

SHIELD HALL

HEXHAM, NORTHUMBERLAND





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HEXHAM, NORTHUMBERLAND, NE46 1TU

HISTORIC ESTATE IN A PRIVATE TYNE VALLEY SETTING

Grade II Listed Shield Hall

Walled gardens, grounds and lake

Three well-appointed cottages

Peel tower and extensive traditional outbuildings

Productive meadow, parkland and woodland areas

In all about 100 acres (40.47 hectares)

For sale as a whole

Hexham & the A69 5 miles ♦ Corbridge 5.5 miles
A1 Motorway 19 miles ♦ Newcastle city centre 23 miles
(All distances are approximate)

Savills Newcastle
Helix, The Lumen, St James' Blvd
Newcastle upon Tyne, NE4 5BZ
0191 917 1444

savills.co.uk



Savills York
River House, 17 Museum Street
York, YO1 7DJ
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Situation

Shield Hall is superbly situated in the heart of the Tyne Valley, close to the village of Slaley and the historic market towns of Hexham and Corbridge. The immediate surroundings comprise traditional livestock farms and undulating grassland, interspersed with attractive woodlands rising towards the Pennines.

There are good transport links being close to the A69 and only 19 miles from the outskirts of Newcastle and the A1 Motorway. The East Coast mainline railway has regular

services to London, from Newcastle Station, some in under three hours. Newcastle International Airport is only 21 miles to the east.

Description

Shield Hall is an excellent example of a small private Estate, the origins of which can be traced back to the 13th Century Peel Tower still standing today. The property is rich in history and has been extended and amended to create what is a beautiful home with some outstanding features, grounds and gardens.

In addition to the Hall, the property includes three cottages and a range of outbuildings and stores, together with the Peel Tower. In all, the Estate extends to approximately 100 acres approached by a private drive, lined with rhododendrons, trees and mature shrubs. The farmland encapsulates meadow, parkland, wooded areas and a picturesque lake which the Hall and cottages overlook.





Shield Hall

Shield Hall sits in the centre of the Estate overlooking the lake, adjacent to the courtyard of traditional buildings and cottages. The Grade II Listed property dates back to the 18th Century, originally built as two properties, long since developed into one large family residence. The property retains wonderful historic features such as traditional fireplaces and shuttered windows. Notwithstanding the historic nature of the property, it has been renovated and improved over the years by the owners to provide modern family living spaces, which compliment and enhance the historic features of the property.

The property is brick built with a slate roof, internally extending to nearly 4,000 sq ft. The ground floor accommodation includes a porch, with stone flagged floor, from the carriage sweep, opening into an entrance hall with log burning stove, and a cloakroom with separate WC and wash basin. The kitchen includes a two door AGA and a range of fitted units. Adjacent to this is the dining room with fireplace and glorious views over the patio and gardens. Across the hall is the large drawing room with fireplace and marble surround, again with glorious views over the gardens. There is an additional snug with inset fire. Beyond the kitchen is a lower ground floor with utility and cellar/pantry, complete with stone shelves, and both with flagged floors. There are two external doors to the north of the property from this floor.

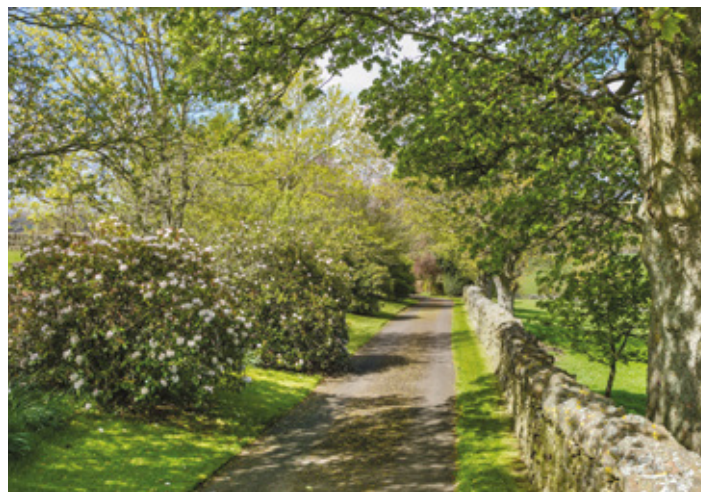
From the hall a wonderful staircase, with large fan window leads to the first floor accommodation, which includes a large principal bedroom with dressing room and ensuite. In addition there are five further bedrooms, some of which have wash basins and built in wardrobes, and a family bathroom sits centrally.

