

# Dalton House

NEAR PONTELAND | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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A fine Grade II Listed country house with outbuilding,  
paddock and magnificent gardens

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Newcastle International Airport 5.7 miles | Newcastle City Centre 11.2 miles | Corbridge 10.5 miles









## Accommodation in Brief

Porch | Entrance Hall | Drawing Room | Sitting/Dining Room  
Kitchen/Breakfast Room | Utility | Family Room | Snug | Conservatory  
Cloakroom/WC | Rear Hall | Second Kitchen  
Principal Bedroom with En-suite Bathroom | Five Further Double  
Bedrooms | Three Bathrooms | Linen Room

Paddock | Gardens | Garage | Parking | Stable | Studio/Office | Tack Room  
Two Wood Sheds | Wood Store | Gardeners WC











## The Property

Dalton House, originally built in the early 19th century, stands as an impressive stone-built residence that was significantly altered and extended in the early 1900s. This splendid property is set within approximately 2.85 acres of beautifully landscaped gardens and grounds. A magnificent tree-lined avenue and driveway lead to an open courtyard and a spacious parking area capable of accommodating numerous vehicles.

The house benefits from a small grazing paddock at the front, while the rear and side of the property feature meticulously manicured lawns, vibrant flower beds, and shrub borders, offering ample relaxation space. Additionally, the property boasts excellent detached outbuildings, including a workshop/studio, a large garage, a stable, and a separate range of structures under a pantiled roof, such as a general store and a gardener's WC.

Dalton House's unique stone architecture, generous family accommodation, and stunning garden views make it an exceptionally appealing and significant property.



The property retains a truly welcoming and traditional atmosphere, now complemented by elegant, updated decor. This includes fresh, neutral colours in the expansive drawing room, delightful sitting/dining room, and airy, high-ceilinged rooms throughout. Each space harmoniously combines modern aesthetics with the property's historical elements, such as decorative cornicing and charming ceiling roses. The kitchen/breakfast room continues to feature classic country style, updated with a lighter palette around the striking stone inglenook that houses a stunning AGA. The kitchen is served by an adjoining utility and connects to a rear hall in the west wing of the property, which has a separate private entrance and continues as a successful Bed & Breakfast.

Stairs rise from the main hall and also from the rear hall to the first floor and the bedroom accommodation. The same, tastefully neutral palette is preserved in the bedrooms and bathrooms. The principal bedroom is hugely generous, with glorious views over the front gardens and an en-suite bathroom that is Jack & Jill to the upper hall. There are five further double bedrooms, all elegantly appointed and with views over various aspects of the gardens. The bedrooms are served by three family bathrooms, and there is also a linen room that could be configured as an additional bedroom if required.















## Externally

The property is approached via a tree-lined tarmacadam driveway that passes through the lovely gardens and grounds to an open courtyard with parking for an impressive number of vehicles. The beautiful gardens have been carefully laid out and perfectly maintained to create attractive and peaceful surroundings that can be enjoyed all year round. There are sweeping areas of lawn along with mature fruit trees and a variety of well-established beds and borders featuring colourful plantings and shrubs. A paved terrace runs across the rear of the house with direct access from the conservatory. This is a perfect spot for outdoor entertaining and dining. The peace and privacy is further enhanced by the mature trees and shrubs that wrap around the property.

The property benefits from a range of outbuildings. The detached garage and stable has planning permission to convert into a two-bedroom cottage, and there is also a tack room, two woodsheds, a wood store and a useful gardeners WC. The grazing paddock to the front of the property adds to the feeling of space and tranquillity.







