



# Toft Hall

Kirkheaton, Northumberland

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A beautifully extended period farmhouse with annexe, detached cottage and 4.5 acres in a prime rural setting

An elegant stone farmhouse offering five bedrooms, flexible annexe space and a detached cottage, set in around four and a half acres. Sensitively modernised for contemporary living, with superb eco credentials, excellent outbuildings and a private yet accessible location



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**5 BATHROOMS**



**GARAGES & CARPORT**



**APPROX 4.5 ACRES**



**FREEHOLD**



**ADDITIONAL COTTAGE**



**4,820 SQ FT**



**GUIDE PRICE £1,400,000**

### The property

Set in the heart of the Northumberland countryside, Toft Hall is an impressive and highly versatile stone-built period farmhouse, offering a rare combination of architectural presence, privacy and modern efficiency. The 4,820 sqft house has been thoughtfully extended and refurbished, linking the original 19th-century farmhouse to a former stone barn via an architect-designed glazed wing that creates both visual impact and practical flow. The accommodation extends to five bedrooms and five bathrooms, providing generous and flexible living space well suited to family life and entertaining. At its centre is a striking vaulted dining hall with galleried landing, flooded with natural light from full-height glazing and roof lights, forming a dramatic yet welcoming heart to the home. The original farmhouse retains considerable character, including a snug with open fire and a versatile study/home office. The kitchen/breakfast room is well equipped for modern living, complemented by a

separate preparation room ideal for entertaining. The barn wing offers exceptional flexibility, incorporating a generous lounge/cinema room opening onto a south-facing terrace, alongside a large studio with kitchen facilities and wet room, ideal as an annexe, home office or guest accommodation. The principal bedroom suite enjoys open countryside views, with dressing areas and a well-appointed his & hers en suite including a double shower enclosure. Sustainability is a key feature, with a biomass boiler supported by the Renewable Heat Incentive until 2034, effectively covering heating costs for the main house and cottage. Solar panels provide electricity and generate an income, while fibre broadband and a newly installed (2025) private drainage system further enhance modern living. An additional detached one-bedroom stone cottage, currently used as a successful holiday let, provides an established income opportunity or could serve as independent accommodation for a relative.













## Outside

The property is approached via a long private driveway leading to an enclosed stone courtyard with electric gates. The courtyard is a charming and sheltered space with cloistered walkways and established espalier fruit trees.

The gardens and grounds extend to approximately 4.5 acres, including a large south facing decked terrace for entertaining, landscaped lawns, paddocks, a woodland nature garden and a productive kitchen garden with greenhouse, raised beds and orchard. There is a useful range of stone barns and outbuildings offering scope for further development (subject to consents), alongside extensive parking, a triple-sized garage and additional car port.

## Location

Toft Hall occupies a peaceful and private position within the heart of Northumberland's gently rolling countryside, surrounded by open farmland, mature woodland and far-reaching rural views. The setting

offers a strong sense of seclusion and tranquillity, yet without isolation, making it ideal for those seeking a refined country lifestyle balanced with everyday practicality.

The nearby village of Belsay provides a range of local amenities including a shop, café and first school, together with the historic Belsay Hall & Castle and its renowned landscaped gardens. More comprehensive facilities are available in Ponteland, Corbridge, Hexham and Morpeth, all easily accessible by car. The area is particularly well regarded for its outdoor pursuits, with excellent walking, cycling and riding directly from the property. Local highlights include Wallington Hall (National Trust), Kirkharle Courtyard with its artisan shops and café, and Matfen Hall Golf & Spa, all contributing to the area's strong lifestyle appeal.

Toft Hall is well positioned for regional travel. The A1 and A69 provide efficient access across the North East, while Newcastle International Airport lies within comfortable reach.



## Distances

- Belsay 5.2 miles
- Ponteland 11 miles
- Hexham 18.3 miles
- Newcastle Int Airport 14.2 miles
- Newcastle City Centre 18.9 miles

## Nearby Stations

- Corbridge 12 miles
- Morpeth 15.1 miles
- Newcastle Central 18.8 miles

## Key Locations

- Matfen Hall Country Hotel, Golf & Spa
- Kirkharle Courtyard Shopping & Dining
- Kirkley Hall Zoological Gardens

## Nearby Schools

- Belsay First School
- King Edward VI School















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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 4,820 sq ft (448 sq m)

Garage & Carport internal area 1,619 sq ft (150 sq m)

Outbuildings internal area 3,029 sq ft (281 sq m)

Cottage internal area 866 sq ft (80 sq m)

Studio/Annexe internal area 395 sq ft (37 sq m)

Total internal area 10,729 sq ft (997 sq m)

For identification purposes only.

## Directions

Post Code NE19 2DH

what3words: ///suspends.reliving.demanding

## General

Local Authority: Northumberland County Council

Services: Mains Electricity. Mains Water. Biomass System for Heating & Hot Water. Private Treatment Plant (Inst. 2025)

Mobile and Broadband checker: Ultrafast Full Fibre Broadband to the Property. Information on Broadband and Mobile Coverage can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main House - Band G (Cottage is subject to Business Rates).

EPC Rating: C - House and Cottage

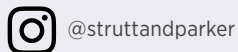
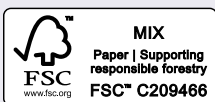
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## North East

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