



Halton Grange, Wall, Hexham Northumberland NE46 4EF

SITUATION AND DESCRIPTION

Halton Grange, constructed in 1913, was purchased by the current owners in 2008 and provides a most stunning country home. In recent times it has been extensively remodelled to create this magnificent large family house.

Wall is a beautiful village with good accessibility to the nearby market town of Hexham and the village of Corbridge. The Military Road, A69 and a nearby rail connection, link Wall to Newcastle, with its International Airport and large city support functions.

The house is situated in impressive grounds of 12.5 acres, including two paddocks. The views to the west overlooking surrounding countryside are stunning and the open grounds will easily accommodate a helicopter; the magnificent gardens have private sitting areas, water feature, pond, all weather tennis court, and an orchard. There are an extensive arrangement of stables, a professional workshop and outbuildings. The house has dramatically altered since 2004, when a very substantial leisure suite was added, involving the restoration of the old garage house and Halton Grange Cottage. The cottage includes a one bedroomed annexe apartment with a fully integrated kitchen, shower room and lounge, ideal for independent relatives/live in staff. The main house has a very high standard of interior design and beautiful lighting; the double glazed windows have lovely views over the surrounding gardens. The leisure suite provides one of the finest that we have viewed in the north of England. It is a very large room, constructed by a specialist architect, the pool extending to 39'6 x 17'3 with an infinity style look. This very large entertainment room, with recreation and gymnasium area, leads to changing rooms, a Jacuzzi steam room, shower, solarium and cloakroom/wc. Above the leisure suite is a first floor mezzanine and cocktail bar with fitted kitchen and lounge area.

Halton Grange is a very special property and surely one of the finest homes in the north of England. It is a rare find within a beautiful part of Northumberland, quite discreet and private, yet with a luxury rarely seen outside of the city of London.

The property comprises:

Access into Halton Grange is very impressive, with beautiful wrought iron electric gates leading to the open courtyard. The principal entrance to the house is to the eastern elevation, with a sheltered portico and panelled door to the entrance vestibule with burglar alarm control panel, Lutron lighting switch and external lighting control panel. An internal glazed door leads to the:

RECEPTION HALL

16'0 x 14'0 (4.878m x 4.26m) opening to provide a snug area.

The central focal point of the house with a very pleasant aspect to the south overlooking its gardens. The main feature is a Minster stone fireplace, surround hearth and mantle with an open flue and grate for solid fuel fires. The hall and passageway have two period style cast iron radiators with ornate carving details; there is good natural lighting, picture rail, cornicing and infra red alarm sensor. A door beneath the stairs connects to a:

CLOAKROOM/WC

With white two piece suite comprising close coupled wc with concealed cistern, contemporary wash basin with granite surrounds, chrome heated towel rail, shelving and Expelair unit.

The hall has five doors leading off to principal accommodation:

GARDEN ROOM/CONSERVATORY

18'8 x 19'8 (5.468m x 5.997m)

This is a very pleasant room which has replacement double glazed windows, double doors onto the terrace and gardens and a lovely open panoramic aspect. The travertine floor tiles complement the room well and there are two central heating radiators, exposed roofing timbers, internal telephone system and telephone point, infra red alarm system and power points.

DRAWING ROOM (south facing)

20'1 into the rectangular bay window x 16'0 (6.127m x 4.875m)

A very elegant room with good natural light from the south facing

bay window with replacement double glazed windows overlooking the gardens. It is tastefully decorated with lovely painted panelling beneath the windows, two period style cast iron radiators, large Minster stone fireplace with surround hearth, mantle and open fire grate for solid fuel fires, TV aerial point, picture rail, cornicing, ceiling rose, dimmer switch lighting and infra red alarm sensor.

SITTING ROOM (south & west facing)

20'2 into the bay window x 16'0 (6.144m x 4.878m)

A very light and bright room with a superb aspect over the gardens to the south and west, with large windows and a glazed door to the courtyard. It has attractive decoration, cornicing, picture rail detailing and ceiling rose. The focal point of the room is the Adam style fireplace with granite hearth and open insert and grate for solid fuel fires. Further features include deep skirting boards, two period style cast iron radiators, telephone point, TV aerial point, dimmer switch lighting and infra red alarm sensor.

