



Fenham Grange, Fenham Le Moor, Northumberland, NE70 7PN

SITUATION AND DESCRIPTION

Fenham Grange, located at Fenham Le Moor near Belford, was purchased by the current owners circa 1993. The property enjoys one of the most privileged locations within the United Kingdom. It has an unparalleled view and aspect from the principal house overlooking the UNESCO World Heritage site of Holy Island and Lindisfarne Castle. The property provides the last principal dwelling before reaching the shore line of the nature reserve at Fenham Flats. The owners have created the most fantastic retreat and idyllic home, which includes the principal Grange, a beautiful four bedroom house and the support of two adjacent cottages which provide two further bedrooms each. These cottages create a good investment and are ideal for family use.

The house itself has an intriguing approach and a modest courtyard providing parking for a number of cars under the car port at the rear of the detached garage. Fenham Grange has been successfully extended and refurbished from its previous derelict farm steading, to create a stunning and unique family home. The property ensures that all of the principal rooms enjoy magnificent views over the coastline of the North East of England.

The house reflects the extensive travels which the current owners have enjoyed over their lifetime. The main house has a sitting room, a lounge with cocktail bar, a sun lounge and art gallery and the kitchen extends to a breakfasting and dining room.

An Amdega conservatory links the main house into the summer lounge and dining area. The tropical garden has its sunken garden and water feature which has been designed to grow tropical plants.

The last principal reception links to a professional study which has its own en-suite bathroom and bedroom.

The focal room of the house is the sitting room, with a double height void and galleried landing. This landing links to the three principal bedrooms. The master bedroom has an en-suite bathroom and a glass wall overlooking Holy Island and uninterrupted views of the coastline.

The two remaining bedrooms have their en-suite bathrooms or shower rooms and one has a walk-in wardrobe.

The property has the further benefit of two cottages. Fenham Grange Cottage enjoys two double bedrooms and a shower room at first floor level and at ground floor a lounge, kitchen/breakfasting room and bathroom.

Sandpipers Cottage is directly attached to the principal house. It is a stunning cottage which is in very high demand and enjoys a beautiful view to the south and east. The cottage is single storey and has two double bedrooms with en-suite bathrooms, a utility room and a large lounge/dining room and separate kitchen.

The principal house has the benefit of oil fired heating and the two cottages have electric night storage heating.

The properties have double glazing set in wood frames.

Fenham Grange at Fenham Le Moor is truly unique in its aspect, view and location. The setting, close by to the village of Belford, also links easily into the main east coast railway line which links London Kings Cross and Edinburgh, as well as locally into Newcastle. The A1M links to Berwick in the north and Newcastle to the south. The coastline of the North East of Northumbria is renowned for its outstanding beauty and its magnificent castles. This house enjoys one of the most truly spectacular locations within the United Kingdom.

The property comprises:

The access into Fenham Steadings lies adjacent to the principal

farmhouse. The shared road leads into a private driveway which circumnavigates the garage of the principal house.

RECEPTION HALL

Three stone archways surround the main entrance to the property. They lead into an open plan reception hall which enjoys great natural lighting and Velux windows into the roof pitch above, as well as light oak flooring and a gull wing staircase leading to the first floor landing. The hall has two central heating radiators with lattice fronted covers, wall lighting, exposed cross beams to the roof trusses and spotlighting. From the hall an open archway with oak stairs leads down to the principal sitting room.

SITTING ROOM (centre of the house)

26'4 x 16'5 (8.03m x 5.0m)

With light oak flooring, four central heating radiators with lattice fronted covers, spotlighting and a stone fireplace with elaborate carvings reflecting the history of Lindisfarne, open grate and granite hearth. To each side of the fireplace there are attractive oak book cases with base storage cupboards. The double height void gives a superb feeling of space. From the sitting room oak stairs lead down to the sun lounge and art gallery.

