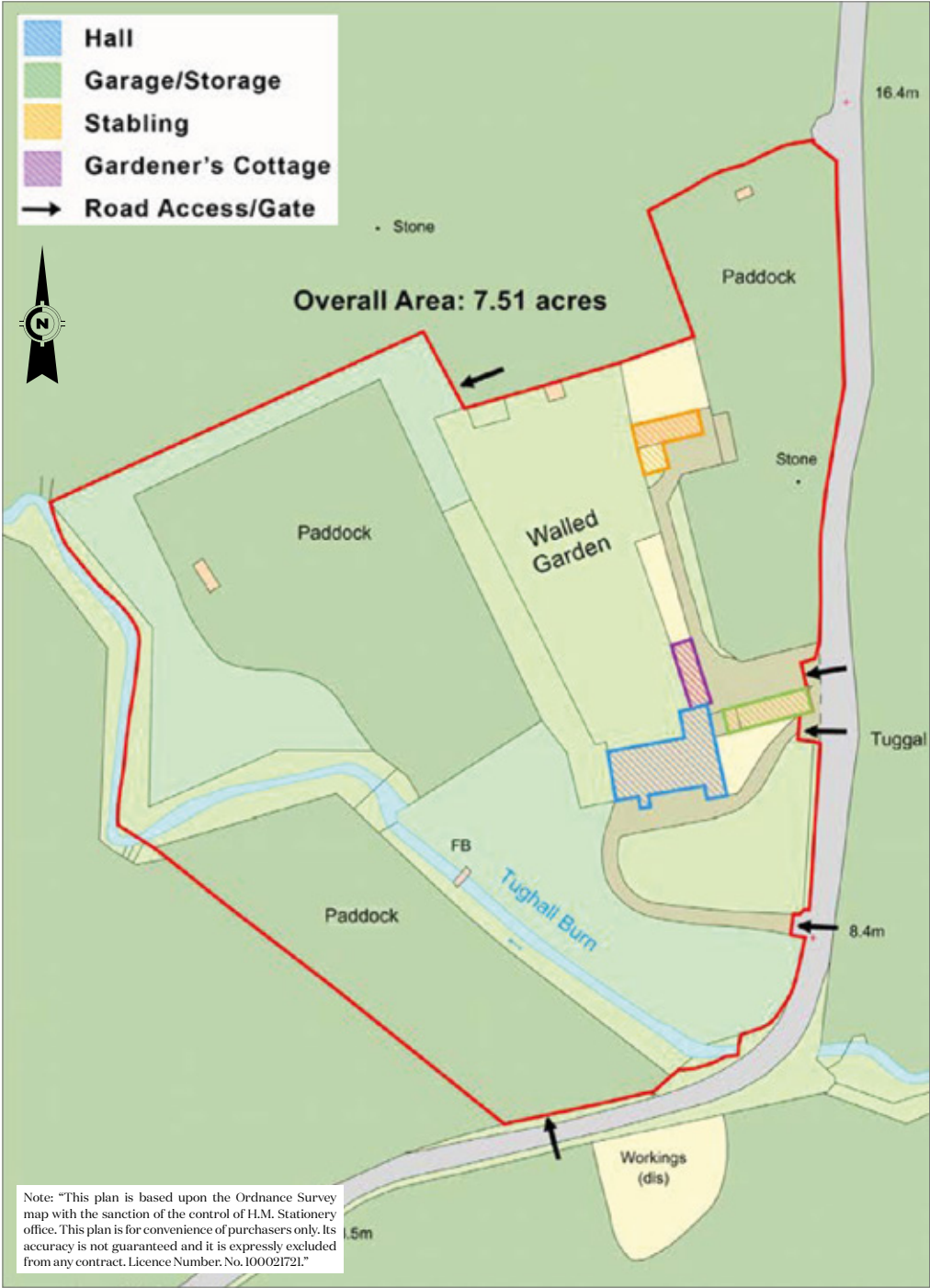
Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Fixtures and fittings: All items known as fixtures and fittings are specifically excluded from the sale, but may be available by separate negotiation.

Offers: All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

Deposit: A deposit of ten percent of the purchase price will be required to be paid on exchange of contracts.



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