DINING ROOM (east facing)

21'10 x 11'3 (6.66m x 3.42m) plus 13'9 x 8'1 (4.196m x 2.475m)

A very elegant room, extensively fitted by Edwin Loxley of Nottingham with a beautiful arrangement of handmade cabinets, including panelling work. The cream finish is very tasteful and the room includes a number of bookshelves and glazed fronted display cabinets with concealed illumination. The fireplace is impressive, with a large open grate, flue and granite hearth. There is a central heating radiator with lattice fronted cover and lovely windows to the east overlooking the courtyard and approach to the house. Further features include Lutron lighting, telephone point, a number of power points, infra red alarm sensor and three stunning chandeliers that may be available subject to separate negotiation. A glazed door leads to the kitchen.

KITCHEN/FAMILY ROOM (west facing)

46'7 x 12'10 (14.183m x 3.912m)

A magnificent addition to the house, constructed in 2004 and equipped with an outstanding arrangement of handmade cabinets and furniture by Mark Wilkinson. It divides into three areas including a preparation kitchen, a dining area and a family lounge. It has outstanding natural light from the windows overlooking the western courtyard, as well as the eight electrically operated Velux windows set into the roof pitch; there is under-floor heating to the travertine floor. The cream cabinets contrast very well with the black granite worktops and the wood furniture. The kitchen is extensively supplied with beautiful appliances including a Franke stainless steel double sink with separate vegetable drainer, a Zip hot and cold water tap and drainer, and a circular refuse bin. The built-in appliances include two Fisher & Paykel pull-out dishwasher drawers, a sub zero high capacity ice maker, a corner walk-in refrigerator, a Miele cafeteria, a Miele refrigerator, a Miele warming plate and a Miele ceramic four ring hob. The remaining appliances are by Gaggenau and include a large fan assisted electric oven, steam oven, microwave oven, a deep fat fryer, griddle and electric induction hob. The oil fired four oven aga has two plates, separate side griddle, extractor hood and lighting and is set into a beautiful chimney breast with granite worktop surrounds. The lighting is magnificent with a tremendous number of spotlights to the ceiling, individual suspended spots above the griddle and hob, and concealed lighting above the wall cabinets; there are telephone and TV points, infra red alarm sensor and a sound system with concealed speakers above the wall cabinets. To the centre of the room is a breakfasting area with an oval shaped table and matching seats, which may be available subject to separate negotiation; there is a dresser unit with glazed display and open shelving. To the lounge area are further built-in store cupboards with drawer units and bookshelves, as well as wiring for audio/TV appliances. The beautiful spotlighting continues to be a feature and there is Lutron lighting for mood setting. Glazed doors lead to the courtyard and western terrace and there is also an access through to the dining area. Leading from the kitchen a glazed door connects to the:

UTILITY ROOM

16'1 x 11'5 (4.903m x 3.478m)

Continuing with the same arrangement of Mark Wilkinson furniture, providing extensive storage, a Belfast sink, granite worktops and spacing for a washing machine and tumble dryer. There are six AEG freezers, spotlighting set into the ceiling, laundry ailer, two central heating radiators, travertine flooring and two doors leading to cooler rooms; one a very large walk-in pantry and general store, fully lined and professionally cooled; the second is a wine storage. Both are thermostatically controlled.

GAMES ROOM (east & west facing)

32'4 x 21'11 (9.827m x 6.68m)

This room effectively forms the link between the main house and the leisure wing, as well as its self contained apartment and garaging. To the east there are double doors leading to the courtyard and main entrance to the house. To the west are glazed double doors to the western terrace and courtyard, with Velux windows above. The room is finished with travertine floor tiles with under-floor heating, spotlighting to the ceiling, alarm control panel, telephone point and Lutron lighting. A door leads to a walk-in store cupboard and a second door to a large plant and boiler room accommodating the Worcester oil fired boiler for the annexe and apartment as well as the Boulter Buderus oil fired boiler for the main pool. The remaining high capacity equipment is for the swimming pool.

LEISURE WING

Attached to the games room and accessed via a glazed door.

