

7 bed detached house to buy in

Barton House, Whittingham,
Northumberland, NE66 4RS

£1,000,000

x 7 x 2 x 1

Tenure

Freehold

Off Street parking

Garden

Property features

- Country Manor House and Estate
- Woodland, Land For Grazing, and Formal Gardens
- Equestrian facilities and Swimming Pool
- EPC Rating E

Key Information

- Council Tax: Band G
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinsons are delighted to welcome to the market Barton House, a distinguished five-bedroom country manor set on a substantial plot with stables, pool house, farm buildings and one mile of fishing rights on the River Aln. Barton House occupies an enviable and secluded position on the edge of the historic village of Whittingham, a picturesque settlement on the River Aln surrounded by rolling countryside and ancient woodland. The village is rich in history, home to a Saxon church and a medieval pele tower, with attractive stone architecture and strong community spirit.

This beautiful part of Northumberland is renowned for its outstanding scenery and abundance of outdoor pursuits. The nearby Thrunton Woods offer superb opportunities for walking, hiking, cycling and mountain biking, while the surrounding moorland and river valleys provide idyllic settings for fishing, birdwatching and equestrian activities. The charming hamlet of Powburn, just a few minutes away, is home to the highly regarded Running Fox Café & Restaurant/bar, as well as a garden machinery store, garage and well-stocked convenience shop, ensuring excellent local amenities. The thriving market towns of Alnwick and Rothbury are equidistant, each offering a wide range of independent shops, supermarkets, medical services and leisure facilities. Alnwick is famous for its medieval castle, Alnwick Gardens, excellent primary and secondary schools, and Alnwick Infirmary. Rothbury, home to Cragside House and the Simonside Hills, offers further schooling options and wonderful walking country leading into the Cheviot Hills and the Northumberland National Park. Mainline rail services are easily accessible from Alnmouth or Morpeth stations, with direct trains to Newcastle, London King's Cross, and Edinburgh — all within a 25-minute drive. This combination of tranquillity, beauty and accessibility makes Barton House a particularly rare and appealing country residence.

The Property-Constructed in handsome stone under a pitched slate roof, Barton House is an imposing and well-proportioned country manor house believed to date from the latter part of 20th century, built in a traditional Arts & Crafts style with later additions. The property retains a wealth of period detailing, including stone mullioned leaded windows, panelled doors, feature fireplaces, and decorative cornicing, offering both grandeur and warmth in equal measure.

Set within formal gardens and private grounds, the property extends to approximately 13 acres, encompassing woodland, grazing land, stabling, and outbuildings — all ideal for those with equestrian or smallholding interests. There are three principal reception rooms, a farmhouse kitchen, a conservatory, and five first-floor bedrooms with scope for further accommodation in the extensive loft. The house, while well-maintained, offers exciting potential for sympathetic modernisation, allowing a new owner to place their own mark on this distinguished family home.

Barton House represents a rare opportunity to acquire a distinguished and well-designed country house of scale and presence, set amidst some of Northumberland's most beautiful countryside. Combining elegance, land, and lifestyle potential, it will appeal to those seeking a private family estate, equestrian property, or country retreat within easy reach of excellent amenities and transport links.

Council Tax Band: G

Tenure: Freehold

Price: Offers In Excessive Of £1,000,000

Property Type: Detached House

USPs: Garden, Has land, Requires work

Parking: Off Street, Driveway & Garage , Gated, Rear

Year built: 1960

Construction materials: Stone built

Roofing type: Slate tiles, Flat

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: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil, Solid Fuel, Wood Burner, Open Fire

Electric: National Grid

Water: Direct mains water

Water meter: Yes

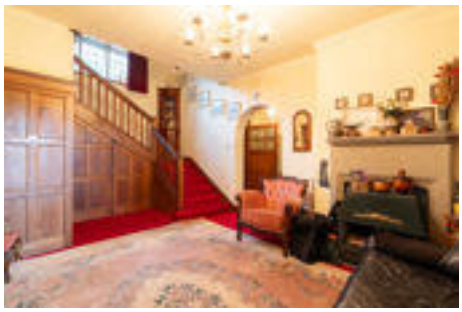
Sewerage: Septic Tank

Air conditioning: No

Broadband: None

Mobile signal coverage: Good

Entrance Hall



A welcoming and characterful entrance hall showcasing beautiful solid oak panelling to the walls and staircase, with a rich red carpet and neutral painted upper walls. The room benefits from a large feature fireplace with a stone surround and mantel, and a traditional chandelier hanging from a high ceiling with coved cornicing. There is ample space to accommodate a console table, occasional chair, or antique hall stand, enhancing the grandeur of this inviting reception area. Under the stairs is a cloakroom WC which faces onto the front of the property with basin and low level WC.

Kitchen / Breakfast Room



A spacious and practical family kitchen fitted with solid wood cabinetry, marble-effect worktops, and a tiled splashback. The room also features a wood-panelled ceiling, adding warmth and texture, and a large window with views of the grounds.
Currently housing a traditional aga type range cooker (providing hot water for the house), the room also includes space for a six- to eight-seater breakfast table and freestanding dresser or pantry cupboard. Adjacent to the kitchen are a pantry with eye level double oven, and boiler room, providing useful additional storage and utility areas.

