

BENRIDGE HALL

Ponteland, Newcastle upon Tyne, Northumberland





A SUBSTANTIAL GRADE II LISTED COUNTRY HOUSE WITH TWO COTTAGES AND AN ANNEXE

Set within approximately 25 acres of gardens and paddocks in a private and highly accessible setting close to Ponteland.

While the main house would now benefit from a programme of modernisation, the overall package offers exceptional scale, flexibility and potential, in a highly accessible and desirable Northumberland location.

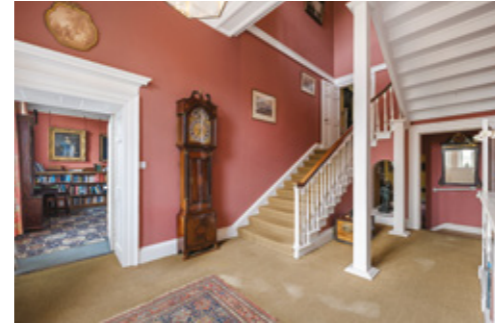
In all about 25 acres

Distances: Newcastle 11 miles, Newcastle Airport 5 miles, Ponteland 2.5 miles
(All distances and times are approximate)

BENRIDGE HALL

Benridge Hall is an impressive and well proportioned country house, occupying a peaceful and established position within its own grounds. Approached via a long private drive, the house sits comfortably within the surrounding land, creating a strong sense of arrival and seclusion while remaining within easy reach of local amenities and transport links.

The property is Grade II listed and displays a wealth of period character, with handsome proportions, high ceilings and original detailing evident throughout. Having been in the same family ownership since 1965, the house has been carefully maintained and retains a sense of authenticity that is increasingly rare, while now presenting an excellent opportunity for an incoming purchaser to modernise and adapt it to suit contemporary family living.



THE HOUSE

The house is entered through a welcoming reception hall, which immediately establishes the scale and character of the interior. The hall features good ceiling height and original joinery, with an impressive staircase rising to the upper floors, creating a strong focal point and reinforcing the classical proportions of the house.

The principal reception rooms are well balanced and generously proportioned. The drawing room is an elegant and inviting space, centred around a classical fireplace and benefiting from excellent natural light. The dining room, with a connecting door to the kitchen provides a formal setting for entertaining, with a strong sense of occasion and similar period detailing.

In addition, there is a substantial further reception room, currently used as a study, which offers significant flexibility. This is a particularly versatile space, suitable for use as a further sitting room, formal dining room or potentially a billiard room, depending on requirements.

To the rear of the house, the kitchen and breakfast room provide a more informal hub, overlooking the courtyard and forming a natural focal point for everyday living. This area connects through to a series of ancillary rooms, including a store room, utility room and a flexible playroom or office.

Also located on the ground floor are a traditional laundry room, a conservatory and access to a large workshop, together with two separate WCs. A secondary staircase rises from an inner hall, where there is also a substantial wood burning stove, and a lift which provides access to the first floor, adding an additional layer of practicality and flexibility to the house. Stairs lead down to a large wine cellar.

Upstairs, the bedroom accommodation is generous and well arranged, comprising six bedrooms, two of which benefit from en suite bathrooms. The principal bedrooms are particularly appealing, offering good proportions, excellent natural light and attractive views across the surrounding countryside.



The remaining bedrooms provide flexible accommodation for family and guests, supported by a family bathroom and a separate shower room. In addition, a staircase leads to two large loft rooms, which provide useful ancillary storage or offer further potential, subject to the necessary consents.

The bathrooms are functional but would now benefit from updating, in keeping with the wider house. Overall, the upper floors retain a traditional and established feel, while offering excellent scope for modernisation and the opportunity to reconfigure to suit individual requirements.



Approximate Gross Internal Area
8679 Sq Ft/806 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



ANNEXE

In addition, there is a useful one bedroom annexe located on the first floor to the rear of the main house. The accommodation includes a sitting room, bedroom, kitchen and bathroom, forming a self contained living space within the principal building.

The annexe can be accessed directly from the main house but also benefits from its own separate ground floor entrance, providing a high degree of independence. This makes it ideally suited for a nanny, staff member or extended family, while also offering flexibility for guest accommodation.

