

# MELDON PARK

MORPETH | NORTHUMBERLAND | NE61 3SW







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One of Northumberland's  
finest country houses.

*Morpeth - 6 miles, Newcastle-upon-Tyne - 20 miles, Newcastle Airport - 15 miles.  
(All distances are approximate)*

- Grade II\* listed principal house
- Annexe with two apartments
- Two bedroom Lodge
- Listed stable block with two staff flats
- Landscaped gardens, terraces and mature woodland
- Historic parkland leading to the river Wansbeck
- Fishing rights

**In all about 36 acres**



## **Savills Newcastle**

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St James' Boulevard  
Newcastle upon Tyne NE4 5BZ  
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## **Savills York**

River House  
17 Museum Street  
York YO1 7DJ  
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## SUMMARY

Meldon park is an exceptional Grade II\* listed Georgian Country House lying within private parkland bordered by mature woodland and the river Wansbeck. The house has been owned by the same family since it was built in 1835 by the renowned north eastern architect, John Dobson.

The Estate which extends in all to approximately 36 acres surrounds the centrally placed principal house which has benefitted from an ongoing maintenance and improvement programme to provide a beautifully proportioned yet manageable sized family home. Additional accommodation includes a pair of two bedroom apartments providing additional income and the Lodge. The elegant Stable Block lies to the north of the house, built on three sides of a square, and is a rare example of a traditional stable block still used for its original purpose.

The sale of Meldon Park, which is being marketed for the first time since it was completed in 1835, provides an extremely rare opportunity to acquire a beautifully situated yet accessible Georgian Country House within a small private estate in the heart of Northumberland, yet only 6 miles from the main east coast railway line, the A1 and 15 miles from Newcastle International Airport.

Whilst ideal for those with equestrian, livestock, fishing and conservation interests there may be development opportunities within the stable block for purchasers seeking an additional income stream. A particular feature is the Biomass boiler which significantly reduces the running costs of the house.