Formal Dining Room

A bright and elegant reception room with a large bay window fitted with stone mullioned leaded glass panes, allowing plenty of natural light. The walls are decorated in vintage floral wallpaper, complemented by a carpet in soft red tones and a matching painted ceiling with decorative ceiling rose. A stone fireplace with hearth provides a central focal point.
The room comfortably accommodates a large dining table and chairs for fourteen or more, a sideboard, and china cabinet or dresser. Its generous proportions make it ideal for entertaining in style.

Drawing Room / Main Sitting Room

A superbly proportioned main reception room featuring twin arched alcoves, a handsome stone fireplace with wood-burning stove, and a deep bay window with views over the gardens. The space enjoys high ceilings with decorative coving and a central ceiling rose, and the floors are carpeted with a large patterned rug adding warmth.
This spacious room could easily accommodate multiple sofas, occasional chairs, a coffee table, and media cabinet or piano, creating both formal and family seating zones.

Conservatory / Garden Room

Accessed via the Pantry is the Garden Room. This is a light-filled space facing south overlooking the lawns, featuring tiled flooring in a black and white geometric pattern, full-height glazed panels, and an exposed stone wall to one side, adding rustic charm.
There is room for occasional armchairs, indoor plants, and a small breakfast or reading table, making this the perfect area to enjoy the views across the garden in all seasons.

Bedroom One (Principal Bedroom)



An impressive and generously sized principal bedroom with a large bay window and stone mullioned leaded windows, providing views of the gardens. The walls are finished in floral wallpaper, with a neutral carpet underfoot.
There is ample room to incorporate a king-size or super-king bed, wardrobes, chest of drawers, dressing table, and occasional seating area. This room would lend itself well to the addition of an ensuite bathroom and dressing room, subject to any necessary consents.

Bedroom Two



A well-proportioned double bedroom with a feature bay window, wallpapered walls, and fitted carpet.
The room offers space for a king-size bed, two bedside tables, wardrobe, and dresser. The bay provides an attractive area for a desk, reading chair, or vanity table.

Bedroom Three



A bright double bedroom with floral wallpaper, pink curtains, and matching carpet. The room includes fitted wardrobes and a dressing area, along with a washbasin for convenience.
There is space for a double bed, bedside tables, and chest of drawers. This would make an ideal guest bedroom or teenager's room.

Bedroom Four



Another generous bedroom featuring patterned wallpaper, carpeted flooring, and a central pendant light fitting.
This room easily accommodates a king-size bed, wardrobes, and chest of drawers with space for a reading chair or desk if desired. The mullioned window adds period charm and natural light.

Bedroom Five



A comfortable double bedroom with floral wallpaper, neutral carpet, and a central pendant light.
There is sufficient space for a double bed, wardrobe, dressing table, and bedside cabinets. Its tranquil setting makes it an ideal guest or secondary bedroom. Adjoined to this bedrooms is an en-suite shower room

En-suite Bath Room

The property includes a en-suite bathroom to bedroom five which is fitted with a traditional suites which offers potential for modernisation and reconfiguration to enhance luxury and function.



Bathroom

The property includes a main family bathroom facing the front of the property with two windows and currently is fitted with a traditional suite. The bathroom offers potential for modernisation and reconfiguration.



Loft Rooms (Potential Conversion)

Accessed via the main staircase or a secondary stair, the loft rooms occupy a spacious attic level with impressive exposed timber beams and vaulted ceilings, showcasing the craftsmanship of the property's original construction. The area is currently arranged as two large open spaces with pitched ceilings, Velux roof lights, and a small feature window offering charming countryside views.

With suitable permissions, this area could easily be converted into two substantial double bedrooms, a guest suite, or home office/studio accommodation. There is ample room to incorporate ensuite bathrooms and dressing areas, and the roofline allows for generous head height through much of the space. The floors are currently carpeted, and the walls are part panelled and papered, providing a clear and flexible canvas for reconfiguration.



Pool House

A separate and generously sized building housing a covered swimming pool, approximately 11 m in length, with tiled surrounds and an adjoining seating area. The structure features brick and corrugated metal walls and roof, with full-height glazed panels providing excellent natural light.
Though requiring some refurbishment, the pool house presents an outstanding opportunity to create a luxury wellness and leisure suite — with space to add changing rooms, a shower area, gym equipment, or relaxation zone. Once restored, it would serve as a remarkable recreational feature within the estate.



Stables



To the rear of the main property lies a substantial stable block comprising six individual stables, each with timber doors, windows, and concrete floors. The yard is enclosed and offers easy access to the grazing fields.
This area would be ideal for those with equestrian interests, providing ample space for horses, feed, and tack storage. The arrangement also lends itself to adaptation as kennels, workshops, or ancillary storage, depending on requirements.

