



WEST GRANGE, SCOTS GAP, MORPETH, NORTHUMBERLAND


SMITHSGORE



WEST GRANGE

SCOTS GAP, MORPETH, NORTHUMBERLAND

A delightful small country estate comprising an imposing three storey house, apartment, cottage, outbuildings, land and stabling, in total extending to 9.29 hectares (22.97 acres).

APPROXIMATE MILEAGES:

Morpeth 11 miles • Newcastle 20 miles • Hexham 22 miles • Carlisle 52 miles
Durham 39 miles • York 110 miles • Edinburgh 86 miles

ACCOMMODATION IN BRIEF:

House

Ground Floor Entrance Hall, WC, Boot Room, Library, Staircase Hall, Drawing Room,
Dining Room, China Store, Kitchen, Utility room, Pantry, Larder

First Floor 7 Bedrooms, 2 Bathrooms

Second Floor 4 Rooms

Apartment

Ground Floor Living Room, Kitchen, Bathroom, Larder

First Floor 1/2 Bedrooms

Cottage

Ground Floor Kitchen, Sitting Room, Bathroom

First Floor 3 Bedrooms



Corbridge office

Eastfield House

Main Street

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SITUATION

Scots Gap is a small village situated in mid Northumberland, being 11 miles east of Morpeth. It is surrounded by beautiful open countryside, yet is highly accessible with easy access to the A1, A68 and A696. The village supports a shop, church, country store, doctor's surgery, petrol filling station and mart with a broader range of shopping, educational and recreational facilities being found in the neighbouring market towns and also in the vibrant regional centre of Newcastle upon Tyne. Newcastle International airport and the East Coast mainline railway provide further communications with the rest of the country. Many of the region's attractions such as Wallington Hall, Craggside, Hadrian's Wall and Kielder Forest are within a short drive, beyond which can be found the delights of North Yorkshire, the Lake District, the Scottish Borders and the East Coast.

DESCRIPTION

West Grange was formerly part of Wallington Estate and has a sense of grandeur and quality from a bygone era. This small country estate has a wonderful sense of arrival, with a winding driveway leading through its own woodland creating a high degree of privacy. The property has an air of importance with craftsmanship of the highest quality throughout, including exquisite joinery with carved architraves and deep skirtings, ornate fireplaces, shutters and exposed floor boarding. The extensive accommodation spans three floors with all of the rooms being of generous proportions and enjoying a high degree of flexibility. The ground floor radiates from a magnificent staircase hall which is equally reflected in the first floor landing. With the addition of a self-contained apartment and cottage forming part of the delightful rear courtyard, West Grange provides a rare opportunity for an extended family or commercial venture. It occupies a south facing position looking out over its own grounds with a woodland belt forming the western boundary, in total

extending to 9.29 hectares (22.97 acres). There is a recently constructed stable block and an area which has been prepared in readiness for an arena.

The entrance hall has a quarry tiled mosaic floor leading through to an inner lobby off which is a large walk-in cloakroom and WC. A tall archway leads into the majestic staircase hall with oak cantilevered staircase, beautiful mahogany banisters, stringing and turned balusters. The three splendid south-facing principal reception rooms all enjoy stunning views over the grounds and countryside beyond. There is a china cupboard adjoining the dining room along with a butler's pantry which links through to the breakfast kitchen. The remainder of the ground floor is useful ancillary accommodation including a shower/WC, utility room, leather room, pantry and rear hallway with doorway to the courtyard.

To the first floor are seven double bedrooms, with the three largest rooms located at the front of the property all of which enjoy captivating views. There are side landings to the east and west of the property serving two bathrooms and a servant's staircase to the rear.

The second floor comprises six rooms plus a store room housing the water tank, three of which are suitable for immediate use and the remainder providing storage facilities at present. Access to the second floor is currently via a temporary arrangement, although in its heyday, there was a carved staircase rising from the first floor landing. Thankfully this staircase has been stored at the property and could easily be reinstated and would return the property to its former glory.

THE COURTYARD

To the rear of the property is a fine courtyard, approached through gates providing both privacy and security. The courtyard is surrounded by a beautiful range of stone outbuildings, both single and two storey which could be utilised for a variety of purposes.

THE APARTMENT

Accessed off the courtyard is a self-contained apartment comprising a living room/dining room, kitchen and bathroom WC at ground floor along with a bedroom and dressing room/small bedroom to the first floor.

