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Wark, Hexham | Northumberland

Ramshaw Mill





Accommodation in Brief

Ground Floor

Large Reception Hall | Sitting Room | Living Room | Playroom/Games Room
Kitchen/Dining Room | Scullery | Garden Room | Laundry Room | Pump Room
Bedroom | Study Area | Shower Room | Second Sitting Room
Second Kitchen/Dining Room | Second Scullery
Further Bedroom (via short flight of stairs)

First Floor

Principal Bedroom with En Suite Shower Room | Drawing Room
Three Further Bedrooms | Dressing Room | Family Bathroom

Second Floor

Two Bedrooms

Outbuildings

Three Store Rooms / Two Further Rooms

Externally

Gravelled Courtyard | Orchard | Lawned Gardens | Stone Terraces
Large Barn | Wood stores | Parking





The Property

Situated on Warks Burn within a sheltered and exceptionally private and peaceful valley, Ramshaw Mill is a sensitively restored and substantial Grade II Listed stone-built watermill that is centred around a gravelled courtyard. The property also has a detached Hemmel and a spacious barn. The approach reveals a house of quiet presence, where traditional elevations, climbing greenery and carefully arranged gardens establish an immediate sense of place, framed by open countryside and mature woodland beyond.

The house opens into a generous reception hall, a space that sets the tone for what follows, both in scale and atmosphere. Exposed stone walls and timber beams are consistent throughout, while the layout moves naturally between a series of well-proportioned reception rooms. The principal sitting room is particularly comfortable, centred around a Jotul wood burning stove and softened by natural light, offering a space that feels equally suited to everyday use or quieter evenings. Beyond, a separate living room provides a more intimate alternative, while a further reception room, currently arranged as a playroom/games room, introduces an element of flexibility, easily adapted depending on requirements.

A second kitchen is positioned alongside the garden room, where the layout opens more directly to the outside. This space, centred around a 4 oven, red Aga, connects naturally to the glazed garden room, which brings in a greater sense of light and outlook, with doors opening onto the patio with a firepit which provides an easy transition between inside and out. A separate scullery and laundry room sit just beyond, offering further practicality and flexibility.





Upstairs, the bedroom accommodation is arranged across two levels and offers both flexibility and a clear sense of separation between spaces. The principal suite is positioned apart from the three other bedrooms, creating a more private arrangement. It incorporates a well-proportioned bedroom with its own en suite shower room, along with an adjoining drawing room, providing a quiet, self-contained retreat within the house.

Elsewhere on this level, three further bedrooms are arranged along the landing, each enjoying a pleasant outlook over the surrounding grounds, with a dressing room adding to the practicality of the layout. The family bathroom is generously sized and includes a freestanding bath, echoing the character and proportions found throughout the house.

The main kitchen and dining space is arranged with a practical clarity, centred around a 3 oven, cream Aga and framed by views across the garden. The proportions allow for a full dining arrangement, with natural light drawn in from multiple aspects, creating a room that works well for both everyday use and more relaxed gatherings. An adjoining scullery provides additional workspace and storage, supporting the day-to-day functioning of the kitchen while keeping the main room clear and well organised.

Two additional bedrooms are positioned within the upper level, offering further capacity for family or guests.

This part of the accommodation could offer a more self-contained section of the house, incorporating a sitting room, kitchen/dining room, bedroom, study area and shower room. This arrangement works well for guests or extended family, providing a degree of independence without losing connection to the rest of the house.







Externally

The gardens and grounds are a defining feature, thoughtfully arranged to create a series of distinct yet connected spaces. A gravelled courtyard sits at the centre, providing ample parking and forming a natural focal point beside the house. Lawned areas extend outwards, including an orchard, established planting and stone-walled boundaries that frame the setting, with a one acre (approx) field beyond. Terraces and seating areas are positioned to take advantage of the aspect, offering both sheltered and open areas for entertaining or quiet enjoyment.

The outbuildings provide significant additional space, including stores and ancillary rooms that lend themselves to a variety of uses, whether for storage, workshop space or potential further development, subject to the necessary consents. The overall setting is private and well considered, with the surrounding landscape contributing to a sense of seclusion while remaining accessible.





Local Information

Ramshaw Mill sits in a secluded yet accessible position just outside the village of Wark, in the heart of the North Tyne valley. Wark itself lies on a particularly attractive stretch of the River North Tyne, a setting known for its unspoilt countryside, open landscapes and access to some of Northumberland's most scenic walking routes.