## Local Information

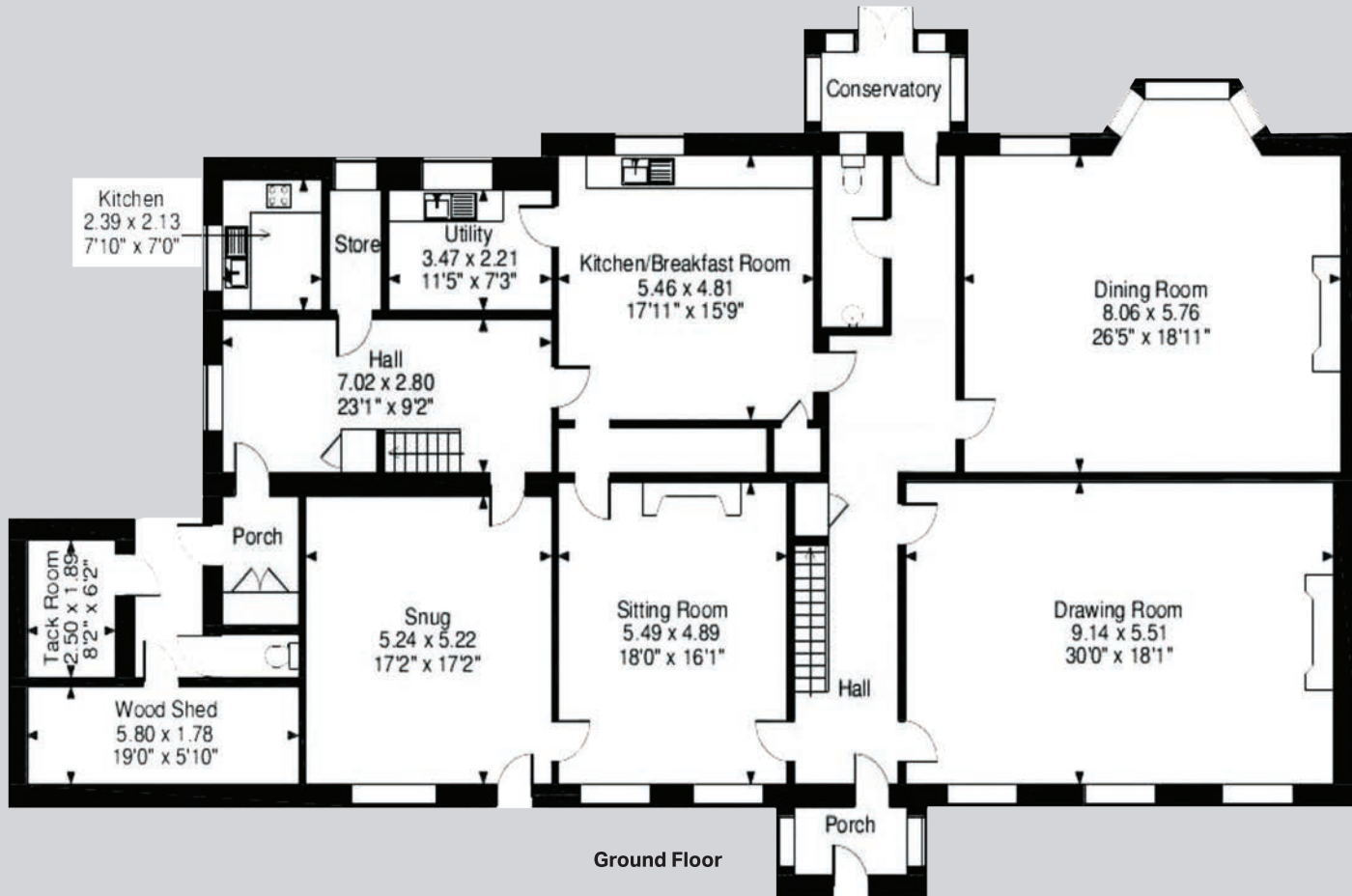
The nearby historic village of Ponteland offers a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and leisure centre. There are doctors surgeries in Ponteland and Stamfordham. Ponteland also has pharmacies as well as dental practices.

The area benefits from excellent school provision. Ponteland offers a choice of excellent first, middle and senior schools; in addition there are a number of private schools in Newcastle. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle city centre.

For the commuter the property is conveniently located for access to Newcastle and beyond, with the A696 running close by, and the A1 and A69 easily accessible. Newcastle Central station offers main line services to major UK cities north and south and Newcastle International Airport is also within easy reach.