THE COTTAGE

To the north east corner of the courtyard is a two storey cottage comprising living room/dining room, kitchen and bathroom to the ground floor along with three bedrooms to the first floor served by two staircases.

GROUNDS

West Grange is approached through a pillared entrance with a tarmac driveway extending through the woodland and up to the main house. The driveway continues around to the rear of the courtyard and there is a secondary hard-core driveway extending around the southern side of the property providing access to the land and stables. The woodland belt to the western boundary is interspersed with rhododendron bushes creating a beautiful display and a pleasant wildlife walk. The land lies principally to the south of the property with separate field access onto the B6343.

The formal gardens lie to the south and east of the property being principally lawned with adjoining flower borders. There is a covered garden store and greenhouse and a further section of woodland to the rear.

STABLING

The stable block is purpose built with a recent, insulated roof throughout reducing noise and controlling temperature variations. It comprises a hay store, feed room, three loose boxes and field shelter with a covered sheep race to the rear. There is a horsebox shed and turn out area which has underground drainage and space for vehicle turning. Adjoining is a section which has been prepared to accommodate an arena, requiring surface dressing and with provision for floodlighting.

The sheep race has holding pens and a footbath along with power sockets for clipping etc.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected. Drainage is to a private septic tank. Central heating is oil fired (to ground and first floor).

LOCAL AUTHORITY

Northumberland County Council
t 0845 600 6400

TENURE

The property is freehold.

POST CODE

NE61 4EQ

DIRECTIONS

From Hexham/Corbridge proceed northwards on the A68 taking the B6342 on the right hand side signposted Colwell. At the junction with the A696 and proceed over the staggered crossroads and continue past Wallington Hall into Cambo. At the far end turn right sign posted Morpeth (onto the B6343) and on entering Scots Gap turn left towards Rothbury. The pillared driveway entrance to West Grange will be found shortly on the right-hand side.

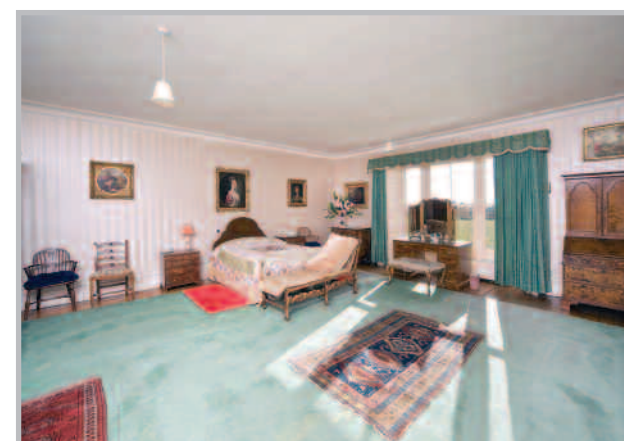
From Newcastle head out on the A696 towards Ponteland, continuing through Belsay and at the crossroads with the B6342 turn right, signposted Scots Gap and proceed as above.

VIEWING

Strictly all appointments via agent, Smiths Gore Corbridge office, Main Street, Corbridge, NE45 5LD. Telephone number - 01434 632404

