

Beaufront | Hexham | Northumberland

The Glass House





Accommodation in Brief

The Glass House

Upper Ground Floor

Entrance Hall | Library | Bar | Snug | Utility Room | Open Plan Kitchen, Dining and Living Area

Lower Ground Floor

Principal Bedroom Suite with Dressing Area and En Suite

Three Further Double Bedrooms All with En Suites

Laundry | Plant Room | Integral Double Garage

The Apple Store (Annex)

Ground Floor

Entrance Lobby/Utility Room | Open Plan Kitchen, Dining, Living Area

Lower Ground Floor

Two Bedrooms | Shower Room

Externally

Historic part walled garden extending to around 120 metres in length, 0.93 Acres

South-facing terraces with panoramic Tyne Valley views

Original stone and brick walls | Landscaped courtyards and green roofs

Private driveway and integral double garage



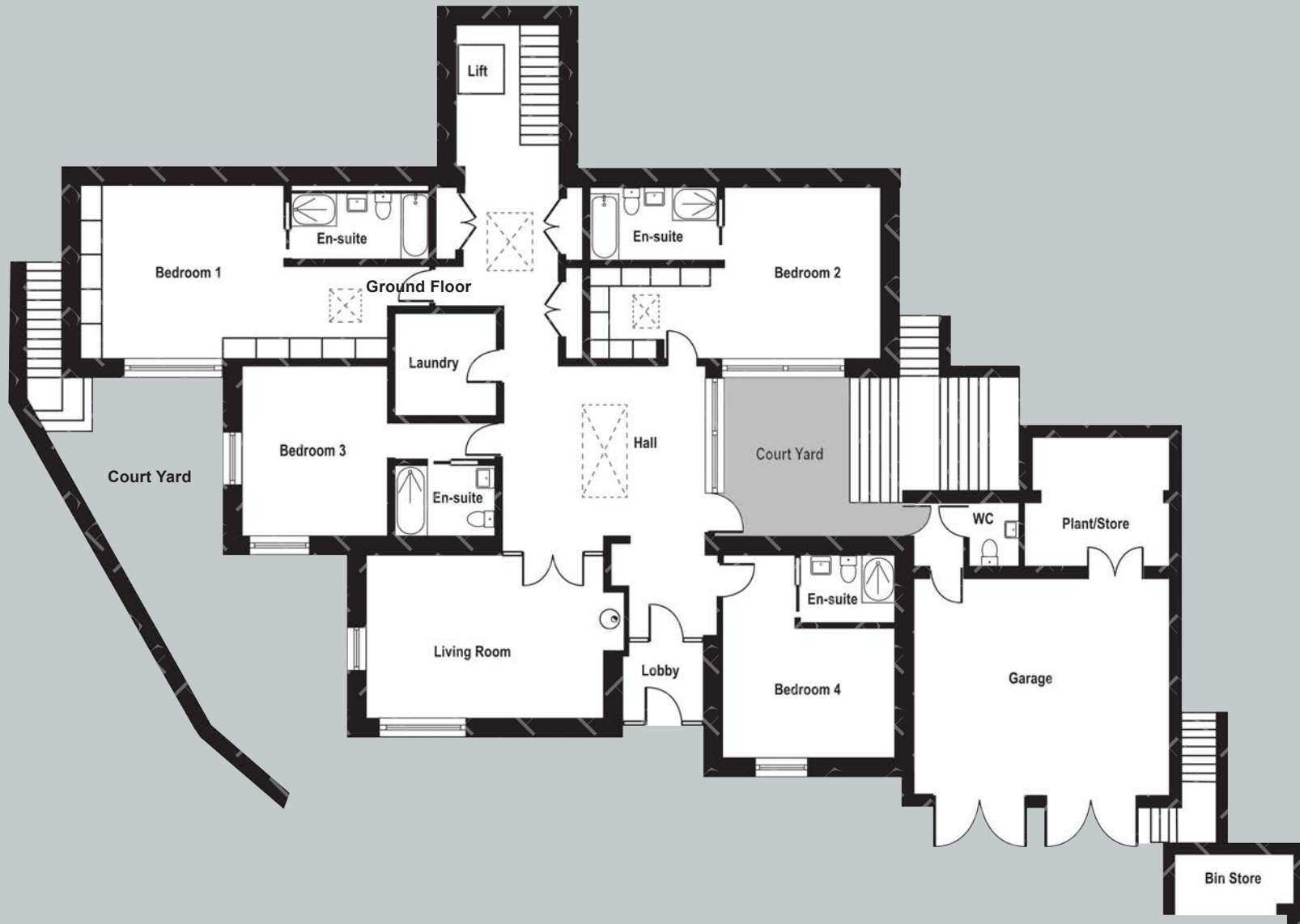
Key Features

- Full listed building and planning consent for a contemporary style home, *The Glass House*
 - Grade II listed walled garden once serving the Grade I listed Beaufront Castle
 - Existing two-bedroom annexe (*The Apple Store*)
- Unique opportunity to combine heritage architecture with modern sustainable design
 - Elevated, south-facing position with panoramic views across the Tyne Valley
- Private and secluded setting surrounded by mature woodland and open countryside
- Thoughtfully designed scheme integrating original stone and brick structures
 - Convenient location between Corbridge and Hexham



Lower Ground Floor

■ New Walls



The Glass House Lower Ground Floor area: approx. 282.7 sq. metre (3043 sq. feet)

Total Area: approx. 490.7 sq. metre (5274 sq. feet)

Total Area The Glass House & Apple Store: approx. 560 sq. metre (6024 sq. feet)

Upper Ground Floor



The Glass House Upper Ground Floor area: approx. 280 sq. metre (2240 sq. feet)

Total Area: approx. 490.7 sq. metre (5274 sq. feet)

Total Area The Glass House & Apple Store: approx. 560 sq. metre (6024 sq. feet)



The Glass House



The Property

Once the kitchen garden to Beaufront Castle, this south facing part walled site offers a rare opportunity to create a low carbon contemporary home in a setting of considerable historic character with each level having direct access to the terraced grounds. Original brick and stone, and long views across the Tyne Valley establish a calm and confident sense of place.

Full planning permission and listed building consent are in place for The Glass House, a striking four bedroom home of approximately 5,282 sq ft, 490.7 sq m, designed to work with the garden's historic fabric and levels while providing exceptional modern living. The site also includes The Apple Store, an existing two bedroom annexe of approximately 750 sq ft, 69.7 sq m, with its own access and parking, offering immediate accommodation and valuable flexibility as the project progresses.



