



Lipwood Hall

Hexham

An impressive Grade II Listed country house with 3 cottages and extensive grounds, set in a picturesque rural position

Lipwood Hall, Hexham, NE47 6DY

Haydon Bridge 2.0 miles, Hexham 9.0 miles, A1(M) (Jct 75) 26 miles, M6 (Jct 43) 26 miles, Newcastle International Airport 27 miles

Features:

Reception hall | Drawing room | Sitting room | Snug
Orangery | Study | Dining room | Kitchen | Larder | Utility
Cloakroom | Wine store | Principal bedroom with en suite
bathroom | 6 Further bedrooms, 1 en suite | 2 Bathrooms
Shower room | WC | Laundry | 3 Cottages | Garaging block
Smoke House | Garden

About 12 acres in all





The property

Lipwood Hall which is thought to have been designed by renowned architect John Dobson is a magnificent Grade II Listed house that dates from 1820. It features handsome elevations and more than 8,000 sq. ft of impressive accommodation, including seven bedrooms and plenty of attractive original features such as high ceilings, original cornices and fireplaces. The ground floor has seven flexible reception rooms, with character features including large sash windows, high ceilings and original fireplaces. There is a welcoming reception hall, a drawing room with a south-facing bay window, a dual aspect sitting room, a comfortable snug, a study, a formal dining room and a wonderful orangery which was designed by Vale Garden Houses and overlooks the walled garden. The spacious kitchen has modern fitted Molen units, a central island with a breakfast bar and an Aga. Further storage space comes in the form of a walk-in larder, the large laundry room and the vast cellar with wine store. On the first floor there is one single bedroom and six double bedrooms, two of which have Jack and Jill access to bathrooms. The first floor has two additional bathrooms and a heated airing room, while an accessible shower room is located on the ground floor. The three further dwellings include the smaller cottage which adjoins the main house. It provides two bedrooms, a reception room and a kitchen and dining room and although it requires significant work to bring it to a habitable standard, there is plenty of potential. The second cottage offers two reception rooms, a well-equipped kitchen, three bedrooms and a bathroom. Finally, the stable block includes the Coach house which includes a reception room, a kitchen and upstairs, two bedrooms and a family bathroom as well as a tack room with original fittings and working range and stables. The original Victorian tiled stables include three single stalls and a mare-and-foal stall, complete with original fittings and access hatches to the hayloft for each stall. The stable block also houses the biomass boiler which not only heats the house but also has a feedback tariff and provides an income stream.

Outside

A long driveway winds from the road, through woodland to the house and cottages, and provides plenty parking in the impressive six bar car garage with hydraulic lift as well as a workshop and engine lift. While additional parking is available in front of the house and to the side, in front of Stable Cottage. This impressive stone-built outbuilding also offers stabling, a hay loft and a byre. The garden has rolling lawns, patios for al fresco dining, beautifully kept walled gardens with box hedging, well-stocked beds, a charming Alitex greenhouse and a kitchen garden. The garden has been beautifully maintained and expanded over the years to ensure that the current owners are self sufficient. There are also wooded areas, fields and meadows, which are ideal for grazing livestock or exercising horses. The separate detached three-bedroom cottage has its own idyllic private garden with areas of lawn, shaded woodland areas, paved terracing and colourful border beds.

Location

Haydon Bridge provides a range of local amenities including local shops, a pharmacy, pubs and restaurants, while the bustling market town of Hexham offers a good selection of shops, larger supermarkets and leisure facilities. Schools in the area include state primary and secondary schools in Haydon Bridge, Hexham and the surrounding villages, while Corbridge has an outstanding-rated middle school. Mowden Hall pre and prep is a highly regarded boarding school which is located 17 miles east. There is a further range of excellent schools in Newcastle. The property is located on the A69, and offers good access towards Newcastle upon Tyne, the A1, Carlisle and the M6, while stations at Haydon Bridge and Hexham provide services towards both Newcastle and Carlisle. The local historic market town of Hexham was voted one of the happiest places to live in the UK in 2021 and includes a theatre cinema and multiple restaurants.













Directions

From Morpeth, take the A1 south towards Newcastle and at Junction 75, take the exit, followed by the third exit at the roundabout onto the A69. Continue on the A69 for 26 miles, after which you will find the entrance to the property on the right.

From junction 43 of the M6, take the A69 heading east. Continue on the A69 for 26.3 miles, and you will find the entrance on the left.

From the A68/Stagshaw Road Interchange at Corbridge, take the A69 heading west. After 11.4 miles, you will find the entrance on the right.

General Information

Local Authority: Northumberland County Council, County Hall, Morpeth NE61 2EF

Services: Mains Electricity and water with private drainage. We understand that the private drainage at the property does comply with the regulations.

Council Tax: Band H

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £3,000,000



Stable Cottage



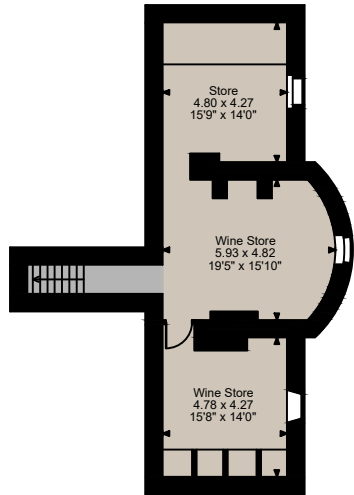
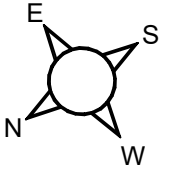
Cottage