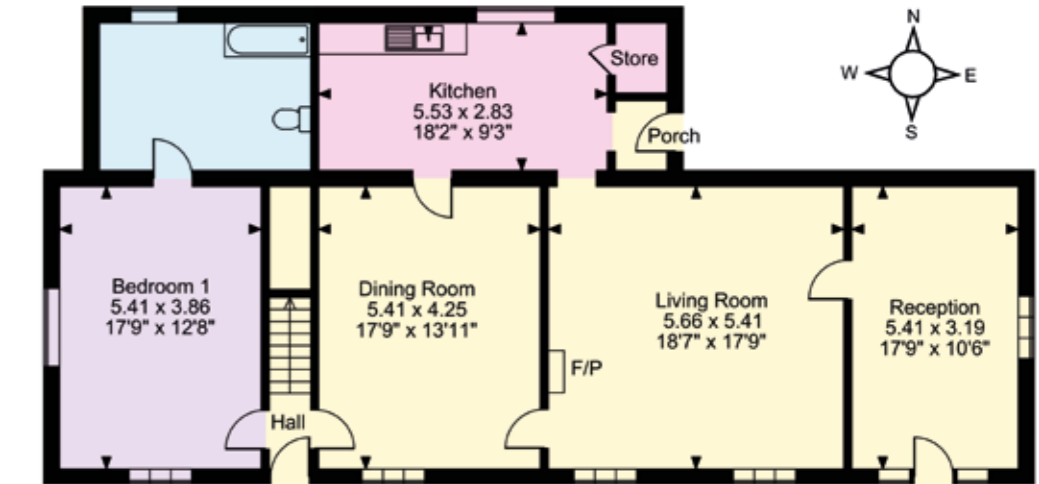


DRIVE COTTAGE

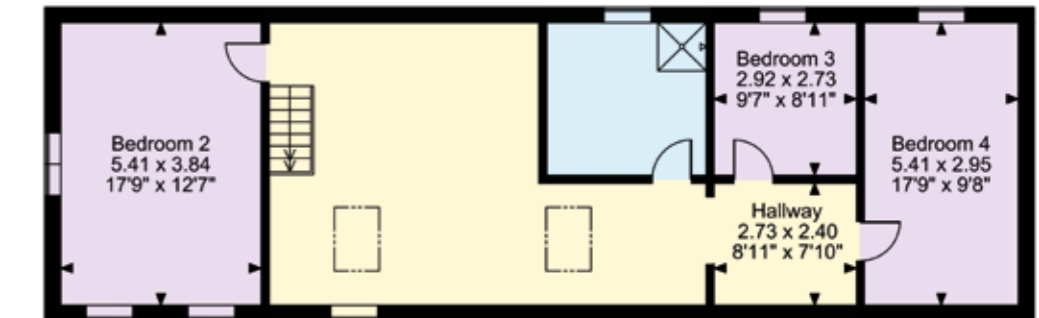
Drive Cottage is an attractive converted Grade II coach house, set in a particularly private woodland position approximately halfway along the drive.

The building itself is highly appealing, with a characterful brick façade and arched openings, giving it a distinct identity within the wider property. Internally, the accommodation extends to three to four bedrooms, with well proportioned rooms and good ceiling heights.

The cottage offers excellent potential to create a highly attractive secondary dwelling. Its secluded position makes it especially well suited to use as a holiday let or rental property, as well as for independent guest or family accommodation.