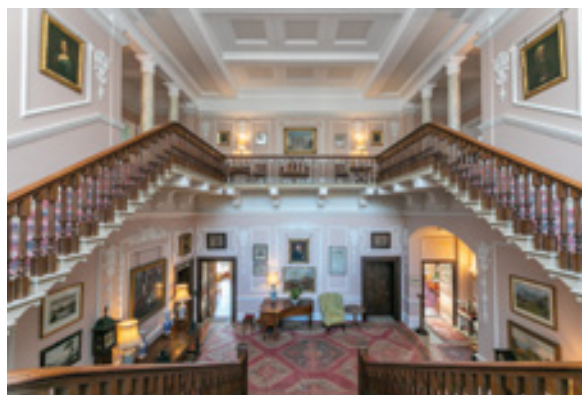
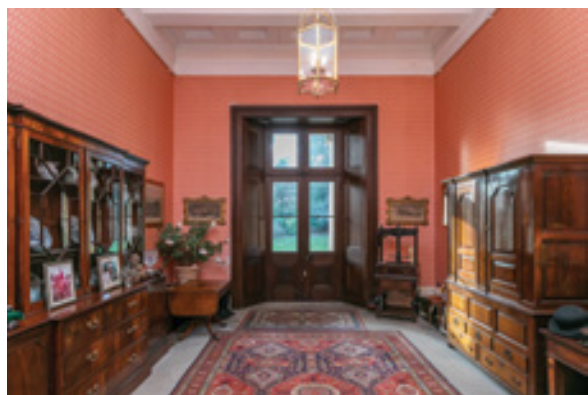
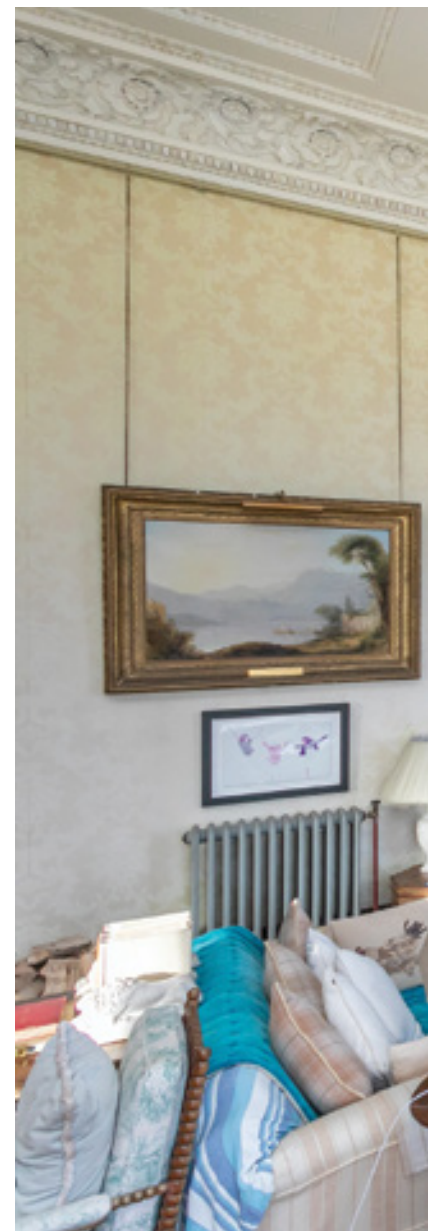
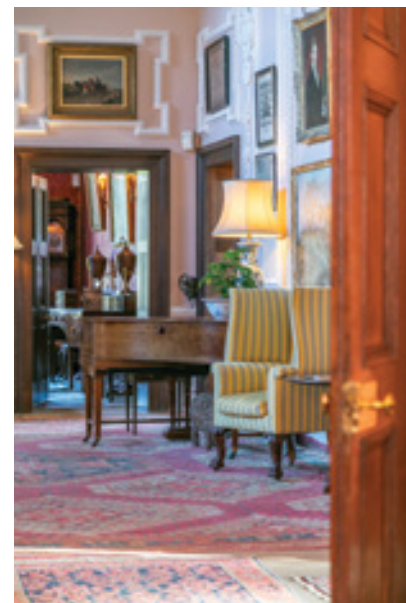
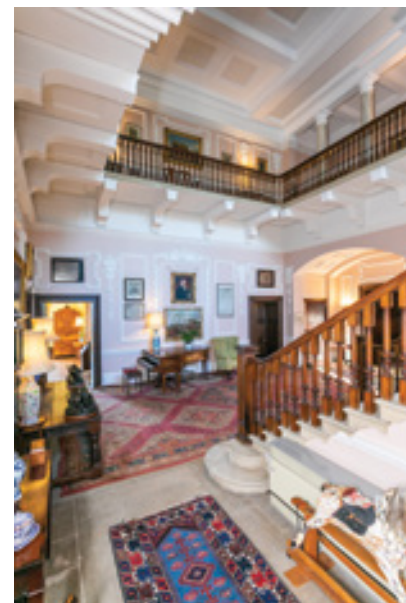




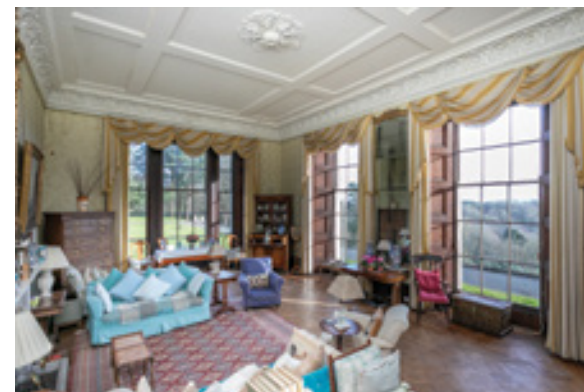




MELDON PARK









## HISTORY AND ARCHITECTURE

In 1832 The Greenwich Hospital Trust sold the Meldon Estate consisting of 2,070 acres to Isaac Cookson, the younger son of a prominent Newcastle Banker. The pre-eminent Newcastle architect at the time was John Dobson who was commissioned to design the house. As well as designing several new houses he remodelled more than 30 Country seats in the area. In the authoritative view of Mark Girouard, Meldon Park remains "Perhaps the best example of Dobson's competence as an architect of country Houses". The site chosen for the house sits on a ledge above a valley which sweeps down to the River Wansbeck, and was in the former Deer Park. The south facing aspect brings the natural light into the house through the large expanse of windows. At the time of being built the family had an interest in glass manufacturing which was convenient for the design of these large windows facing south across the Wansbeck Valley. To the west is the main entrance with an impressive Ionic porch. A service wing (shortened in 1962) stretches to the north, while on the east side is the conservatory and former billiards room. A particular feature of Meldon Park is the central staircase and hall, lit by a large window from the north, and to