Outbuildings & Farm Buildings



The estate includes a wide range of traditional and modern outbuildings, each offering distinct functionality:

Two Large Agricultural Barns:
Measuring approximately 21 m × 15 m and 18 m × 6 m, these robust structures are ideal for storing hay, feed, machinery, or livestock. Their scale and accessibility make them highly versatile, suitable for continued agricultural use or adaptation for business or leisure purposes (subject to consent).

Tool Sheds and Coal Store:
Located adjacent to the house, these original stone and timber outbuildings offer convenient storage for garden tools, logs, and equipment.

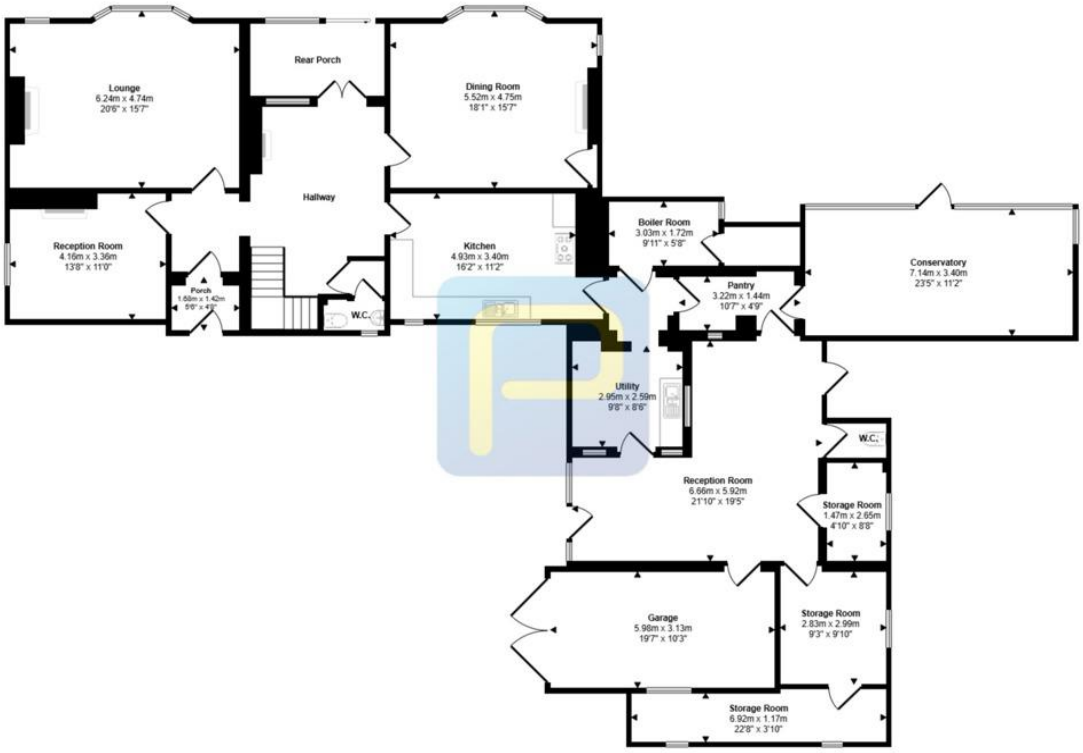
Outdoor WC:
A traditional feature of country estates, providing practical convenience in the courtyard area.

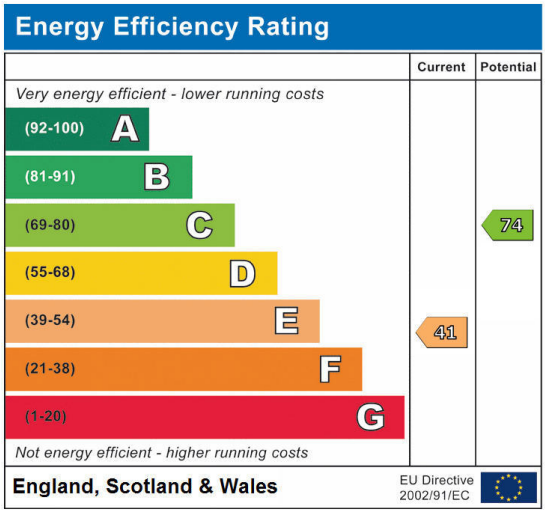
Single Garage:
Attached to the main house, with timber double doors, concrete flooring, and internal access to a small lobby area. There is also space in the two driveways for multiple vehicles.

Grounds & Land



The house is set within a substantial plot of land, comprising a mixture of formal gardens, woodland, and grazing paddocks with approximately one mile of fishing rights along the River Aln. The formal gardens feature stone boundary walls, mature hedging, and lawns that sweep down from the house, providing a tranquil and private outdoor setting. Beyond the gardens, the pastureland is ideally suited for horses or livestock, and there is an established arrangement with a neighbouring farmer who grazes sheep seasonally. The surrounding woodland offers natural shelter and biodiversity, blending seamlessly with the scenic countryside.





Barton House, Whittingham, Northumberland, NE66 4RS

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

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