

BRUNTON
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THE GRANGE

Middlepart Farm, Belsay





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Stunning Stone Built Countryside Retreat, Boasting in Excess of 4,320 Sq ft, Including a Farmhouse Breakfasting Kitchen, Formal Dining Room, Wonderful Gin Gan Overlooking Lawned Gardens, Comfortable Dual Aspect Sitting Room, Office and Snug/Craft Room, Two Ground Floor WC, Utility Room, Five Generous Bedrooms, Four Bathrooms, Lift to the First Floor, Detached Double Garage, Parking For Several Vehicles, Mature Gardens and Paddock, Detached Garage & Gated Access.

This wonderful, stone built period residence was carefully converted from historic farm buildings approximately 30 years ago and is set amidst 2.3 acres of beautifully manicured gardens, private paddock and surrounded by beautiful open countryside. This picturesque property offers an abundance of elegant living space and embodies the essence of idyllic country living.

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The Grange is placed close to Bolam Lake and just 2 miles from the desirable village of Belsay, which benefits from a popular village shop and post office, tea room, Belsay Castle and Gardens, and a highly regarded primary school. Further amenities can be found within the village of Ponteland, which benefits from outstanding schooling for all ages, a range of shopping and leisure facilities and several highly regarded restaurants.

Also located nearby is Newcastle International Airport, with Newcastle City Centre also situated just a 15 miles to the south east, where a selection of independent schools and main line rail services can be found. EPC E - Council Tax Band G - Freehold.





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THE HEART OF THE HOME

The Grange benefits from a grand reception hall, with a graceful, turned staircase and a convenient lift to the first floor. Adjacent to this is the fabulous Gin Gan, which boasts traditional curved walls, exposed beams, and a magnificent fireplace with wood burner. This room is filled with natural light, courtesy of its five windows overlooking the gardens.



A cosy sitting room with marble fireplace and log burner provides a warm and inviting space to relax, and benefits from a door which leads out into the garden. A sewing/craft room and home office with bespoke bookcases and a door to the rear garden offer versatile spaces for work or hobbies.

There is an L-shaped inner hall with French doors opening onto a wide expanse of lawn, and from the hallway is access to a cloakroom/WC with wood panelling.



THE FINE ATTENTION TO DETAIL

The impressive dual aspect dining room features a graceful fireplace, arched windows, and doors to the gardens, making it the perfect space for entertaining. The glorious country kitchen/breakfast room is a haven for foodies, with traditional stone walls, an extensive range of elegant cabinets, and a fabulous Aga with built-in double oven and electric hob. A large pantry with floor-to-ceiling shelving, two lovely stone arches, and French doors provide superb views over a gravelled seating area and orchard garden. A utility room and second cloakroom/WC complete the ground floor.

The first floor is accessed via the impressive feature staircase, or the lift, rising to the galleried landing, which boasts windows on either side. The stunning triple aspect principal bedroom suite features exposed beams, fitted wardrobes on two walls, and views over the gardens. The Victorian-style en-suite benefits from a freestanding roll-top bath, shower cubicle, twin wash hand basins set into a marble-topped vanity unit, twin mirrors, bidet, and WC.

Four further double bedrooms, two with en suites, and a family bathroom with bath tub, shower cubicle, wash hand basin set into a vanity unit, and WC provide ample space for family and guests.







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GROUND AND GARDENS

The gardens are a haven of tranquillity, with beautifully manicured lawns, picturesque seating areas, and an abundance of mature trees and hedgerows. A charming stone-built summer house, offers a versatile space to sit and take in the views. The sweeping gravel driveway, lined with lush greenery, leads to the property and provides ample parking space, and a double garage.

The driveway and gardens are set amidst stunning surroundings, with breath taking views that enhance the sense of seclusion and peace. The paddock offers further potential to the equestrian purchaser, or those looking for additional space.





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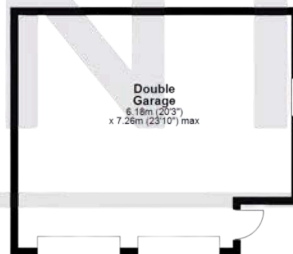
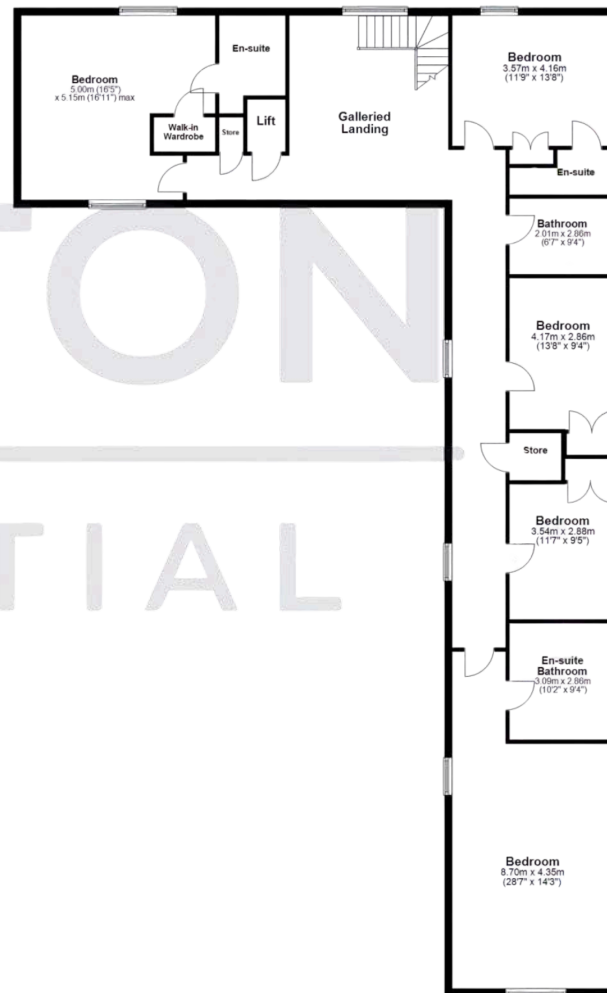


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Ground Floor
Approx: 222.2 sq. metres (2391.5 sq. feet)



First Floor
Approx: 177.8 sq. metres (1914.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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