



SOUTH WING | BOLTON HALL, BOLTON VILLAGE, NR ALNWICK, NORTHUMBERLAND



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PRICE ON APPLICATION

FABULOUS GRADE II LISTED COUNTRY HOME WITH MAGNIFICENT GARDENS IN AN AREA OF OUTSTANDING NATURAL BEAUTY

VESTIBULE | RECEPTION HALL & SITTING ROOM | REAR HALL | DRAWING ROOM | DINING ROOM | KITCHEN/
BREAKFAST ROOM | UTILITY ROOM | CLOAKROOM/WC | FOUR DOUBLE BEDROOMS, ONE WITH DRESSING ROOM
TWO FAMILY BATHROOM/WCS | A NUMBER OF DISUSED ROOMS TO THE ROOF VOID WITH POTENTIAL TO
CREATE FURTHER ACCOMMODATION

CIRCA 5.2 ACRES | FORMAL GARDENS | WALLED GARDEN | CIRCULAR COURTYARD PARKING | GRAZING
Paddock | WOODLAND | STONE OUTBUILDINGS

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SITUATION AND DESCRIPTION

The hamlet of Bolton is situated approximately 5.5 miles to the north west of Alnwick, and just over 2 miles away from Whittingham. The settlement dates back to the 12th century and was more formally developed in the 17th century when the current hall was built in 1689.

The south wing of the hall was dramatically added to the previous building in the 18th century and created a very formal and more dominant principal wing to the property.

In the early 1980s Bolton Hall estate was divided into six principal dwellings. The south wing retained its principal entrance with magnificent gardens and grounds, including a beautiful woodland and the old walled garden and adjacent grazing paddock.

The total gardens and grounds extend to circa 5.2 acres and includes a grazing paddock and a small copse of silver birch trees to the west of the site extending to around 2.7 acres.

The entrance into the hall is via the local chapel at Bolton with a private road leading into the gated and pillared surround, and through tall trees into the circular courtyard with its beautiful open lawned gardens principally set out to the southern elevation. The open courtyard provides parking for many vehicles.

To the rear of the hall there are a range of stone outbuildings, which are of a similar age to the principal old house.

The magnificent gardens that surround include fabulous tall trees, and in early spring a carpet of daffodils and snowdrops, and beautiful walkways through the walled boundaries. The formal lawned gardens have superb borders with tall mature rhododendrons, azaleas and fabulous shrubs and bushes. The gardens have provided a great deal of pleasure to the owners over the last three decades.

From the south western corner of the house there is a private terrace and patio area, with good privacy and screening.

The western boundary wall gives access into the silver birch copse and the adjacent grazing paddock, which is informally let out to a local farmer.

The principal hall itself was significantly refurbished approximately 30 years ago, and has great character and style. The Georgian wing includes two principal reception rooms with their high ceilings, beautiful cornicing and fabulous windows.

The entrance into the property is via its eastern reception hall and sitting room, which is



a cosy room and includes a beautiful stone fireplace with an open solid fuel fire. It leads through to the rear hall with its magnificent staircase and stairwell, which leads up to the first and second floor landings above.

The older part of the hall is at the rear, and the kitchen/breakfast room has its own utility and laundry room as well as leading on to the rear courtyard and adjacent outbuildings. The kitchen is furnished with a range of pine painted wood cabinets.

Under the principal stairwell there is a useful cloakroom/wc which accommodates the two oil fired central heating boilers. The formal drawing room is a magnificent room to the south eastern corner of the hall and has a beautiful period fireplace surround and open solid fuel fire, with tall ceilings and beautiful cornicing as well as lovely windows overlooking the surrounding gardens.

The dining room is an equally impressive large, entertaining room of similar proportions to the drawing room with a south western aspect and a superb fireplace.

The principal staircase has an easy rise up to the first floor half landing which has access on to two double bedroom suites, one at the rear of the property, and one at the front of the house with its own walk-in dressing room and wardrobe. The connecting landing provides original access to the north wing of the hall and also access into the roof void where there are a number of disused rooms which were previously accommodated by servants in older days. These rooms show a great potential to be opened up if required to provide the house with even larger accommodation.

The first floor landing has a family bathroom/wc and the main stairs then continue to the second floor landing which is part of the higher level of the Georgian wing. On the second floor landing there are two large master bedrooms, both beautifully presented on the south eastern and south western corners of the hall and with large windows overlooking the fabulous gardens, as well as a substantial family bathroom/wc with separate shower.

The hall has oil fired central heating, a septic tank drainage system and all mains electricity as well as a water supply.

Bolton Hall is a fabulous property which enjoys local access to a number of beautiful villages including Glanton, Whittingham and Powburn, as well as the A697 linking easily to the north to Wooler and to the south to Morpeth. There are a number of excellent country villages and pubs, as well as beautiful walks that surround.

The hamlet itself has close accessibility to the east in to Alnwick via the Lemmington Bank estate and connecting onto the Rothbury to Alnwick road which leads over the moor.









The area has outstanding natural beauty and provides convenient and local accessibility into a number of villages and market towns nearby.

This highly impressive wing, situated in such beautiful surroundings, creates a superb opportunity as a family home and has been a very popular home to the present owners for over three decades.

AGENTS NOTE

Please note that the owner of this property is a relative of an employee of Sanderson Young.