SUN LOUNGE & ART GALLERY (rear facing)

23'11 x 20'9 (7.29m x 6.32m) maximum measurements

A delightful room with marble floor, Myson convector heaters to the skirtings, spotlighting, double panelled radiator, hard wood frames to the double glazed windows which have a central door to the gardens and a granite hearth for electric fire housing. This room enjoys a magnificent aspect over the grounds of the house and Holy Island in the distance. Returning to the reception hall access is gained to the lobby, with single panelled radiator and cloakroom.

CLOAKROOM/WC

Comprising close coupled wc and wash hand basin.

UTILITY & LAUNDRY ROOM (front facing)

13'0 x 7'6 (3.96m x 2.28m)

With quarry tile flooring, stainless steel single drainer sink unit, fitted base and wall storage cupboards, plumbing for an automatic washing machine and tumble dryer, built-in shelf store cupboards, corner store cupboard accommodating the Myson Velaire Vitesse 170/250 oil fired central heating boiler, pull-down access hatch to the loft and a panelled and glazed door leading out to the car port.

Adjacent to the lobby is a glass door connecting to the kitchen.

KITCHEN (rear facing)

17'0 x 16'5 (5.18m x 5.013m)

Equipped with a range of cream fronted base, wall and drawer cabinets with granite worktop surfaces, central island unit and quarry tile flooring. The focal point of the kitchen is the oil fired Aga, with four ovens, two hot plates and a griddle. Further appliances include a built-in Miele dishwasher, a fridge/freezer and a bottle fridge. The kitchen has spotlighting to the ceiling and a passageway linking back to the sitting room, as well as a glazed door connecting to the gardens.

The kitchen also has an extension with further base storage cupboards, Belfast sink unit and natural light from the glazed atrium above.

BREAKFASTING & DINING ROOM (rear facing)

23'9 x 14'6 (7.23m x 4.42m)

A beautiful light room enjoying a stunning aspect and view of the coastline and Lindisfarne, as well as its gardens and lake in the foreground. The room has quarry tile flooring, two central heating radiators, three arched windows with double doors to the gardens, four additional windows giving tremendous natural light and glazed lantern light to the ceiling.

Leading from the kitchen a glazed door connects to the tropical garden and conservatory.

TROPICAL GARDEN / CONSERVATORY

27'6 x 25'3 (8.38m x 7.69m)

Built by Amdega with two glazed pitched ceilings. The design of the room connects two parts of the original outbuildings and there are three arched windows looking onto the courtyard. It was the intention of the owners to recreate a tropical sun lounge and butterfly garden which reflects the considerable travel and experiences they have enjoyed. Lighting and radiators encourage plants. The room has a central bridge that runs over a sunken garden with small water feature and fish. The bridge connects to the summer lounge.

SUMMER LOUNGE

16'9 x 16'2 (5.11m x 4.94m)

Open to the summer dining room.

SUMMER DINING ROOM

15'7 x 12'11 (4.76m x 3.93m)

Enjoying a stunning view and aspect, quarry tile flooring, two large central heating radiators, spotlighting and two sets of double doors linking onto the conservatory.

CONSERVATORY (rear facing)

23'10 x 15'4 (7.28m x 4.67m)

With double doors linking onto the gardens, quarry tile flooring and five radiators.

Returning to the reception hall an archway leads off to the north and western wing of the property. A lobby with two sets of double doors provides useful storage space and a glazed door leads to the African lounge.

AFRICAN LOUNGE (front facing)

With arched windows overlooking the gardens and towards the coastline, two central heating radiators, brass picture lighting, fitted oak cocktail bar and lobby returning to the principal sitting room.

STUDY (front facing)

16'0 x 16'0 (4.89m x 4.89m)

With two double panelled radiators.

EN-SUITE BATHROOM

With white three piece suite comprising panelled bath with shower above, close coupled wc and pedestal wash hand basin. The bathroom has a single panelled radiator, tiled walls and fitted mirror.

From the study an oak staircase connects to bedroom four above.

BEDROOM FOUR

19'9 x 16'1 (6.02m x 4.9m)

With low level windows under a pitched roof, built-in store cupboard and double panelled radiator.

FIRST FLOOR LANDING

From the reception hall the gull wing oak staircase leads up to the first floor landing. The landing circumnavigates the sitting room beneath and connects to three bedrooms.

