



Sandhoe Hall

Sandhoe, Hexham

Guide price £2,500 per calendar month

Sandhoe Hall, Sandhoe, Hexham, Northumberland NE46 4LU

An outstanding country house set in about 11 acres of wooded grounds in a spectacular position overlooking the Tyne valley.

The house sits on the hillside below the main village and offers uninterrupted views over some of Northumberland's finest countryside. Sandhoe Hall was designed by the renowned architect John Dobson in 1850 for Sir Rowland Errington.

The property provides an excellent combination of formal reception rooms, utilitarian space and bedrooms complemented by a billiard room, cellars, stores and garaging. Immediately to the south of the house is a lawned terrace with paths leading off around the wooded grounds and below to further terraces with an arched lime walkway and ornamental pond.

Sandhoe Hall is within a convenient distance of the popular market town of Hexham and also Corbridge. Newcastle upon Tyne is some 20 miles to the east and Hexham railway station provides a regular commuter service. Newcastle's Central Station is on the East Coast main line with frequent service to London and Edinburgh, whilst the city's airport offers both domestic and international flights.

Ground Floor

Entrance Porch – 4.2m x 2.8m
Mullioned arched heraldic stained glass windows.

Reception Hall – 3.6m (extending to 4.9m) x 17.7m
Panelled ceiling, deep skirting boards, dado and picture rails. Three cast iron three tier candelabra. Solid wood floor. Oak fire surround with stone and cast iron interior and stone hearth.

Ballroom – 14.3m x 5.5m (ex bay)
Currently used as a Drawing Room. With ornate plaster panelled walls and ceiling. Wonderful fireplaces situated at opposite ends of the room with timber surrounds, marble slips and steel interiors.

Broad canted bay with doors opening on to the garden. Leaded heraldic windows. Wooden shutters.



Study/ Dining Room – 5.1m x 8.3m
Wooden floor, deep skirting boards, picture rail, plaster cornice and ceiling rose. Intricate leaded windows.

Kitchen – 6.0m x 8.5m
Panelled ceiling with glass atrium. Parquet floor, dado and picture rail, deep skirting boards. Timber fire surround with cast iron woodburner. A range of timber fitted units. Granite effect worktops. Butler's sink with timber drainer. Door to central hall.

Electric Aga available by separate negotiation.

Sitting Room – 6.7m x 9.8m
Intricate leaded windows. Timber floor. Arched doorway to garden. Deep skirting boards with decorative panelled ceiling roses. Deep plaster decorative border. Stone minster fireplace with cast iron interior, tiled slips and hearth.



Study/ Playroom – 5.0m x 3.1m

Cloakroom

WC and wash hand basin.

Central Hall

Doors to yard. Understair cupboard. Door to cellar with five rooms, one of which houses the boiler. Leading to:

Laundry – 5.0m x 5.0m

Range of units with double stainless steel sink. Plumbing for washing machine, dishwasher and tumble drier. Through to:

Snug

Rear Hall

Doors to garden. Leading to:

Billiard Room – 6.6m x 6.1m

Stone fireplace with wrought iron dog grate. Exposed stonework to one wall. Integral display alcove with cupboard. Doors through to garage.

Cloakroom

WC and wash hand basin.

First Floor

From the main hall, the staircase leads through arched doors, past a tall stair window before opening onto:

Galleried Landing – 10.8m x 4.9m

Decorative plaster border.

Bathroom One – 2.8m x 5.3m

Cast iron bath, twin wash hand basins, corner shower and WC.

Bedroom Two – 4.0m x 5.2m

Intricate leaded windows. Cast iron fireplace with tiled slips and timber surround. Wooden shutters.

Bedroom Three – 6.7m x 4.8m

Intricate leaded oriel window. Decorative plaster border. Cast iron fireplace with wooden surround. Wooden shutters.

Master Bedroom – 5.5m x 5.8m

Double panelled doors. Floor length windows leading to roof balcony (no access allowed). Wooden window

shutters. Decorative plaster border. Doors to bedroom four and:



Dressing Room – 2.5m x 5.5m

Bedroom Four – 5.5m x 5.9m

Window seats. Wooden shutters, Cornice. Door to:

Dressing Room – 6.7m x 3.6m

Leaded arched window. Cornice. Fitted wardrobes.

Bathroom Two

Cast iron bath, wash hand basin, corner shower and WC.

Bedroom Five – 5.1m x 5.1m

Interesting oval leaded window. Cornice, picture rail and deep skirting boards.

Outside

The property is approached through a gated stone archway and along a tarmac drive to a broad parking area to the east of the Hall. A network of gravelled and paved paths lead around wonderful, varied grounds: a broad lawned terrace, bound by raised beds and yew hedging, runs along the south of the house with a variety of fruit trees along a bank leading down to a magnificent arched lime walkway with a lower terrace, including a circular pond beyond.

Paths lead off to the east and west under a canopy of mature, specimen trees with, at the eastern extremity, the site of a former tennis court. Closer to the house are greenhouse, garaging and stores.



Monthly Rental

£2,500 per calendar month exclusive payable in advance by standing order.

Deposit

A deposit of £2,500 will be required in advance, returnable at the end of the tenancy without interest, providing all conditions of the tenancy are fulfilled. If pets are to be housed at the property the landlord may require an increased bond to cover extra wear and tear.

General Information

Heating

Oil fired central heating system.

Services

Mains water, drainage and electricity.

Tenancy

The property will be let on a 12-month Assured Shorthold Tenancy.

Flat 1, currently connected internally to the main Hall, is also vacant and can be let with the Hall for an additional £700 per calendar month. If the Flat is not required the accessed will be blocked up.

Council Tax

The property is banded H.

Outgoings

The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

Repairs & Maintenance

The tenant will be required to maintain the interior decorations and fittings of the property; to keep the gardens and grounds in good order; and to comply with all terms of the tenancy agreement.

Local Authority

Northumberland County Council, County Hall,
Morpeth Northumberland NE61 2EF

Application

Applicants should be aware of the following:-

1. An administration fee of £400 will be payable by the applicant once the application is approved to include a Schedule of Condition.
2. No pets will be allowed without written consent from the Landlords Agents.
3. All applications should be made on an application form available from the agent. The form should be completed and returned to the office of the Letting Agents along with a Cheque/Postal Order in the sum of £50.00, made payable to Smiths Gore, which covers the referencing fee and is non-refundable.

Viewing

The property is available for viewing strictly by appointment with the agents.

Directions

From the A69 north onto the A68. Take the first left signposted Sandhoe. Carry on straight across the crossroads. The entrance to Sandhoe Hall is on the left as one approaches the village.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) The description and photographs are for guidance only and are not a complete representation of the property.
- ii) Plans are not to scale, are for guidance only and do not form part of the contract.
- iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- iv) No survey of any part of the property has been carried out by the Vendor or Smiths Gore.
- v) Measurements are approximate and must not be relied upon. Maximum appropriate room

sizes are generally given, to the nearest 0.1 meters. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 meters. For convenience, an approximate Imperial equivalent is also given.

- vi) Only those items referred to in the text of these particulars are included.
- vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.

Date of Information

Particulars prepared: April 2015
Photographs taken: April 2015

Contact Details

Smiths Gore, Eastfield House, Main Street, Corbridge
NE45 5LD
t 01434 632001
f 01434 632954
e ashley.hicks@smithsgore.co.uk