SERVICES

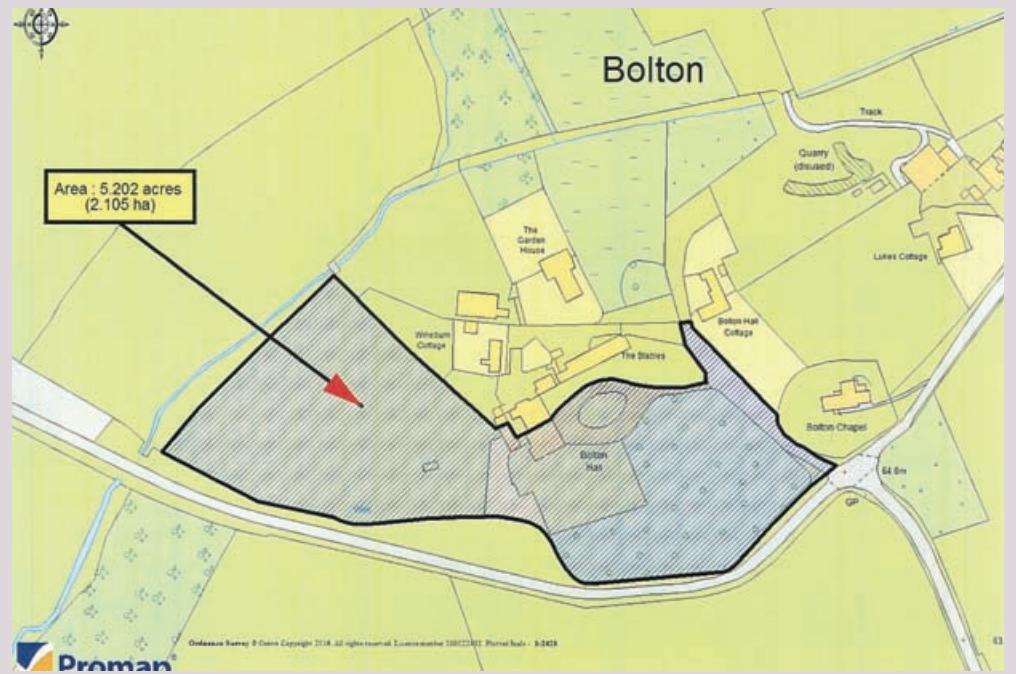
The property has mains electricity, water, oil fired central heating and septic tank drainage.

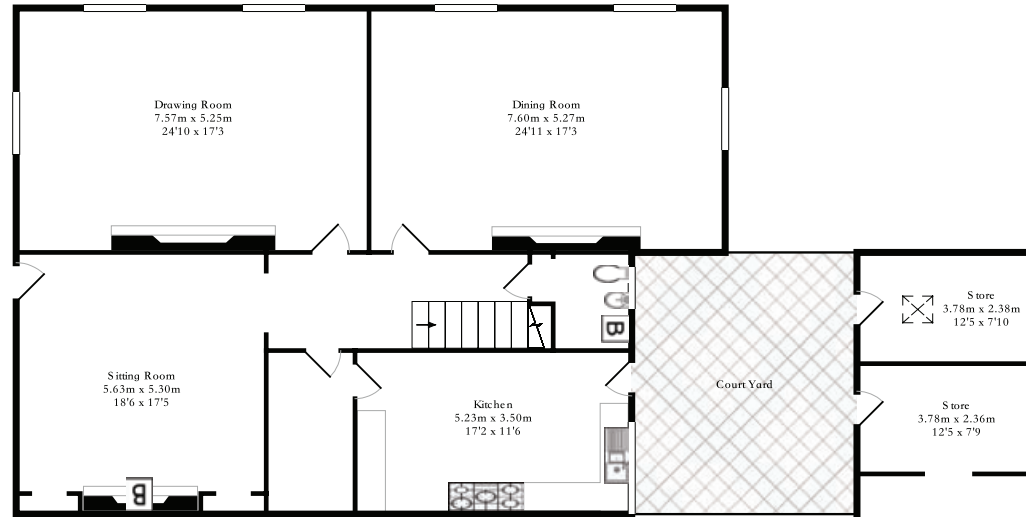
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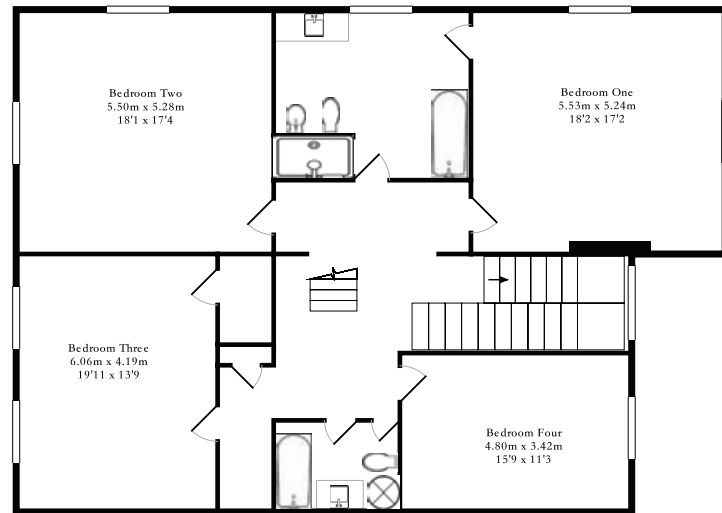
GRADE II LISTED







Ground Floor



1st Floor





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