DATE OF INFORMATION

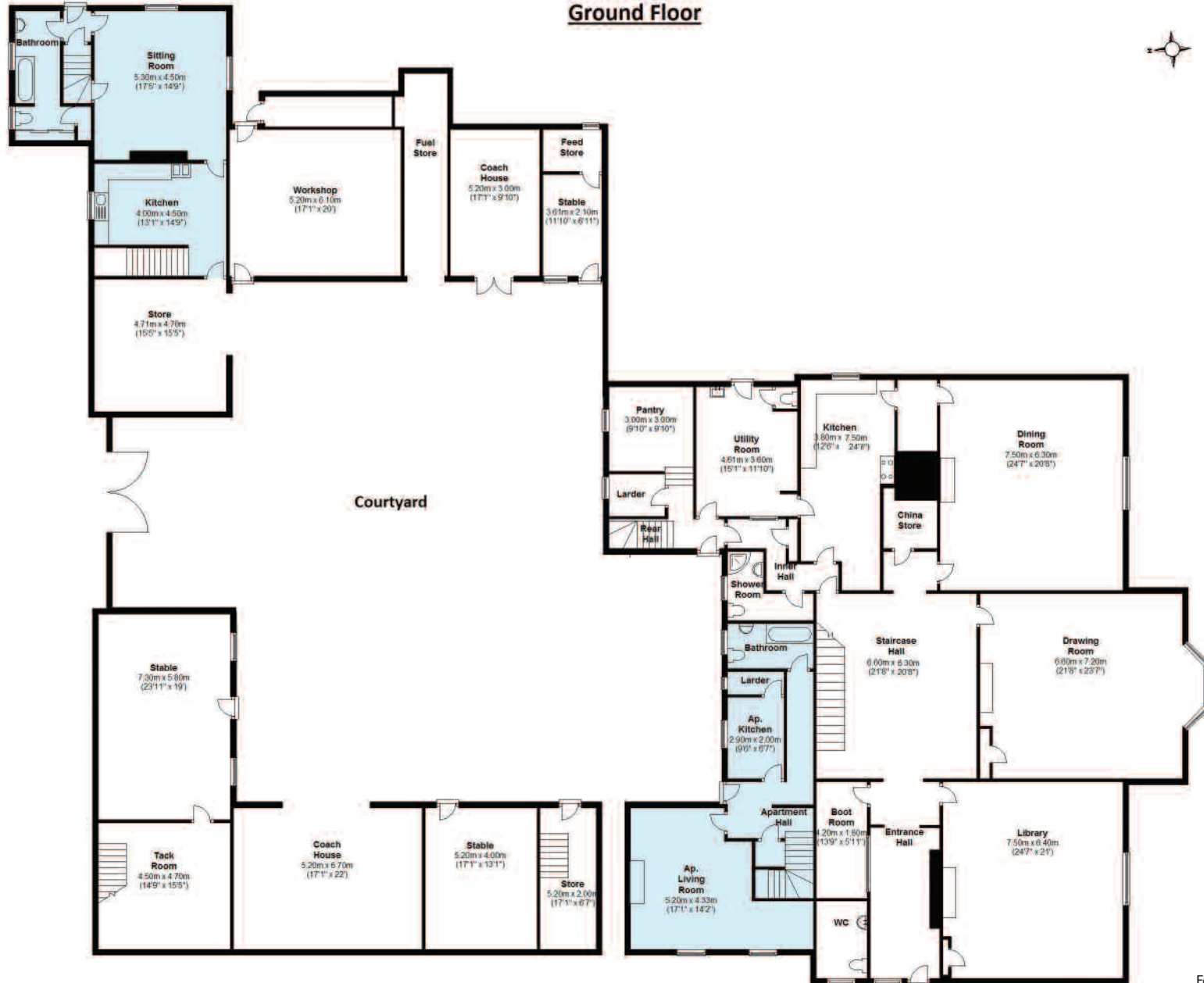
Particulars prepared – February 2014
Photographs taken – February 2014