MASTER BEDROOM (rear facing)

20'11 increasing to 27'3 x 15'8 (6.38m increasing to 8.31m x 4.78m)

A highly impressive and unique feature room. It has a glass wall enjoying an uninterrupted view of the gardens and lake and Lindisfarne Castle. The room incorporates a glass door which opens up into an en-suite shower and wet room with underfloor heating and an aspect over the gardens. The bedroom has fitted wardrobes, two double panelled radiators, spotlighting and telephone point.

EN-SUITE BATHROOM

Comprising white panelled bath, close coupled wc, vanity wash hand basin with cupboards beneath, recessed mirror, shaver socket, spotlighting, heated towel rail, stone flooring, marble tiles to the walls and plasma screen TV.

BEDROOM TWO

16'8 x 1'4 (5.08m x 4.98m)

With three windows overlooking the gardens and towards Holy Island, fitted wardrobes and storage drawers, dressing table and double panelled radiator.

EN-SUITE BATHROOM

With white three piece suite comprising panelled bath with handheld shower, wash hand basin with cupboards beneath, close coupled wc, single panelled radiator, attractive tiling and shaver socket.

WALK-IN DRESSING ROOM

With hanging rail and shelf storage space.

BEDROOM THREE

17'1 x 16'6 (5.21m x 5.02m)

With two Velux windows enjoying views over the gardens, side window, access into the roof void and double panelled radiators.

EN-SUITE SHOWER ROOM

Comprising large shower with drying area, pedestal wash hand basin, close coupled wc, stone flooring, heated towel rail and shaver strip light.

EXTERNALLY

The principal front approach to the grange is via the private drive which leads to the farmhouse and the steadings and connects to a cobbled parking area. This in turn leads to a tarmacadam drive which circumnavigates the stone built detached garage. To the rear of the garage there is a car port for three cars.

GARAGE

16'7 x 16'10 (5.05m x 5.14m)

With large archway with double doors, two oil tanks, eaves storage space, power and lighting.

The immediate gardens which surround the courtyard are set out with plants and roses and are very attractive in season.

FENHAM GRANGE COTTAGE

Grange Cottage lies to the north and western side of the courtyard. It has a glazed entrance door which leads into its private hall.

HALL

With Dimplex night storage heating, understairs cloaks cupboard and glazed door to the sitting room.

SITTING/DINING ROOM (front & rear facing)

16'7 x 16'1 (5.06m x 4.9m)

A light and bright room with wall lighting, two Dimplex night storage heaters, glazed door to rear elevation and archway to the front elevation.

BATHROOM

With white three piece suite comprising panelled bath, pedestal wash hand basin, close coupled wc, half wall height tiling, electric wall heater and Expelair unit.

KITCHEN & BREAKFAST ROOM (rear facing)

12'9 x 10'7 (3.88m x 3.23m)

With a range of base and drawer storage units, onyx effect worktops and stainless steel single drainer sink unit. Built-in appliances include an AEG electric single oven with four ring hob above, a Hoover washing machine and tumble dryer, a dishwasher and an AEG refrigerator/freezer.

The main stairs connect from the hall and lead to the first floor landing with rear facing Velux window.

FIRST FLOOR LANDING

With Dimplex night storage heater, access into the roof void and access to bedroom accommodation.

BEDROOM ONE (front & rear facing)

13'7 x 16'0 (4.15m x 4.89m) measurements into eaves

Enjoying good natural light from the Velux window to the front and low level window to the rear, electric panel heater, built-in wardrobe and general store cupboard.

BEDROOM TWO (front facing)

16'0 x 12'9 (4.89m x 3.89m) measurements into eaves

With good natural light from the Velux window and wall panelled electric radiator.

SHOWER ROOM

With white three piece suite comprising shower cubicle, pedestal wash hand basin, close coupled wc, half wall height tiling and heated towel rail.

SANDPIPER COTTAGE

This property is linked on the south western corner of the steadings. It has cobbled parking and a small refuse area serving the three properties. A gated entrance leads into the private gardens of the cottage, with a courtyard and herbaceous garden. A glass door gives access to the private hall of the cottage.