POOL ROOM

46'10 x 49'2 (14.252m x 14.984m)

This includes a very substantial recreation area and general lounge, with large windows and double doors to the south facing courtyard and terrace. The room provides one of the most impressive leisure suites that we have seen in the north east of England; its architectural design was carried out by Jeremy Nebarro of Pool Design and includes Greek stone floors and skirting boards, simple cream painted walls and exposed ceilings, with tremendous natural light from the Velux windows. The pool, supplied by The Pool and Spa Company Ltd, is magnificent, extending 39'6 x 17'3 (12m x 5.25m) with an infinity appearance, Greek stonework, and electrically operated cover. The mosaic tiled insert has beautiful lighting with steps leading down from the southern aspect of the pool. The semi circular Jacuzzi is set to the side of the pool. The whole room has beautiful wall lighting with up and down lighters, electrically controlled Velux windows, under-floor heating and is climatically controlled with an air ventilation system. Attractive coving conceals the Bose sound system and there are tremendous views over the gardens.

CHANGING AREA

With under-floor heating, wall mounted heated towel rails, spotlighting, cloak pegs, Suitmate, wall mounted mirrors and two separate changing cubicles.

JACUZZI STEAM ROOM

With side jets, digital control temperature gauges, two separate seating areas and two separate massaging showers.

SOLARIUM ROOM

With a Tansun Symphony stand up tanning salon.

CLOAKROOM/WC

With wash hand basin, wc, store cupboards and drawer units with mirror above.

GENERAL PLANT/PUMP ROOM

With professionally engineered equipment and fluorescent tube lighting.

An impressive staircase, finished in brushed steel with glass side panels, leads to the first floor gallery.

COCKTAIL LOUNGE

With professionally fitted kitchen with beautiful cabinets and drawer units, glazed display areas, granite worktop surfaces, stainless steel single drainer sink unit, built-in Miele freezer, refrigerator and dishwasher. Velux windows give tremendous

views over the surrounding countryside. It also has a bird's eye view of the swimming pool and leisure area below.

The principal staircase in the main house leads to the first floor.

LANDING

Professionally equipped as a study and office by Newcastle Furniture Company, with beautiful solid oak cabinets, including base, wall and drawer units, and a large study desk with telephone point and computer wiring. The main landing has two single radiators, cornicing, wallpaper decoration, period fireplace, infra red alarm sensor and windows to the eastern elevation.

MASTER BEDROOM (south & west facing)

19'7 x 16'0 (5.986m x 4.886m)

A beautifully presented room with fabulous views over the gardens to the south and west, extensively equipped with beautiful handmade furniture from the Kitchen & Bathroom Studio. The illuminated wardrobes conceal extensive storage and hanging rail space with further drawer units set into the window bay, and a lovely dresser unit with marble effect tops and wash basin. Further features include two double panelled radiators, telephone point, spotlighting to the ceiling and Lutron lighting.

EN-SUITE BATHROOM

Very well equipped with a luxurious five piece suite including a feature roll top bath set into a marble effect surround with chrome mono bloc tap, double shower cubicle with side jets, close coupled wc with concealed cistern, bidet and wash basin with marbled surrounds, Lutron mood lighting. The wall cabinets are very well fitted and provide a gentleman's dressing area with mirror and shaving socket. Illuminated wardrobes provide extensive further storage.

BEDROOM TWO (south & east)

19'3 x 15'11 (5.875m x 4.851m)

This bedroom is also very well equipped by the Kitchen & Bathroom Studio, with high quality bespoke furniture including illuminated wardrobes with hanging rail and shelf storage space and a lady's dressing table with central vanity unit. There is a period fireplace, built-in store cupboard, cornicing, ceiling coving, spotlighting, Lutron lighting, two double panelled radiators, TV aerial point, telephone point and fabulous views.

From the principal landing a small passageway leads to a linen store cupboard with central controls for the close circuit TV surveillance, alarm system and Panasonic telephone system. There is also access into the roof void for storage.

FAMILY BATHROOM

Luxuriously appointed by the Kitchen & Bathroom Studio comprising an oval wash basin set into vanity store cabinet with marble effect surrounds and mirror above, close coupled wc with concealed cistern, shaver socket concealed in further built-in cupboard, oval bath set into a marble effect top with chrome fittings/mirrored panels, double shower cubicle with marble effect seat and separate side jets, Lutron mood lighting, spotlighting, heated chrome towel rail and window overlooking the gardens.

BEDROOM THREE (east facing)

12'4 x 11'10 (3.77m x 3.612m)

With wardrobe furniture supplied by Newcastle Furniture Company including a double wardrobe with dressing table with mirror above, separate store and wall cupboards, free standing storage drawer units, telephone point, TV aerial point, period fireplace and single panelled radiator.