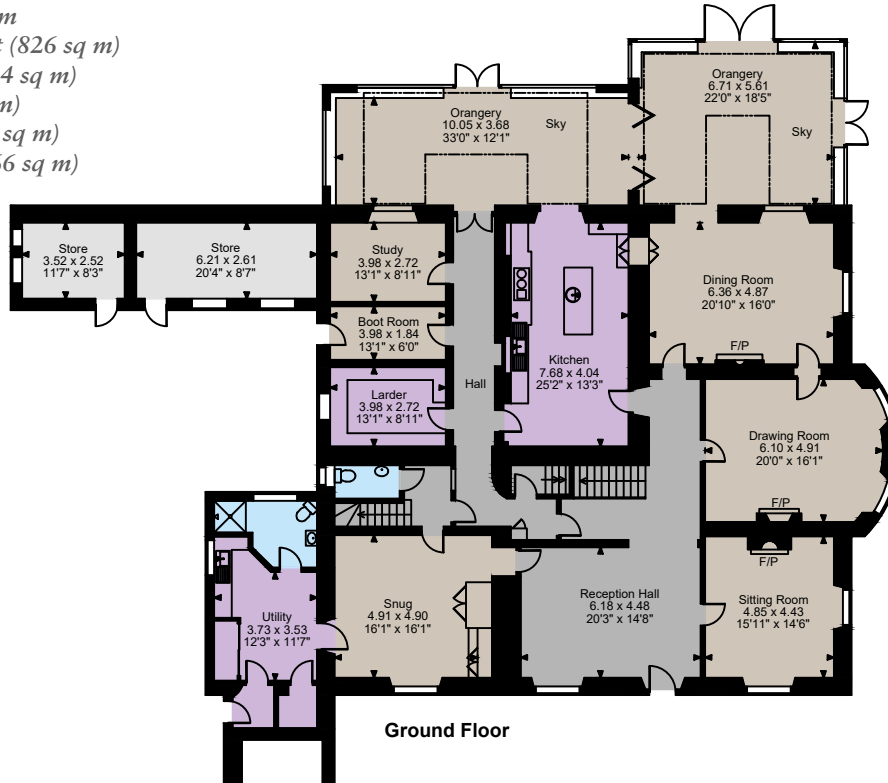
Biomass Boiler Barn



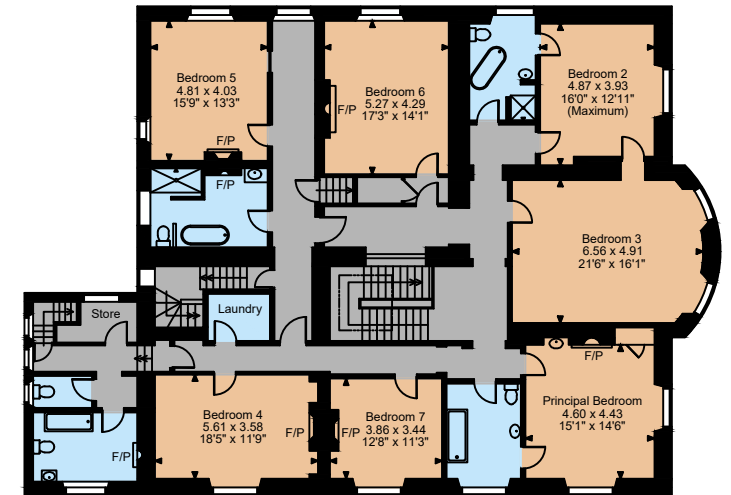
Floorplans for Lipwood Hall, Hexham
 Main House internal area 8,895 sq ft (826 sq m)
 Garages internal area 1,231 sq ft (114 sq m)
 Stores internal area 325 sq ft (30 sq m)
 Cottage internal area 1,020 sq ft (95 sq m)
 Total internal area 11,471 sq ft (1,066 sq m)



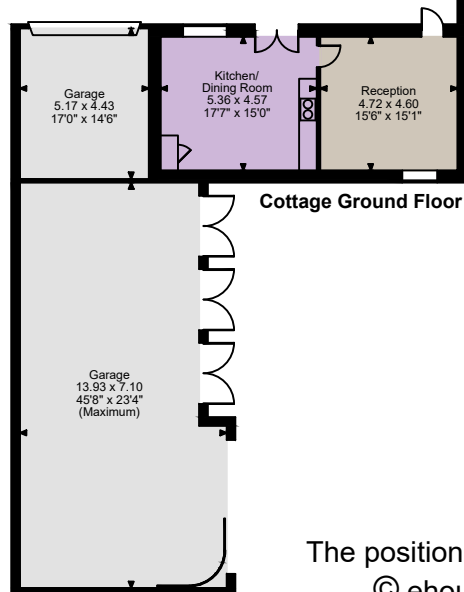
Lower Ground Floor



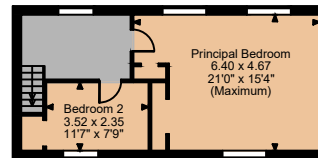
Ground Floor



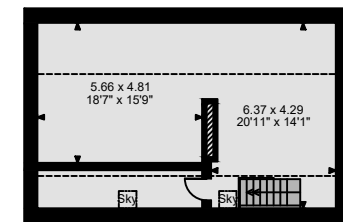
First Floor



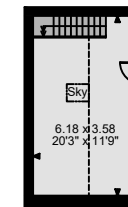
Cottage Ground Floor



Cottage First Floor



Attic Above Bedroom 5 & 6



Attic Above Bathroom

The position & size of doors, windows, appliances and other features are approximate only.

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