



## GRADE II\* LISTED COUNTRY RESIDENCE WITH ABOUT 8.8 ACRES GARDENS & WOODLAND

CLARGHYLL HALL, ALSTON, CUMBRIA

Guide £1.25 million, Freehold





# A GRADE II\* LISTED 9 BEDROOM COUNTRY RESIDENCE WITH A SEPARATE PARTIALLY BUILT ESTATE MANAGER'S HOUSE, WALLED GARDENS & WOODLAND TOTALLING ABOUT 8.8 ACRES

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Lower ground floor storage rooms ♦ great hall ♦ dining room ♦ breakfast kitchen ♦ morning room ♦ drawing room ♦ utility ♦ cloakroom ♦ library ♦ 9 bedrooms ♦ 3 bathrooms ♦ w.c. ♦ box rooms ♦ partially built estate manager's house ♦ walled gardens & woodland totalling about 8.8 acres

## Situation

Clarghyll Hall is located on the fringe of the market town of Alston in the North Pennines, an Area of Outstanding Natural Beauty.

Alston offers a wealth of amenities such as a petrol station, a wide range of shops and convenience stores, gift shops and craft shops. Due to Alston being situated in the heart of the Pennines, on the River South Tyne, the town is popular with both walkers and cyclists as it is located on the sea to sea cycle route and the long distance footpath, The Pennine Way. Alston is also home to both a primary school and secondary school.

Alston has good transport links with access to Penrith and Carlisle which allow connection to the M6 motorway. There are also good rail links providing access into Manchester and London.

Carlisle – 30 miles ♦ Penrith – 21 miles ♦ Hexham – 20 miles (all distances are approximate)

## Description

Clarghyll Hall is a Grade II\* listed 9 bedroom country residence with walled gardens, grounds and woodland along with an Estate Manager's property (to be completed) all residing in a commanding position, on the fringe of Alston Town. Clarghyll Hall is steeped in an abundance of periodic history, dating as far back as 500 years ago. The property has passed through many different eras, so has evolved and grown to now offer a unique property, with vast history and beautiful features that have been captured and retained over the years. One discovers a new feature and enchanting story within every room and these will be shared and handed down, to the new custodians.





The current owners have been in occupation since 2001 and during this time they have sympathetically renovated and updated the property, using all the traditional methods wherever possible. Clarghyll Hall is arranged over a substantial five floors. The lower ground floor mainly consists of store rooms and boiler rooms where the ground floor is home to the great hall, an ideal room for entertaining and the large family gatherings. The main formal dining room is home to a superb Oriel window and a large stone fireplace. Beyond the dining room, is a country kitchen and utility while off to the side is a less formal morning room and drawing room.

The first floor caters for a library and is a delightful and peaceful place ideal for those looking to work from home. Also on this floor are five double bedrooms with a bathroom and a separate wc.

The second floor has a further two double bedrooms and a large bathroom, where the third and final floor has a further two double bedrooms, bathroom and two box rooms with reduced head height, having previously been the maids quarters.

#### **Estate Manager's House**

In addition to the main residence, there is also a former Estate Manager's House which has permission granted to create a separate 4 bedroom property. Work has been completed to a point, which ensures planning is granted in perpetuity. The current plans consent to the creation of a modern style property that allows the house to take full advantage of the long distance views, over the countryside. Plans available upon request.

#### **Gardens and Grounds**

Clarghyll Hall resides at the head of Ayle Valley, enjoying stunning open views however it also has private and mature walled gardens and woodland that extends to about 8.7 acres (about 3.5 hectares). To the front of the hall is the main lawn with mature rhododendrons aligning the boundaries and high stone walls. Immediately to the front of the hall, is a stone terrace with a wonderful ornamental pond and stone dovecote. To the rear there are further lawns and a terrace being a superb position, in which to take in the evening views.

To the south of the grounds is a well maintained and productive kitchen garden. Beyond the immediate grounds is a private woodland, which extends to about 5.7 acres (about 2.3 hectares).

#### **General Information**

##### **Services**

Mains electricity, private water and drainage. Oil fired central heating and hot water with the addition of electric night storage heaters. Broadband is available at the property.

##### **Tenure**

Freehold with vacant possession upon legal completion.