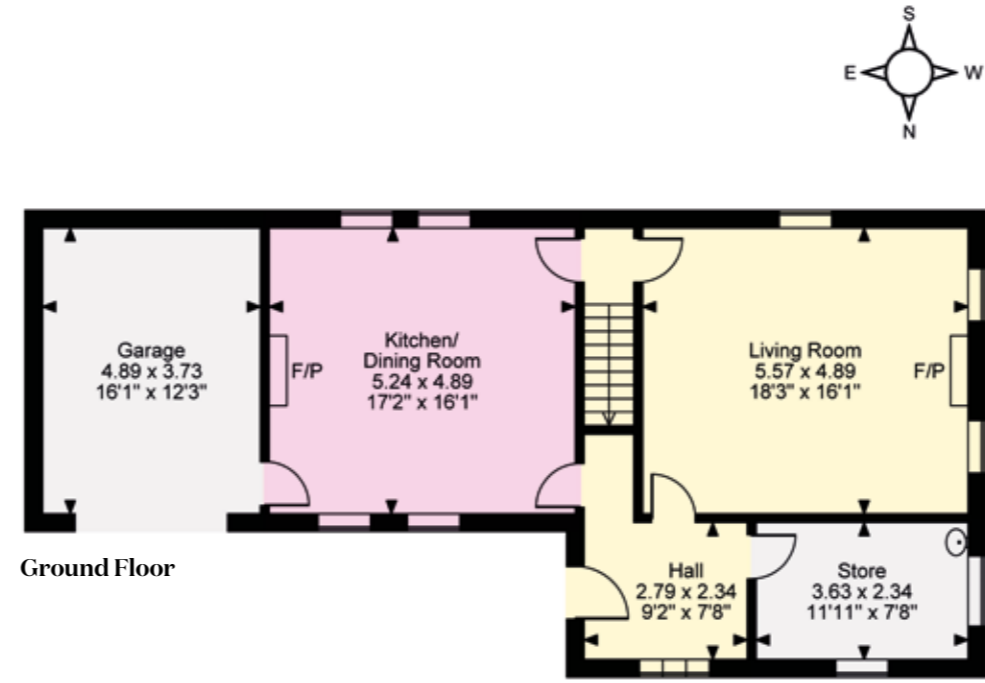
Ground Floor



First Floor

Approximate Gross Internal Area
2498 Sq Ft/232 Sq M

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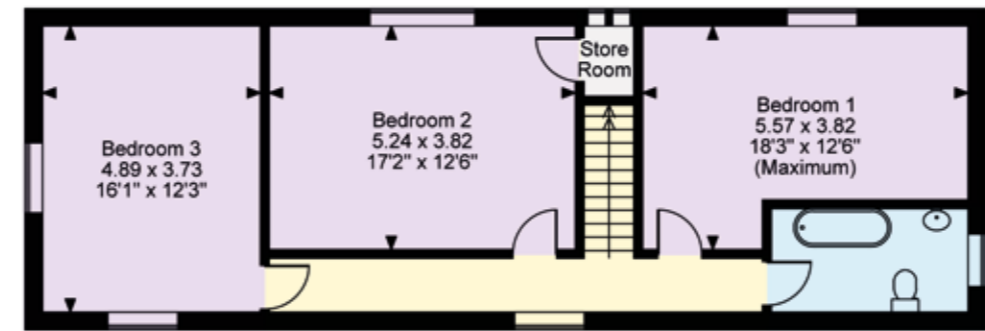


GARDEN COTTAGE

Located close to the main house and adjoining the stable courtyard, Garden Cottage is a particularly attractive three bedroom property which provides valuable and flexible secondary accommodation.

Constructed in traditional materials, the cottage has a great deal of charm, with a warm and welcoming feel internally. The accommodation is well proportioned and includes a comfortable sitting room with an open fire, together with a generous kitchen and dining space centred around a wood burning stove.

The layout is practical and well arranged and it has a warm homely atmosphere. Its position close to the main house makes it well suited for staff or family use, while also offering potential as a rental or guest cottage.



First Floor

Approximate Gross Internal Area
1,681.6 Sq Ft - 156.2 Sq M

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GARDENS AND GROUNDS

The grounds extend to approximately 25 acres and form a key part of the appeal of Benridge Hall. Immediately surrounding the house are well established gardens and lawns, which lead naturally out to paddocks, areas of woodland and further open land, creating a strong sense of space and privacy. The grazing is currently let on an annual grazing license until November 2026.

A particularly attractive feature is the mature walled garden, which includes a number of productive fruit trees and provides a sheltered and well defined area with considerable character. Within this space sits a traditional teak and glass greenhouse, which remains structurally sound and offers excellent potential, although it would now benefit from some repair and restoration.



The property is well equipped for equestrian use, with an established arena and stabling for several horses, supported by the surrounding paddocks. In addition, there is a useful range of traditional outbuildings and garaging, offering scope for a variety of uses, whether agricultural, recreational or potential future adaptation, subject to the necessary consents.

Beyond the formal gardens, the land opens out into a mix of pasture, woodland and informal grounds, providing both amenity and practicality, all set within an attractive and peaceful rural setting.

SITUATION

Benridge Hall is situated in a highly desirable part of Northumberland, close to the village of Ponteland, which offers an excellent range of local amenities including shops, cafés, restaurants and well regarded schools.





The surrounding countryside provides a wealth of outdoor pursuits, including walking, riding and sporting opportunities, while the wider Northumberland landscape is renowned for its natural beauty.

Despite its rural setting, the property is extremely well connected. Newcastle upon Tyne is nearby and provides a comprehensive range of commercial, cultural and leisure facilities. Newcastle International Airport is within easy reach, offering a wide range of domestic and international flights. Mainline rail services from Newcastle provide direct connections to London and other major cities.



GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0191 300 6054 or Galbraiths - 01434 405 975.

What3Words: ///pilots.tailwind.fussy

Postcode: NE20 0AF

Services: Benridge Hall - Mains electricity, mains water, oil fired central heating and hot water, and private drainage to a septic tank, shared with Garden Cottage.

Garden Cottage – Mains water, Oil fired heating and hot water, drainage to a septic tank, shared with Benridge Hall.

Drive Cottage - Mains water, Oil fired heating and hot water, drainage to a sewage treatment system.

Local Authority: Northumberland County Council

Council Tax Band: Benridge Hall – H, Garden Cottage – E, Drive Cottage – F

EPC: Benridge Hall G , Garden Cottage G , Drive Cottage F

Tenure: Freehold

Wayleaves & Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale, but may be available by separate negotiation.

Viewings: Viewing strictly by appointment with Knight Frank

Offers: All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

Deposit: A deposit of ten percent of the purchase price will be required to be paid on exchange of contracts.



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Galbraith

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