quote the renowned professor Pevsner “is the size of one in a London club”. In 1930 Sir Edward Lutyens was commissioned to replace the original metal balustrades with the present mahogany ones and add decorative plaster panels. The drawing room, anteroom and library are interlinked with each room opening into the next through double doors making it ideal for entertaining, as was the thought behind it when it was designed. In the library the double doors are designed with false book covers attached. Dobson’s estimates for the building of Meldon excluding the stable block amounted to £7,188 with the house described as “being attractive because it is a straightforward, sensible house, beautifully sited, well built, simple but elegant. It is the best example of Dobson’s work in the Greek style.”

John Dobson was also commissioned to build the stable block as a separate entity from the house, which has also been described as an “almost perfect example of elegance achieved through simplicity.”

The Cookson family have continued to cherish and improve the house which included a major re-roofing project in the 1980s, rewiring, installation of central heating, the new kitchen, bathrooms and more recently the Biomass boiler.

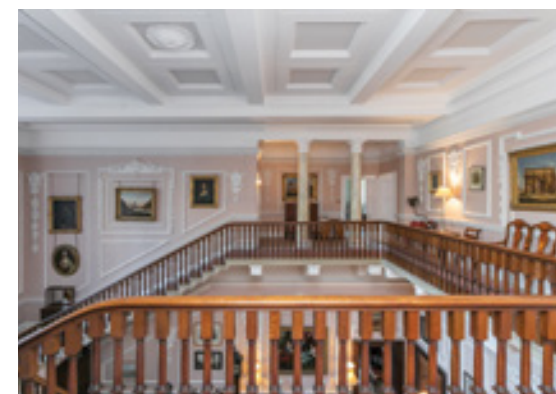
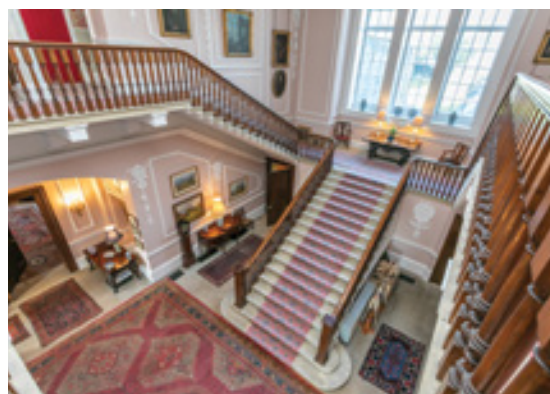


## LOCATION AND SITUATION

Meldon Park is beautifully located within attractive, gently rolling countryside in the Wansbeck valley. The property lies approximately 6 miles west of the town of Morpeth where there is a wide range of services as well as access onto the A1 trunk road and the main east coast railway line. The city of Newcastle-upon-Tyne lies only 20 miles to the south east with Newcastle International Airport only 15 miles away. The estate is well situated in the unspoilt Wansbeck Valley within easy reach of Northumberland's greatest landmarks, all within striking distance of Newcastle and beyond.

## DESCRIPTION

A tree lined driveway leads from the formal entrance gates and Lodge cottage to a large gravelled parking and turning area and the imposing Ionic entrance portico. Meldon Park, which is of attractive honey coloured ashlar stone construction under a slate roof, includes the 14,000 sq ft principal house with up to ten bedrooms arranged over two floors plus further accommodation in the north wing where there is a two bedroom apartment let as a holiday cottage and a further two bedroom property let on an AST. In addition there is the single storey orangery and billiard room. The house feels light and welcoming due to the well-proportioned Georgian rooms with large windows having a mainly south and westerly aspect from the principal rooms. The family have worked hard to create a modern family home whilst retaining the period architectural features, including marble fireplaces, decorative plaster work, cornicing and the feature decorative false bookcase. The accommodation is shown on the floorplan and includes:









The entrance Portico with Ionic columns leads to the outer hall with stone flagged floor and then into the magnificent staircase hall, which is a particular feature of the house relying for effect on symmetry and the grandeur of scale. Along the south front of the house lie three interconnecting rooms including the Library, with marble open fireplace, ornate ceiling plasterwork and a pair of double doors leading to the Anteroom and Drawing room beyond. The Anteroom has a bay window, wood parquet floor, and marble fireplace with wood burning stove and double doors opening through to the Drawing room. The Drawing room has the “Wyatt” picture window to the east end, marble fireplace, wood parquet and ornate plaster work. The Dining room has three sets of east facing windows, large black marble fireplace and plasterwork ceiling. There are two Studies off the east passage. The large family Kitchen together with Parlour and Utility room are in the west wing and includes a large modern dining kitchen with tiled floor, range of modern fitted floor and wall units, wooden worktop and a central island with granite worktop. There is a separate family dining area beyond which is a Snug with high ceiling and wood burning stove, well situated off the kitchen.

On the first floor the galleried landing provides access to the bedrooms which include the large principal double Bedroom with bay window, en-suite bathroom and dressing room (or bedroom ten). Bedroom suite two includes a double bedroom and adjoining large bathroom. Bedroom three is a twin bedded room next to a house Bathroom, double Bedroom four and stairs leading down to Bedroom five which is a twin bedded room with en-suite shower room.

To the west of the landing there is a large upstairs Laundry, double Bedroom six with separate WC and shower room beyond which stairs lead down to the west passage off which there are two further double Bedrooms, single Bedroom and bathroom.

## 2 East Wing

A holiday apartment with separate external access and accommodation arranged on two floors including a ground floor hall, modern fitted kitchen and living room plus landing. There are two bedrooms and a bathroom on the first floor – [Meldonpark.co.uk](http://Meldonpark.co.uk)

## 1 East Wing

A spacious two storey property with external access from the north leading to a large L shaped hall, modern fitted kitchen and sitting room with wood burning stove. Two large double bedrooms on the first floor and a bathroom. This property is currently let on an Assured Shorthold Tenancy.

## Orangery and Billiard Room

A single storey wing formerly comprising the orangery and billiard room, which up until recently has been used as an office. This section of the house extends to approximately 2,050 square feet offering potential for a number of uses subject to planning consent.

## Lodge

The single storey stone built Lodge adjacent to the entrance gate is let on an AST and includes sitting room, kitchen, bathroom and two bedrooms.







### Stable Yard

An attractive feature of the property is the John Dobson designed and listed stables built on three sides of a large open yard with a two storey mid-section with symmetrical single storey wings to each side. The stable yard retains many original period features and is a rare example of a stable yard still used for its traditional purpose. The yard incorporates 11 boxes, 2 tack rooms, a feed room and 3 garages and was partly re-roofed about five years ago. There are two upstairs flats including a two bed flat and a bedsit for staff accommodation. There is a separate timber built stable block providing a further five boxes. The Biomass boiler lies to the rear of the main stable range (see later).

### Gardens

The formal gardens mainly lie to the south and east of the house principally comprising lawns bordered by a gravel pathway and terrace walkway sloping down to a stone Ha-Ha wall. The mature trees provide good screening and the rhododendrons are a particular feature in the spring.

