2 bed apartment to buy in NE70

Belford Hall, Belford, Northumberland, NE70 7EY

£350,000

x 2 x 2 x 1

Tenure

Leasehold

Garage parking

Property features

- Impressive Two Bedroom Apartment Within Belford Hall
- Two Generously Proportioned Double Bedrooms
- Principal Bedroom With En-Suite Bathroom
- Magnificent Period Building & Parkland Setting
- EPC Rating C

Key Information

- Council Tax: Band E
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Impressive Two Bedroom Apartment Within Belford Hall | Exceptional Lounge/Dining Room | Two Generously Proportioned Double Bedrooms | Principal Bedroom With En-Suite Bathroom | Contemporary Kitchen & Separate Utility Room | Additional Modern Shower Room | Magnificent Period Building & Parkland Setting | Extensive Established Communal Grounds | Single Garage

Pattinson Estate Agents are delighted to welcome to the market this superb two-bedroom apartment, forming part of the impressive and historic Belford Hall with extensive communal grounds and wonderful views across the surrounding parkland and countryside.

The scale of this apartment is immediately apparent, with particularly generous rooms combining the character and setting of this magnificent period building with a stylish, contemporary interior.

The accommodation is accessed via an entrance hall and includes an impressive lounge/dining room. This is a fantastic entertaining and everyday living space, with multiple windows providing plenty of natural light and views across the grounds. The separate contemporary kitchen is fitted with a range of modern units and provides a practical connection with the main living accommodation.

There are two generously proportioned double bedrooms. The principal bedroom benefits from its own en-suite bathroom. A separate modern shower room serves the second bedroom and guests, while the accommodation is completed by a useful utility room.

One of the property's greatest attractions is undoubtedly its setting. Belford Hall is an imposing stone-built country house of considerable architectural character, approached through communal, established grounds and surrounded by extensive lawns, mature trees and open parkland. The elevated position of the Hall provides far-reaching views across the surrounding countryside, creating a particularly impressive backdrop to the property.

The combination of impressive living space and the magnificent setting of Belford Hall makes this a highly distinctive property. Early viewing is recommended to fully appreciate both the scale of the apartment and its surroundings.

Please email Alnwick@pattinson.co.uk or call 01665 639110

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 961

Ground Rent Review Period: Peppercorn

Annual Service Charge Amount: £7,797.00

Service Charge Review Period: 2026/2027 annually

Price: £350,000

Property Type: Apartment

USPs: Has land

Parking: Garage, Residents, Visitor, Communal

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Communal Hallway

A striking and generously proportioned reception hall featuring impressive classical detailing, including a columned opening with Ionic-style capitals and decorative cornicing. A large glazed roof lantern provides excellent natural light from above, while a traditional feature fireplace adds further character. The expansive proportions create an impressive sense of arrival and provide access to the adjoining accommodation.

Communal Drawing Room

An impressive and elegant reception room showcasing a wealth of period character, including ornate decorative cornicing, high ceilings and tall sash windows which flood the room with natural light. A traditional feature fireplace provides an attractive focal point, complemented by polished timber flooring and generous proportions, with the large windows enjoying attractive views across the surrounding countryside.

Communal Staircase

An impressive entrance and staircase hall of grand proportions, featuring a wide central staircase with decorative balustrading rising to the upper floor. A substantial arched window provides an abundance of natural light, highlighting the high ceilings, decorative cornicing and period architectural detailing. The traditional stone-flagged floor further enhances the character and sense of grandeur.

Entrance Hall

2.72m x 3.78m (8'11" x 12'4")

A welcoming and generously proportioned entrance.

Lounge/Diner

7.16m x 6.71m (23'5" x 22'0")

An exceptional reception space of impressive proportions, providing ample room for both substantial lounge furniture and a dining area. Multiple windows provide excellent natural light, while the contemporary presentation works particularly well alongside the character and scale of the building.

Kitchen

3.09m x 4.46m (10'1" x 14'7")

A contemporary kitchen fitted with a range of units complemented by light work surfaces. Well proportioned and conveniently positioned adjacent to the main living accommodation.

Principal Bedroom

3.89m x 6.88m (12'9" x 22'6")

An exceptionally spacious principal double bedroom extending to approximately 22'7" in length, with plenty of space for bedroom furniture and the additional benefit of its own en-suite bathroom.

En-Suite

2.38m x 1.59m (7'9" x 5'2")

A modern en-suite bathroom finished with contemporary tiling and fitted with a white suite including bath, WC and wash hand basin with useful fitted storage.