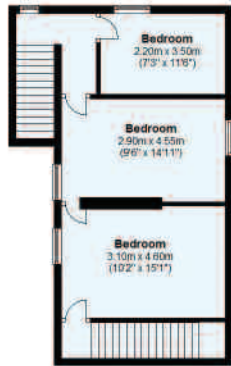


Ground Floor



For information purposes only
Not to scale

Cottage First Floor



First Floor

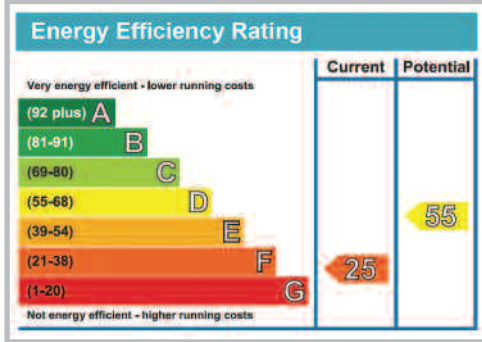


Second Floor

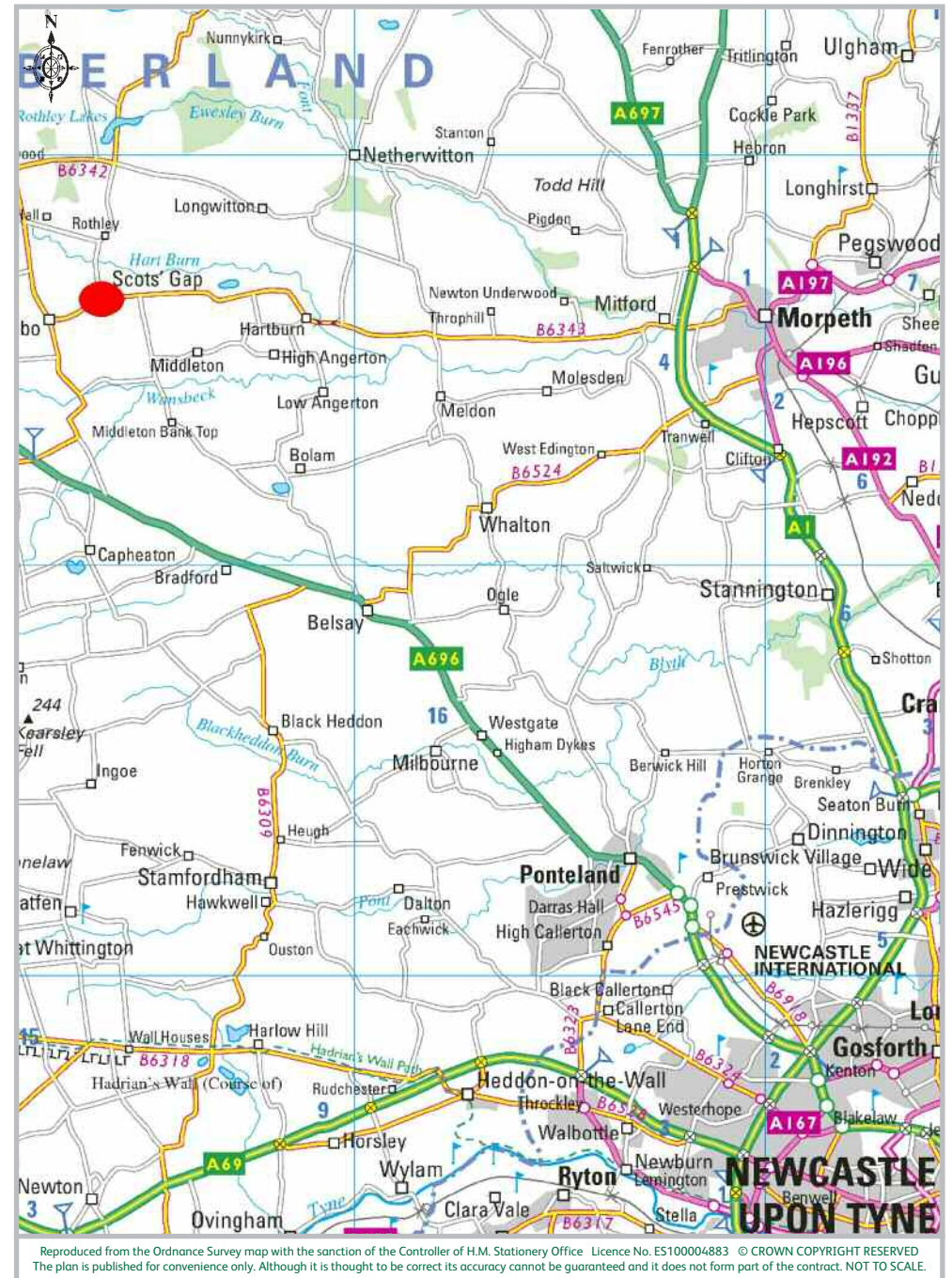
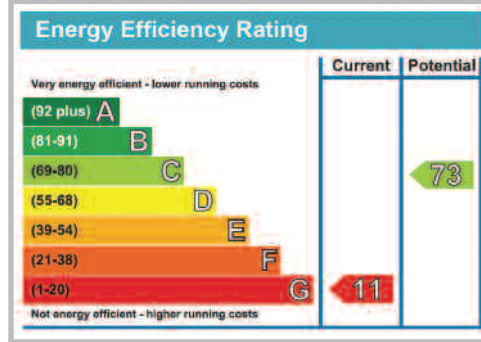


For information purposes only
Not to scale

West Grange House



West Grange Cottage





IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions 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/Lessor 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 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. 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; (viii) please note that if you make an acceptable offer for this property we will have to confirm your identity, as required by the Money Laundering Regulations 2007



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