HALL

With rush matting and a glazed internal and panelled door linking through to the inner hall, which in turn opens up to the lounge and dining area.

LOUNGE & DINING AREA (front facing)

12'11 x 16'9 (3.95m x 5.11m)

Enjoying stunning views over the gardens and coastline from its arched windows, fireplace recess with stone hearth, two Dimplex night storage heaters, wall lighting and access to the kitchen.

KITCHEN (front facing)

12'7 x 9'7 (3.85m x 2.93m)

Fitted with a range of base and drawer storage units with onyx style worktops, stainless steel single drainer sink unit, AEG electric single oven with Indesit four ring electric hob, built-in freezer and refrigerator, built-in NEFF dishwasher, spotlighting, Dimplex night storage heater and lovely window views.

The cottage has two bedroom suites. The master bedroom links from a private passageway which connects from the lounge.

MASTER BEDROOM (front facing)

11'0 x (3.35m x 3.3m)

Enjoying views over the gardens and Dimplex night storage heater.

EN-SUITE BATHROOM

With white three piece suite comprising panelled bath with handheld shower unit above, pedestal wash hand basin, close coupled wc, shaver socket and electric heater.

The passageway connecting to this bedroom has a built-in storage cupboard with electric circuit breaker controls and a door to the utility and laundry room.

UTILITY & LAUNDRY ROOM

11'6 x 5'9 (3.5m x 1.75m)

With stainless steel single drainer unit, fitted base store cupboards, space for a washing machine and tumble dryer, large general store cupboard

with shelving and door to boiler cupboard housing the Range Tribune hot water heater. The utility room also connects to a linen store cupboard and a general store cupboard.

Leading from the lounge a panelled and glazed door connects to bedroom two.

BEDROOM TWO (front facing)

10'7 x 11'0 (3.24m x 3.36m)

Enjoying superb window views over the gardens and coastline and night storage heater.

EN-SUITE BATHROOM

With three piece suite comprising panelled bath with handheld shower, pedestal wash hand basin, close coupled wc, shaver strip light and heated towel rail.

Sandpiper Cottage does enjoy a garden area immediately adjacent and to its south and eastern aspect. The gardens include an open lawned area with curving path and beautifully stocked shrub borders. This garden enjoys a walled surround. The garden area could be separated further from the principal house.

The principal gardens and grounds, including the steading and its two cottages, are understood to extend to around 5.5 acres. The grounds have been very well nurtured and landscaped by the owners over many years. The planting of the gardens reflects their travels throughout the world and there are some beautiful walks and sitting areas. The whole of the gardens have hedged boundaries giving good screening and privacy. The main feature of the grounds include the two magnificent lakes which encourage wildlife from the nearby protected nature reserve at Fenham Flats. The principal pond has two islands and open grass parks which enjoy beautiful walkways extending to the woodlands on the boundaries of the grounds. The woodlands are covered in beautiful spring flowers, including bluebells, primroses and snowdrops. The lower lake also has a central island and in the summer these areas are a haven of tranquillity and peace. To the foreground of the house and immediately adjacent to the principal reception rooms there are terraces.

The grounds have a number of feature storage areas and shelters for the wood that is cultivated from its small copse of trees. There is little doubt that Fenham Grange and its grounds and setting represent a very rare opportunity to the housing market.

ESTATE AGENTS NOTE

There is an access road from the property to a waste treatment plant.

SERVICES

The property has mains electricity and private gas, water and drainage services.

DIRECTIONS

Take the A1 north sign posted Alnwick then Berwick. Turn right to Fenham Le Moor.

TENURE

Freehold.

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATINGS:

Fenham Grange:	Grade D
Grange Cottage:	Grade D
Sandpiper Cottage:	Grade E



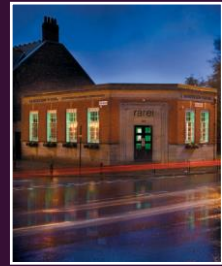
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Price on Application

