

Finest
PROPERTIES

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Beltingham | Northumberland

Beltingham House



“An historic Georgian dower house in a peaceful Northumberland hamlet”

The Property

Beltingham House is an historic Grade II listed Georgian dower house set beside St Cuthbert's church in the peaceful hamlet of Beltingham. Classically balanced elevations with original sash windows, deep stone reveals and refined cornicing give the house quiet authority. The setting is a particular strength, with south-facing front lawns and rear gardens looking across open fields, the grounds included in the sale extending to just under two acres.

Arrival is through a central reception hall with a graceful Georgian arch and the original staircase. The principal rooms form a calm, elegant sequence that suits entertaining and everyday living alike. The drawing room is notably well proportioned, its tall windows drawing in soft light, with an original fireplace and delicate cornice work anchoring the space. A wide opening leads into the sitting room so the two read as one generous area when required, or as separate rooms day to day, the sitting room framing views to the south lawn. Off the hall, the dining room provides a refined setting for formal suppers, with an ornate chimneypiece and a deep sash window to the front garden. A cloakroom WC sits just off the hall.

The kitchen and breakfast room sit to the rear and work well for family life. Stone flagged floors and a marble chimneypiece set an assured tone, while bespoke painted cabinetry with marble worktops and a tiled niche above the AGA create a durable, practical workspace.



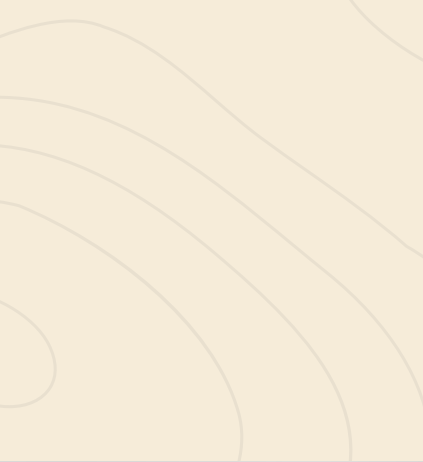
A large central island makes preparation effortless and keeps cooks and guests together. Open shelving, a double Belfast sink and larder storage add function without fuss. Outlooks to the garden keep the room connected to the landscape, and there is direct access to a fitted utility and coat lobby with a back door for day to day use. Adjacent to the kitchen, the snug offers a flexible additional sitting space that can serve as a library, playroom or TV room.

The west wing brings valuable flexibility. Here a comfortable sitting room with a stove and French doors to the garden is supported by a compact secondary kitchen, and the wing has its own external access. Used as informal quarters for guests or extended family, it also offers clear scope to operate as a self contained annexe if desired, subject to any necessary consents.

Five bedrooms are arranged across the first floor, set off long landings with lovely light and countryside glimpses. The principal bedroom is quietly positioned and generous in scale, with tall sash windows, an original fireplace and a wide window seat. Its en suite is a statement room, with a freestanding bath, large walk in shower, chequerboard marble floor and quality brassware. A second bedroom also enjoys an en suite, finished with green veined marble tiling and a walk in shower. One well appointed family bathroom serves the remaining two bedrooms.

From the west wing, a secondary stair leads to a further bedroom with its own bathroom, giving a private set up well suited to guests, older children or annexe use.





Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water, private drainage and oil-fired central heating.

Postcode Council Tax EPC Tenure

NE47 7BZ

Band G

Exempt

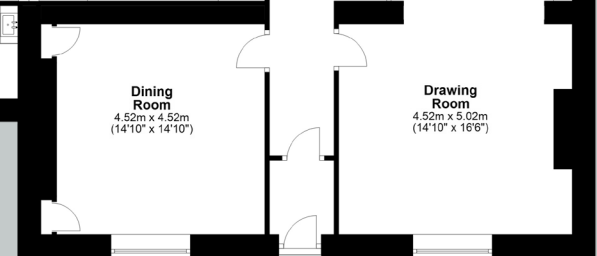
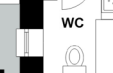
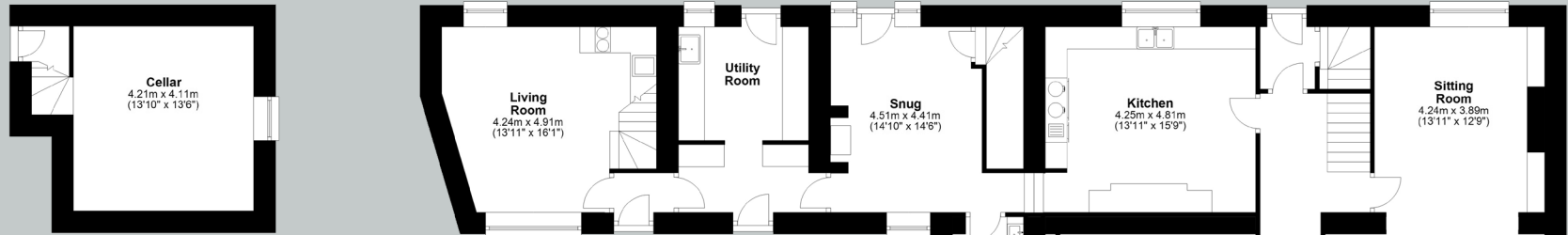
Freehold



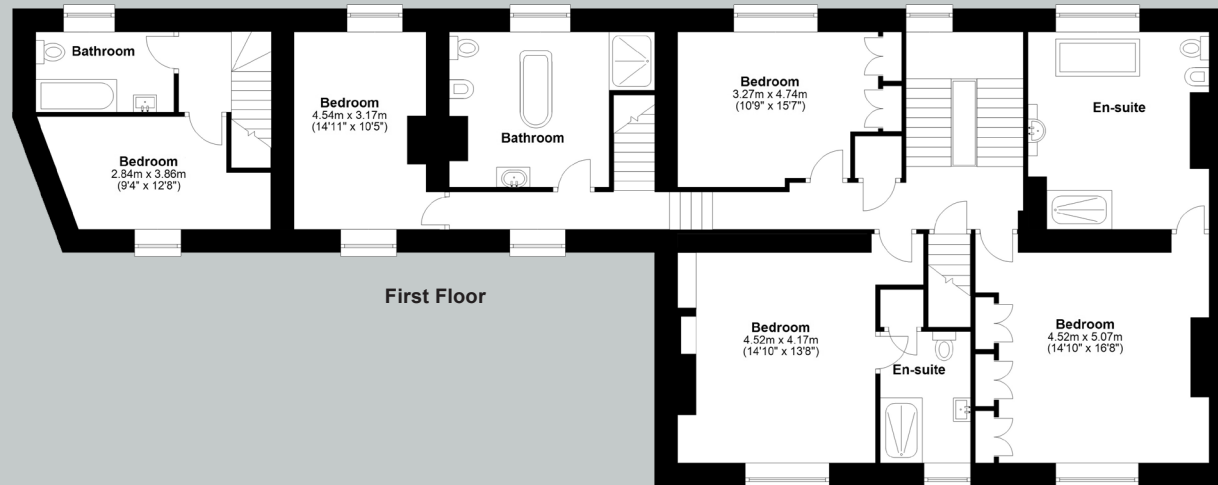
Floor Plans



Lower Ground Floor



Ground Floor



First Floor

Total area: approx. 349.6 sq. metres (3762.6 sq. feet)

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Viewings Strictly by Appointment



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