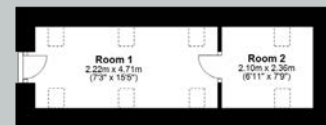
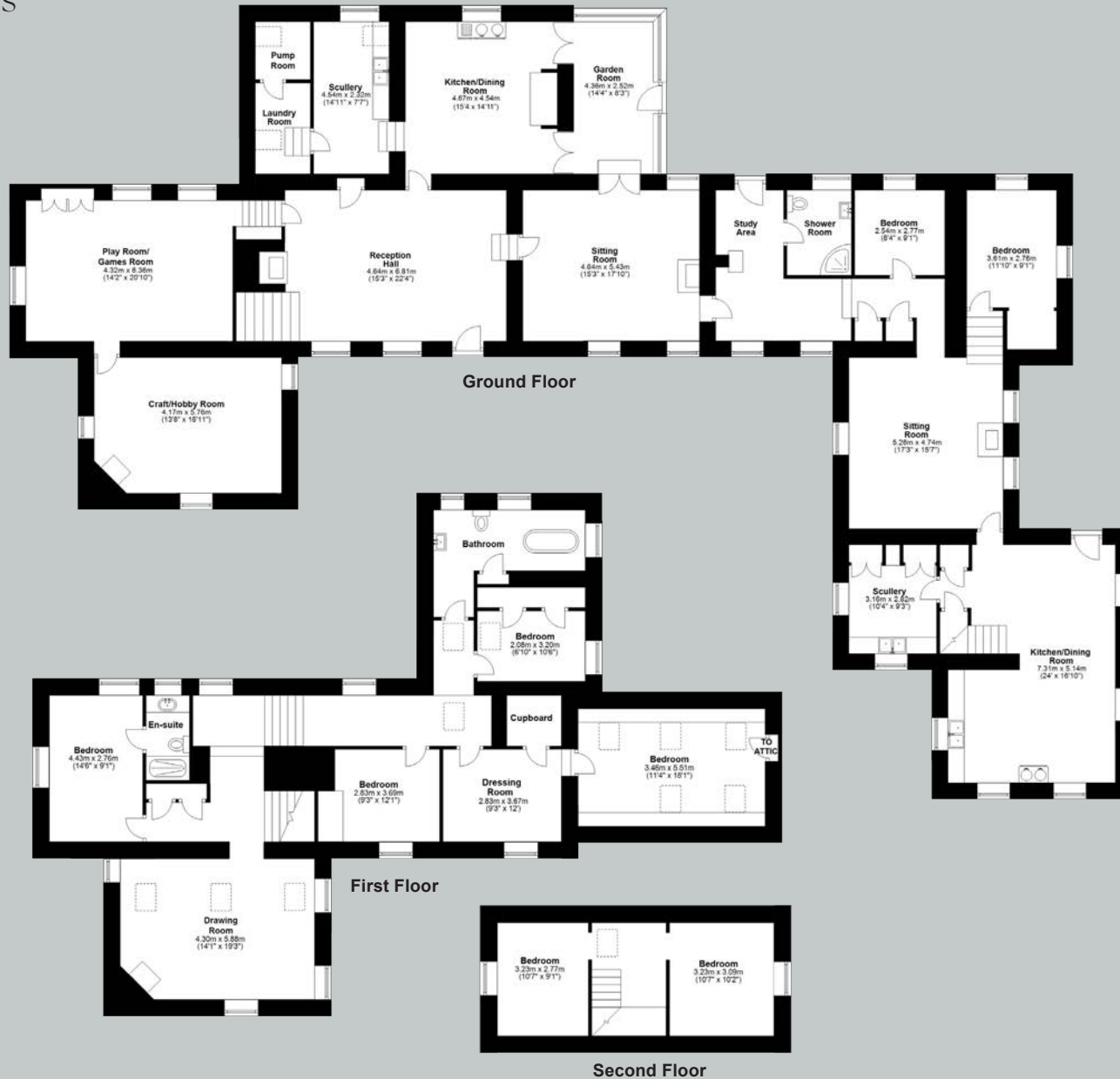
The village provides a small but well-supported community with everyday amenities, while the surrounding area offers exceptional access to outdoor pursuits. Walking, cycling and riding routes extend directly from the property, with nearby forest tracks, riverbanks and open fell creating a varied and highly regarded landscape. The wider region is also known for its proximity to Kielder Water and Forest Park, offering sailing, cycling trails and dark sky experiences, as well as access towards Hadrian's Wall and its associated Roman heritage sites.

Hexham, approximately twelve miles to the south, provides a broader range of amenities including independent shops, supermarkets, restaurants and professional services, along with well-regarded schooling. The town sits within the Tyne Valley, offering rail connections east to Newcastle and west to (wards) Carlisle, making it a practical base for both regional and national travel.

Despite its rural setting, the area remains well connected, with road links leading towards Newcastle upon Tyne, the wider North East, and the Scottish Borders, allowing Ramshaw Mill to balance privacy with accessibility.



Floor Plans



Total area: approx 491.6 sq. metres (5291 sq. feet)

Google Maps

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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. Private water supply from a natural spring, tested in 2025 by Northumbrian Water and confirmed to be of excellent drinking quality. Septic tank drainage system, replaced in 2024 to ensure compliance (documentation available). Heating is provided via a combination of oil-fired stoves, wood burning stoves and electric night storage heaters. Both Aga cookers are electrically operated.

Postcode

Council Tax

EPC

Tenure

NE48 3DQ

Band G

Exempt

Freehold

Viewings Strictly by Appointment

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