### Parkland and River

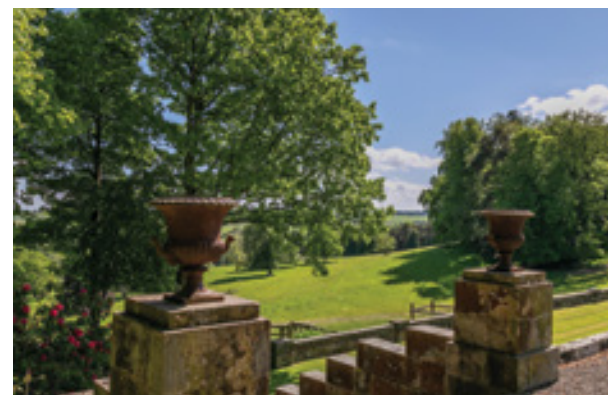
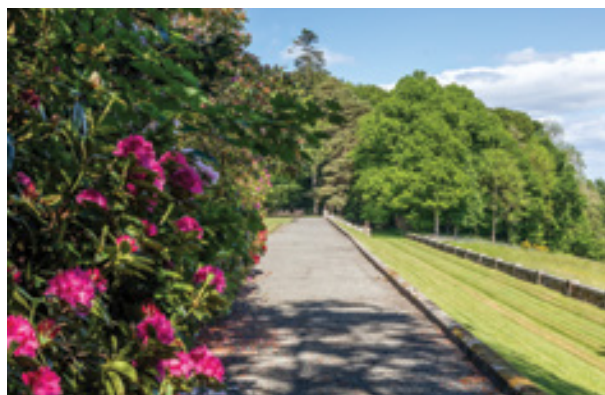
The parkland gently falls from the house down to the River Wansbeck and is the main focal point from Meldon Park. The permanent grassland, parkland trees and wooded boundary provide a delightful outlook bordered on the southern end by the River Wansbeck which provides additional interest as well as fishing on the river. There is a timber built fishing hut on the riverbank.



MELDON PARK









## GENERAL INFORMATION

### Nearest Postcode

NE61 3SW

### Directions

Approaching from the east, either leave Morpeth town on the B6343 heading west or exit the A1 Northbound just north of the town where signposted to the A197 (Ashington) and A192 (Morpeth). Turn left at the mini roundabout then left again to Mitford village where you turn right onto the B6343 which leads to Hartburn and Scots' Gap. The entrance gates to Meldon Park lie on the south side of the B6343 approximately 4.4 miles west of Mitford.

### Tenure

The property is offered for sale freehold with vacant possession upon completion with the exception of the Lodge and 1 East Wing which is occupied under an AST.

### Local Authority

Northumberland County Council  
County Hall  
Morpeth  
NE61 2EF

### Council Tax

Meldon Park – Band H  
The Lodge – Band E  
1 East Wing – Band D  
2 East Wing - Deleted

### Energy Property Certificate

The Lodge – Rating E  
1 East Wing – Rating E

### Method of sale

Meldon Park is offered for sale by private treaty as a whole. All prospective purchasers are encouraged to register their interest with Savills.

### Fixtures and Fittings

All items normally designated as fixtures and fittings including curtains, carpets, light fittings, garden statuary (expect where listed), cast iron pots on the steps to the front of the house, troughs, the glass fronted cupboard in the tack room, saddle and bridle racks, solarium and horse walker are specifically excluded from the sale.

### Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

There are no public rights of way over the property.

### Services

There are mains supplies of electricity and water (metered) together with a private drainage system to be upgraded if necessary by the purchaser. There is central heating to the Lodge Cottage, various multi-fuel stoves and open fires as well as a biomass boiler servicing the house and stable block. The property benefits from a monitored security system. The water supply also serves a neighbouring residential property to which a sub meter will be installed.

### Biomass Heating System

The Biomass boiler installed to the rear of the stable block is an increasingly valuable asset to the property following the recent steep rises in fuel costs. The system provides heating to the house and stables plus income from the RHI which has been in the region of £24,000 per annum. The system does however require management and the vendor would be prepared to continue to manage the system providing heat and hot water, in a way that assists all parties.

### Sporting and Fishing Rights

The sporting and fishing rights are included in the sale.

### Subsidies & Grants

The land is registered with the Rural Land Registry however no Entitlements are included in the sale.

The Park has been included within a larger HLS agreement which runs until 30th November 2023.

### Planning

Meldon Park together with the Conservatory and stable block are Grade II\* listed in addition to which the entrance lodge, various walls, terrace and fountain are Grade II listed.

### Covenant

The property will be sold subject to a covenant prohibiting the building of new structures to the west of the entrance and front drive.

### Viewing

Strictly by appointment through the sole selling agents Savills 01904 617800.