**Method of Sale**  
Private Treaty

**Guide**  
£1.25 million

**Post Code**  
CA9 3NF

**Date of Information**  
Particulars prepared August 2016  
Photographs taken August 2016

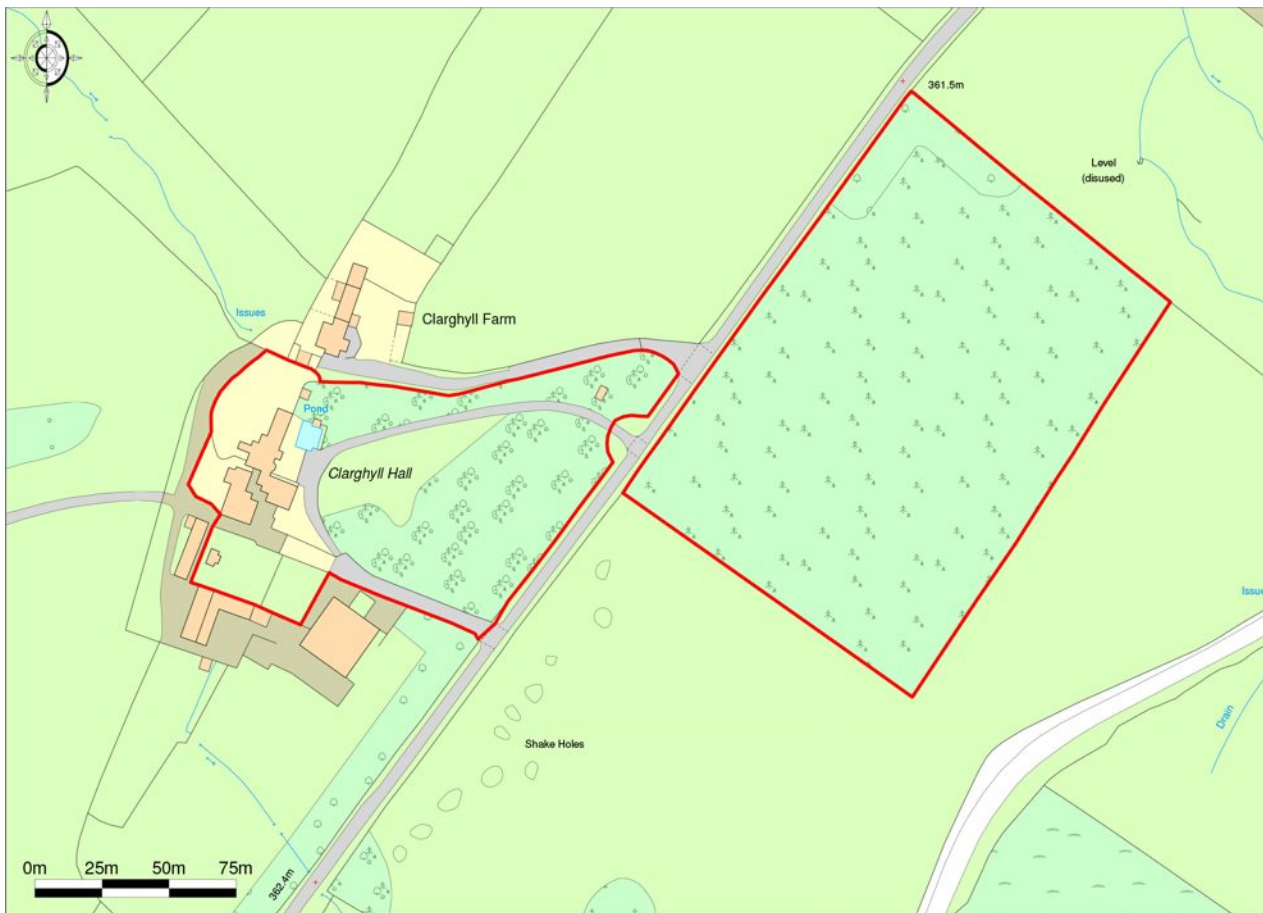
**Viewings**

Strictly by prior appointment only via the joint sole selling agents:-  
Savills, Clitheroe  
01200 411046 [clitheroesales@savills.com](mailto:clitheroesales@savills.com)  
Savills, Wooler  
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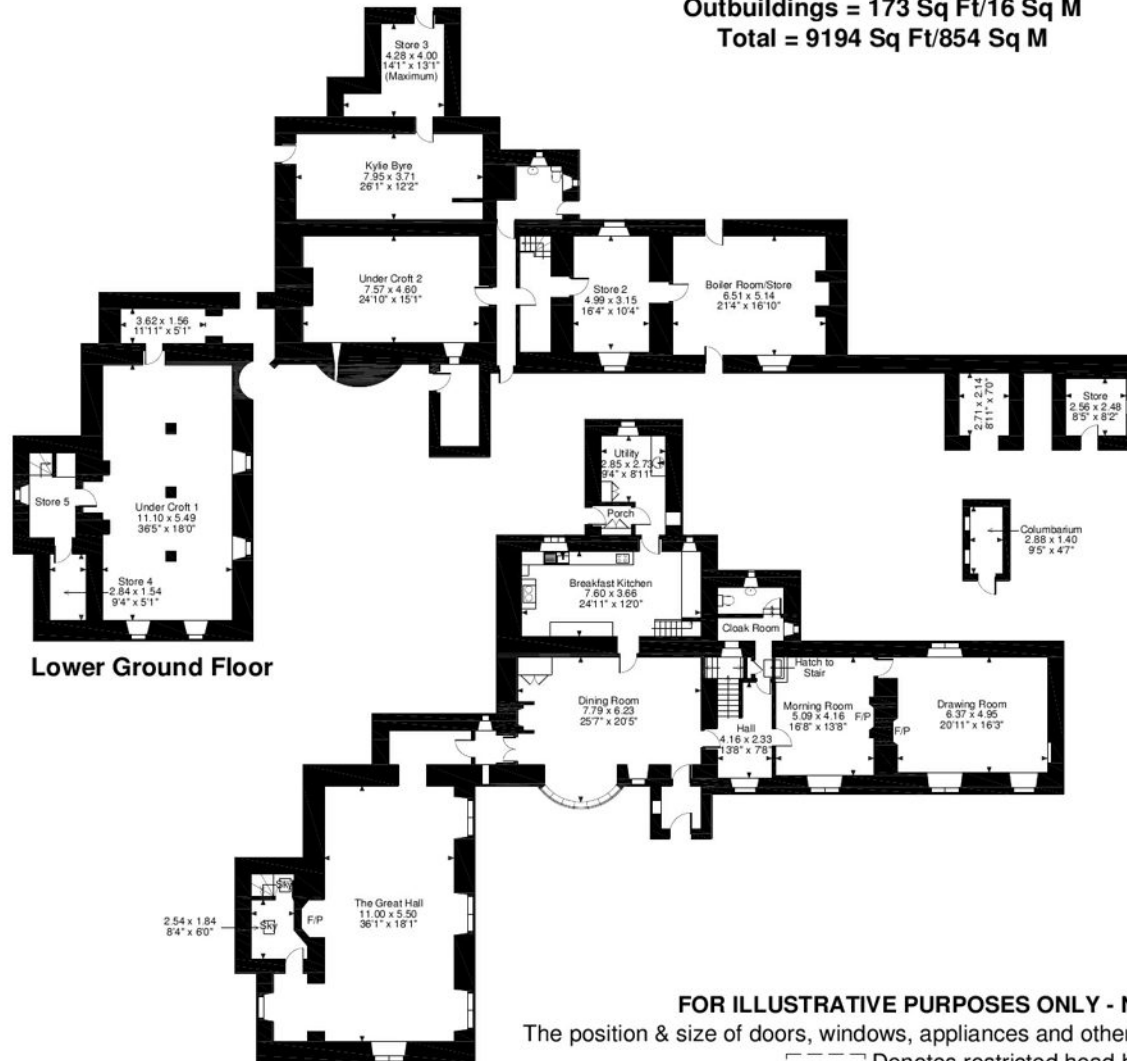
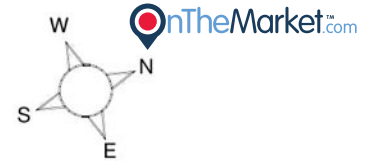






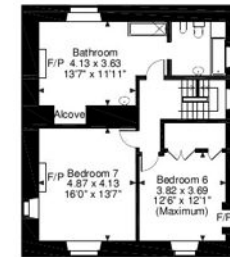


**Clarghyll Hall, Alston**  
**Approximate Gross Internal Area**  
**Main House = 9021 Sq Ft/838 Sq M**  
**Outbuildings = 173 Sq Ft/16 Sq M**  
**Total = 9194 Sq Ft/854 Sq M**



**Lower Ground Floor**

**Ground Floor**



**Second Floor**



**Third Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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