Bedroom Two

3.23m x 5.49m (10'7" x 18'0")

A further substantial double bedroom, again offering excellent proportions and flexibility for bedroom furniture.

Shower Room

2.41m x 1.57m (7'10" x 5'1")

Contemporary shower room featuring a glazed shower enclosure with rainfall-style shower, wash hand basin with fitted vanity storage, WC, tiled finishes and heated towel rail.

Utility room

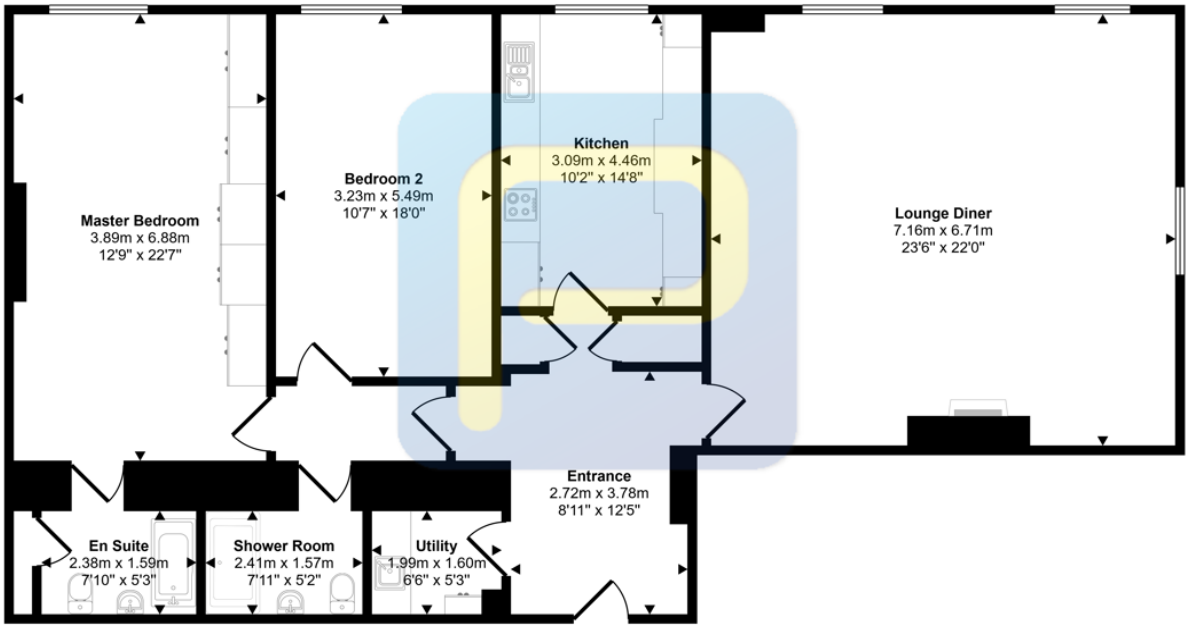
1.99m x 1.60m (6'6" x 5'2")

A useful separate utility room providing additional practical space away from the main kitchen.

External / Communal Grounds

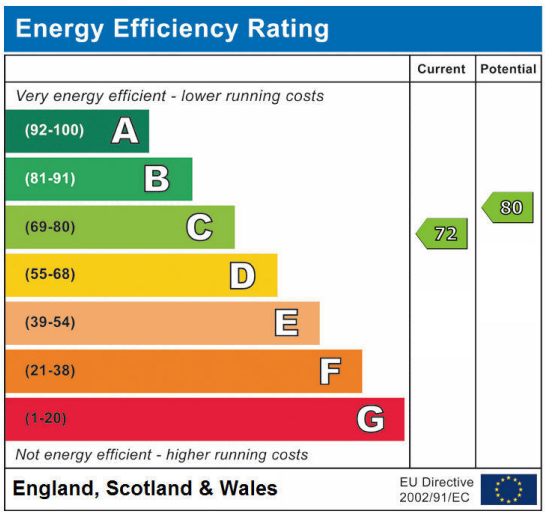
Belford Hall sits within particularly impressive established grounds which form an important part of the property's appeal. Sweeping lawns surround the Hall, interspersed with mature specimen trees and established planting, with pathways and drives providing access through the grounds. Beyond the immediate formal setting are extensive open parkland and countryside views, best appreciated from the grand external staircase and elevated position of the Hall. The property also benefits from a single garage, providing useful secure parking or additional storage.

Approx Gross Internal Area
147 sq m / 1578 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Belford Hall, Belford, Northumberland, NE70 7EY

Contact your local branch today for more information on this property:

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.