BEDROOM FOUR (front east facing)

11'0 x 9'10 (3.35m x 2.99m)

With window overlooking front entrance, double wardrobe, fitted dressing table with drawer units and mirror above, double panelled radiator, telephone point and TV aerial.

BEDROOM FIVE (rear west facing)

15'1 x 9'11 (4.601m x 3.024m)

With lovely views overlooking the gardens and bedroom furniture supplied by Mowlem & Company, including wardrobes, drawer units and dressing table, double panelled radiator, telephone point and infra red alarm sensor. One of the store cupboards

conceals TV and audio storage.

BATHROOM TWO

With white three piece suite comprising close coupled wc with concealed cistern, wash hand basin and bath with quality shower unit, thermostatically controlled with alternating water spray and dividing glazed screen. The bathroom has wall store cupboards, Lutron lighting, heated chrome towel rail and shaver socket.

ESTATE AGENTS NOTE

The second bathroom, bedroom four and the kitchen were designed by Callum Walker of Perth, who is a well renowned designer who assisted Mark Wilkinson with the interior design of certain rooms within this house.

ANNEXE

Returning to the games room, a glazed door leads onto the annexe, which connects above the garage to provide a self contained apartment. The annexe can have its own independent access from the eastern elevation of the games room, leading through the games room into its own hall.

HALL

With single panelled radiator and staircase leading to the:

FIRST FLOOR LANDING

With single panelled radiator, fabulous views and three doors leading to accommodation.

KITCHEN (south & west facing)

11'0 x 8'10 (3.351m x 2.696m) maximum measurements for an L shaped room

Equipped with a range of maple base, wall and drawer cabinets with chrome door furniture and granite styled worktop surfaces, incorporating a circular stainless steel sink with separate drainer and mono bloc tap, and Miele appliances: four ring ceramic hob with extractor hood above, microwave oven, single oven, and built-in refrigerator. The worktops have attractive tiled surrounds with power points, spotlighting to the ceiling, double panelled radiator and a southern aspect and view over the courtyard.

SHOWER ROOM

With corner shower cubicle with alternating spray head to the Mira shower, pedestal wash hand basin, close coupled wc, ceramic tiled walls, heated chrome towel rail and spotlighting.

LOUNGE (north & east facing)

11'1 x 18'8 (3.378m x 5.708m)

A very pleasant lounge which has a good aspect and view over the gardens and grounds. It has two double panelled radiators, a fireplace with marble insert and hearth and electric coal effect fire, ceiling coving, picture rail detailing, TV aerial point, telephone point, dimmer switch lighting and infra red alarm sensor.

BEDROOM (east & west facing)

18'1 x 11'3 (5.529m x 3.427m)

With Callum Walker bedroom furniture including wardrobes, storage cupboards and dressing table, two double panelled radiators, pleasant aspect over the gardens from the double glazed windows, telephone point and infra red alarm sensor.

EXTERNALLY

The grounds surrounding Halton Grange total circa 12.5 acres, including the grazing paddocks. The approach is impressive and discreet, with electrically operated entrance gates set back from the stone boundary wall that leads from the village. The gates have CCTV and monitoring, as well as sensors which notify when visitors approach. The gates lead to the main courtyard and there is parking for many vehicles to the eastern elevation.

INTEGRAL GARAGE

18'5 x 10'8 plus 19'7 x 10'9 (5.6m x 3.262m plus 5.963m x 3.286m)

Comprising of two single garages with electrically operated up and over doors. Garage two accommodates the central controls and electric circuit breaker panels for the electricity supply to the house, which is individually provided from a nearby supply. The garage also has a second Boulter oil fired boiler, providing a back up support to the leisure suite. The second garage also has electrically operated doors and two windows to the side, with an

aspect to the north over the surrounding paddocks.