The Glass House has been planned carefully for flow, light and connection to the landscape. The entrance opens to a wide hall with a seating area and a full height glazed screen, with a door leading directly to a sheltered courtyard terrace. From here, steps rise to the main terrace and garden, reinforcing the relationship between the interior and the south facing grounds.

Beyond the hall, doors lead into the living room, a calm and inviting space with south and west facing windows and a wood burning stove. This level also accommodates four bedrooms, each with its own en suite, with the two largest rooms benefiting from dressing areas. A laundry and cloakroom sit discreetly off the hallway, completing this floor.

A feature staircase rises to the upper level where the open plan kitchen, dining and living room, 21 metres in length, all face south. The ceilings follow the roof pitch and incorporate roof lights. There is a provision for a lift beside the staircase to provide easy access throughout the house. Full height glazed screens open from the living spaces onto a terrace with planting above the ground floor rooms, creating a seamless visual connection between house and garden. A fully glazed garden pavilion sits on this terrace, designed with a wood burning stove and an integrated barbeque with chimney, offering an impressive space for sheltered outdoor living.

Set behind the main living rooms, a doorway leads through to the library, wine cellar and bar, entrance hall, boot room and cloakroom. This part of the house is formed within the original stone structure once used for storing fruit for Beaufront Castle. A level route from here runs through a short tunnel into the upper garden. Historically, fruit from the orchard was stored in the Apple Store, now converted into the two bedroom annexe, 750sq ft, 69.7 sq m. It features a spacious open plan kitchen and living area with a utility room, two bedrooms and a contemporary shower room on the lower level with an air source heat pump and underfloor heating. This separate space works well as guest accommodation, a project base during construction, or future multi generational use or ancillary income.

In addition, a four bay stone built cart shed on the site has already been adapted for storage, workshop use and garden equipment, with electricity and borehole water treatment plant, 540 sq ft, 50 sq m.