# Floor Plans

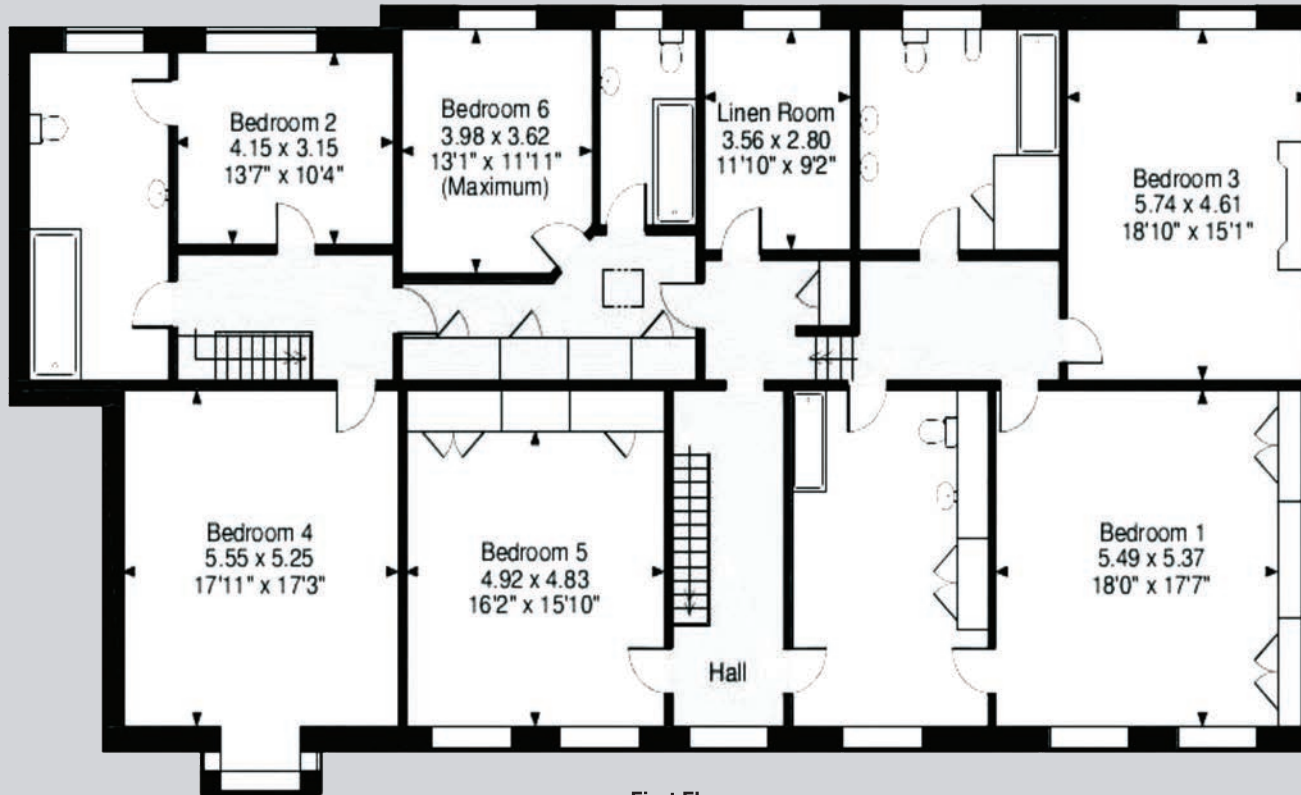


Main House Total Area: approx. 536 sq. metres (5773 sq. feet)

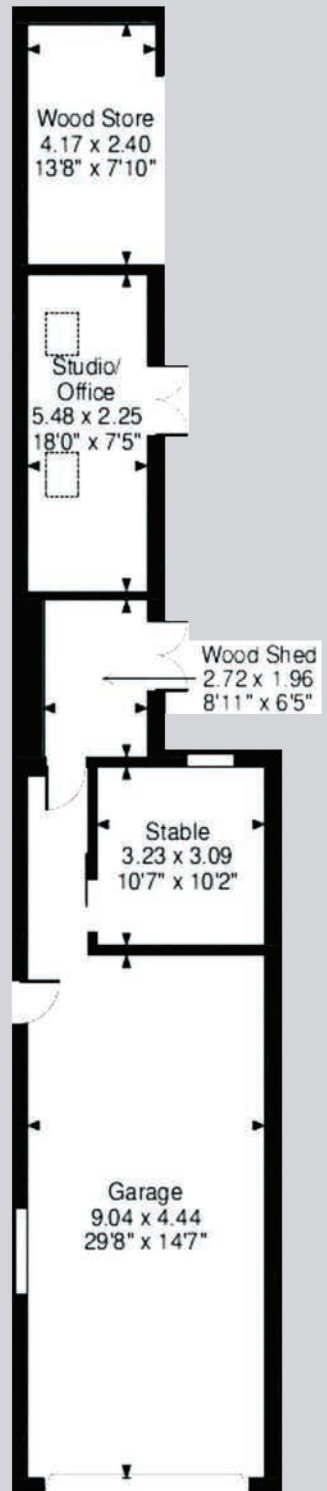


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First Floor



Garage & Stable Internal Total Area: approx. 54 sq. metres (585 sq. feet)





Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains water and electricity. Private drainage. Oil-fired central heating.

**Postcode**

NE18 0AA

**Council Tax**

Band H

**EPC**

Exempt

**Tenure**

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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of distinctive property*

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