### Health and Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

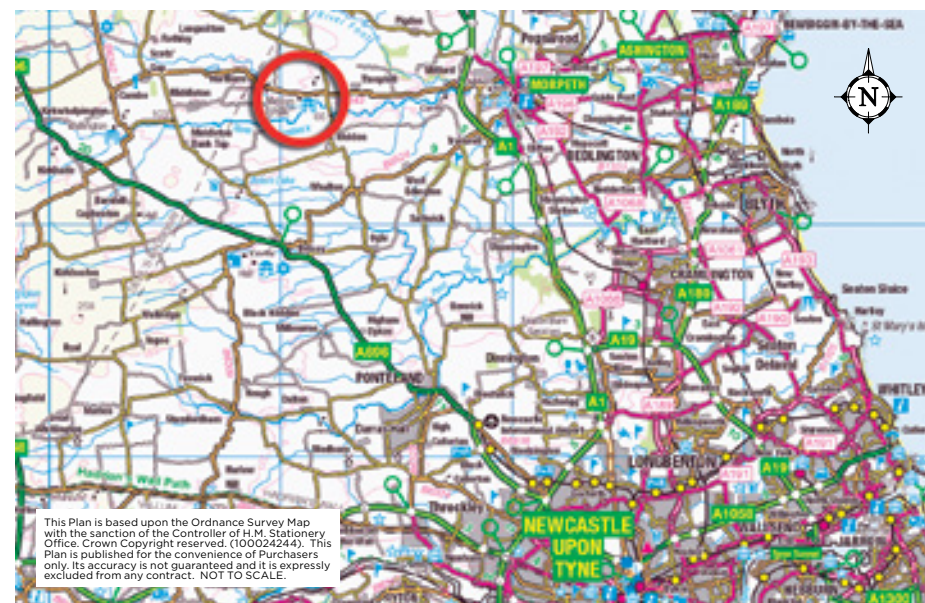
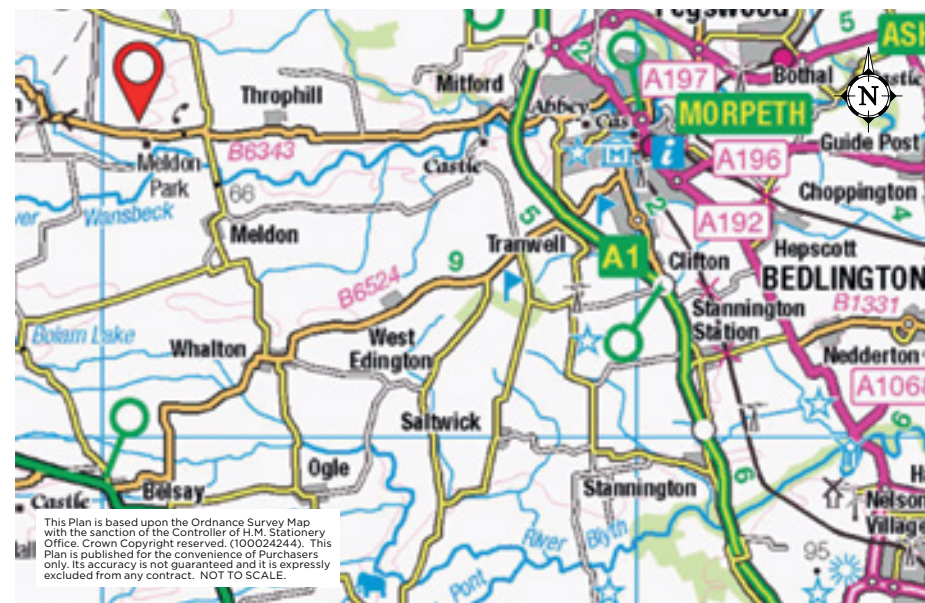
## IMPORTANT NOTICE

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Particulars prepared – March 2022  
Photographs taken – 2021/2022  
Ref: 24/03/17 AWBJM











## MELDON PARK

### Gross Internal Area

**Principal House** 1,306.19 sq m / 14,059.71 sq ft

**East Wing 1** 144.30 sq m / 1,553.23 sq ft

**East Wing 2** 120.90 sq m / 1,301.35 sq ft

**TOTAL** 1,961.07 sq m / 21,108.78 sq ft

Sizes and dimensions are approximate, actual may vary.

**Cellar** 199.05 sq m / 2,142.55 sq ft

**Billiard Room / Orangery** 190.63 sq m / 2,051.92 sq ft







savills

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