Materials and energy performance sit at the centre of the design. The building's form follows the existing contours, with green roofs, solar gain and natural stone anchoring it within its landscape, while timber detailing and sheltered courtyards bring warmth and privacy. The overall result is a design that feels both contemporary and timeless, uniting sustainability with a strong sense of heritage.







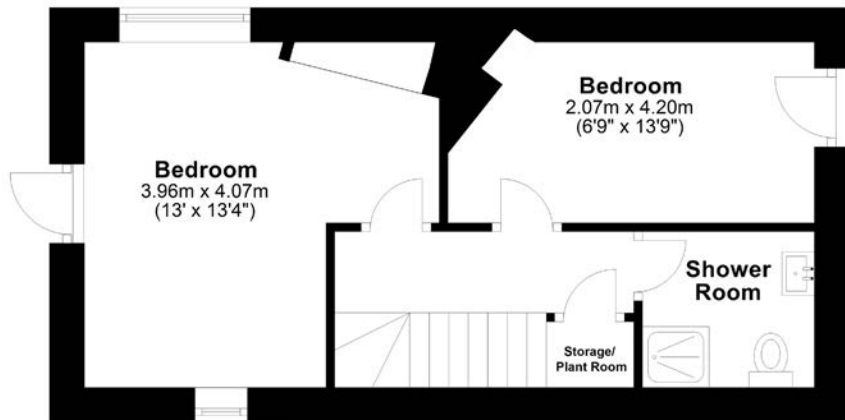


The Apple Store

Floor Plans



Ground Floor



Lower Ground Floor



The Apple Store total area: approx. 69.7 sq. metre (750 sq. feet)



Externally

The crescent-shaped garden extends for around 120 metres, stepping down from north west to south east and collecting sunlight throughout the day. Original walls and mature hedging structure the terraced layout, offering both shelter and rhythm to the site. Outdoor areas are conceived for relaxation and entertaining, with space for a garden pavilion, dining terraces, and private garden zones framed by the original brickwork. From the upper levels, the outlook stretches over open countryside towards the River Tyne and wooded ridgelines beyond. Private, green, and layered with history, Beaufont Kitchen Garden is a setting that beautifully balances heritage and innovation, a rare opportunity to create a best-in-class contemporary home in one of Northumberland's most distinguished locations.

Agents note

Planning permission, Application 16/00501/FUL, grants approval for the development of the new dwelling, including its layout, access and use. Listed building consent, Application 16/00502/LBC, relates to works affecting the Grade II listed structures within the walled garden, including the Apple Store, potting shed and adjoining walls. A full heritage statement, together with early photographs and historical documentation for the site, is available to view on the Northumberland County Council website, along with all associated planning documents.

Viewings

Viewings are strictly by appointment only. Do not enter any part of the land without prior consent and/or accompaniment by the selling agent.

Health and Safety

Given the potential hazards of the site; we ask you to be as vigilant as possible in making your inspection for your own personal safety.





Local Information

The plot sits between Anick and Sandhoe, two small hamlets elevated above Corbridge and Hexham on the south-facing slopes of the Tyne Valley. It enjoys a rural, yet highly accessible setting. Hexham, the nearby historic market town, offers comprehensive day-to-day amenities including supermarkets, independent shops and restaurants, a leisure centre, GP and dental surgeries, petrol stations, professional services and a hospital. The wider area is noted for countryside walking and outdoor pursuits, with golf courses, sports clubs and Hexham Racecourse close at hand. The sought after Tyne Valley village of Corbridge is also nearby, with a variety of boutiques, a renowned delicatessen and further places to eat. Matfen Hall and Close House provide excellent leisure and golf facilities. For a fuller range of cultural, educational, recreational and shopping options, Newcastle city centre is within easy reach.



For schooling, the exceptional Beaufront First School is situated close by at Sandhoe, while there are excellent middle and senior schools in Hexham. In addition, Mowden Hall Prep School is a short distance away, just outside Corbridge, together with several private day schools in Newcastle.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1(M) and M6 respectively. Newcastle International Airport is also easily accessible. The railway station at Hexham provides regular cross-country services, which in turn link to other main line services to major UK cities north and south.

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, sewerage treatment plant and borehole with water treatment plant. (already existing)

Postcode

Council Tax

EPC

Tenure

NE46 4LT

Band TBD

Rating TBD

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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