The formal gardens to the east have external lantern lights, as well as up-stand lighting surrounding the courtyard. Outbuildings include a boiler house providing a Boulter oil fired central heating boiler as well as a separate Heatrae Sadia high capacity hot water tank. There is also hot and cold water supply and lighting. A separate door leads to a refuse store which accommodates the high capacity commercial pressurised pump system. To the northern elevation there is a large oil fuel tank concealed in stone housing, a coal fuel house and a gardener's wc. The formal grounds are delightful and provide a number of private areas. To the eastern elevation, a stone path leads to an orchard with beautiful box hedging and beautifully manicured lawns. All of the grounds have lighting, power supply and cold water supply. To the south of this area a stone path leads to the pedestrian gate which connects to the village. The formal lawned garden to the front southern elevation is delightfully presented with well stocked borders. There is a stone terrace and path with external lantern lighting and a number of mature conifers provide good screening. Stone rockery beds with mature borders lead down to the sunken garden with sitting areas, beautiful lantern lights and stone pathways. A stone boundary wall with maturing ivy leads through a pathway to the eastern elevation, where there are further lawned areas and delightful terraces. This leads to the kitchen garden. There is also a very substantial greenhouse with professional lighting, thermostatically controlled heating system and water supply. The eastern gardens continue with box hedging, borders and external water and power supply. It leads through the square garden, modelled on a French parterre, to the open lawns which provide an ideal area for a helicopter landing pad, as well as enjoying magnificent views. This area also has an all weather tennis court. There are a number of mature trees set around the copse, with beautiful illuminated coloured lighting. The open lawned gardens lie adjacent to the two grazing paddocks. One is very substantial and lies to the west and north of the house and the separate smaller paddock adjoins the main village road. This has its own vehicular access to the north of the house, connecting to the stable yard. The stables were rebuilt in recent times and comprise four loose boxes and include one foaling box. They have their own power supply, water supply, lighting and telephone. There is a separate garden store shed, ideal for garden equipment and machinery. A recycling water area collects the rain water and distributes it back to the garden. At the rear of the workshop there is a tack room for access to the stable yard.

WORKSHOP

26'8 x 23'5 (8.146m x 7.154m)

The workshop has been professionally constructed in timber with fluorescent tube lighting, its own separate store room and access into the eaves for further storage. It has base and drawer store cupboards, a number of power points and telephone point.

One of the most impressive features of the garden is the outstanding central courtyard, located to the west of the kitchen and to the south of the leisure suite. It has magnificent local stone slabs with disabled ramps, separate steps and raised up stone retaining walls with beautiful lantern lighting. The lighting that surrounds this area is fabulous and lies adjacent to the manicured box hedging, giving privacy and screening throughout the year.

AGENTS NOTE

The property has mains electric and water services.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

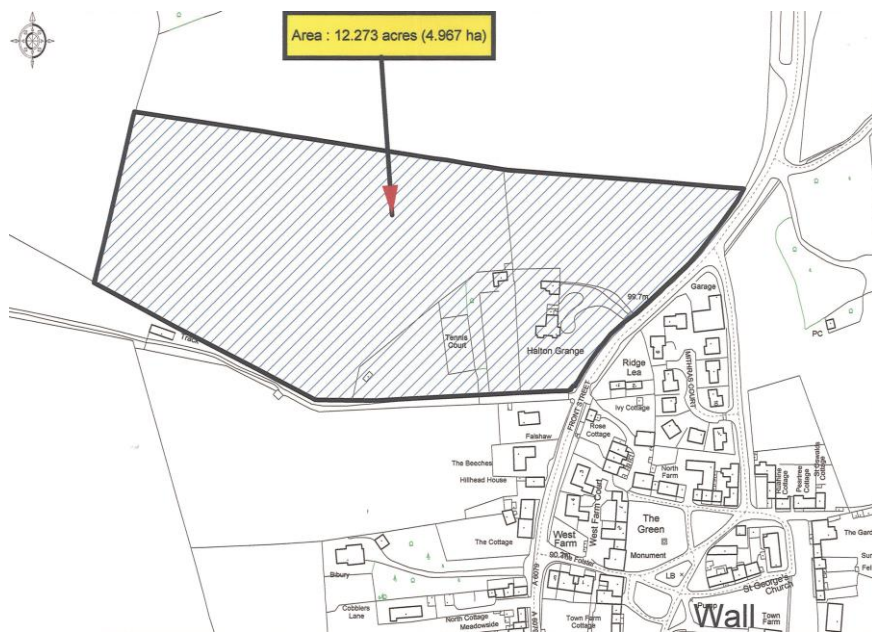
ENERGY PERFORMANCE RATING:

Grade: E



SANDERSON YOUNG

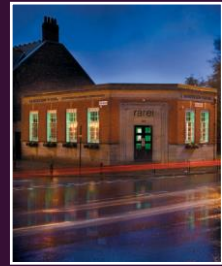
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Price on Application