The property has been improved and renovated by the vendors, however does require some updating. There is potential to extend and connect into the attached traditional outbuildings and Peel Tower, which form an L shaped divide to the courtyard of cottages (subject to the necessary consents). The property has oil fired central heating and a private drainage system shared with the cottages.









Gardens, Grounds and Lake

To the south of the Hall is a beautiful walled garden which provides a superb sheltered outside space, with lawns and mature shrub borders. The centre piece is a gravel carriage sweep. The south elevation of the house has a wonderful Wisteria and a Magnolia framing a small patio area. Beyond the walled garden area is a Ha-ha which opens to the Parkland beyond. To the north of the Hall, the land falls away to the Lake area which is flanked by mature trees and views over the Tyne Valley in the distance. The grassland areas surrounding the Lake are interspersed with large stones arranged to provide seating from which the area can be further enjoyed.



The Cottages

The Cottages have been tastefully developed from an impressive range of traditional farm buildings and stables, utilising the central courtyard and additional outside space. The properties all benefit from a central oil fired boiler and district heating system with individual oil and electricity meters.





Waterside Cottage

Waterside is the largest cottage, developed from the courtyard and faces east into a wonderful private garden area with stunning views over the lake.

The property consists of a traditional stone built barn conversion, under a slate roof, extending to over 1,180 sq ft. Ground floor accommodation includes entrance hall and utility area, breakfast kitchen, sitting room with log burning stove and door to patio area, shower room and WC. The first floor accommodation includes two double bedrooms (one ensuite) and a further single bedroom currently utilised as a dressing room.

The property has been designed to create an excellent living space incorporating many of the attractive period features, such as exposed beams and windows. The gardens are of particular note, designed by the owners with a wonderful water feature and rockery. There are numerous seating areas where the outside space and views over the lake can be enjoyed.



Lakefield Cottage

Lakefield Cottage sits in the corner of the courtyard, developed facing over the lake. The property consists of a traditional stone built barn conversion, under a slate roof, extending to over 1,350 sq ft. Ground floor accommodation includes entrance hall, large living kitchen with gas fireplace, double bedroom and shower room with WC. The first floor accommodation includes a large principal bedroom with ensuite and an extensive range of built in wardrobes, a further double bedroom and family bathroom.

The property has been designed to create an excellent large living kitchen space and principal bedroom, again these incorporate period features such as exposed beams. There are connecting doors to Stable Cottage on both the ground and first floors, which enable the bedrooms and space to be flexible, which is especially useful should a purchaser wish to focus on holiday lettings in the future. The garden is a small manageable area with a patio over-looking the lake.





Stable Cottage

Stable Cottage has been developed from the courtyard immediately adjacent to the Peel Tower. This has previously been run as a holiday cottage. The property consists of a traditional stone built barn conversion, under a slate roof extending to over 850 sq ft. Ground floor accommodation includes a large living kitchen area. The first floor accommodation includes two bedrooms and a family bathroom, with shower and WC.

The property has been designed to create a serviceable and attractive space. There are connecting doors to Lakefield Cottage on both the ground and first floors, which enable the bedrooms and space to be flexible, which is especially useful should a purchaser wish to focus on holiday lettings in the future. There is a small patio area over-looking the lake.



Peel Tower and Traditional Outbuildings

Adjacent to the cottages is an extensive range of traditional outbuildings which forms the divide between the Hall and courtyard. These buildings include the Medieval Peel Tower which is understood to date back the 13th Century, and is Grade II* Listed. This has some wonderful historic features such as a barrel vaulted ground floor, mullion windows and stone spiral staircase. Attached to the Peel Tower is a range of double height traditional outbuildings, which provide garaging and general storage. This space could be repurposed for additional living accommodation for the Hall, offices or holiday and leisure use, subject to the necessary consents.

The courtyard area also includes a tool store, large potting shed and dog kennel to the rear of Waterside Cottage.

There is a stable complete with water supply to the east of Waterside Cottage.

Land

The farmland gently undulates and surrounds Shield Hall, bordered to the east by Shield Hall fell and north by Shield Hall wood. The freehold farmland extends to around 87.3 acres, comprising productive meadow and parkland, the remaining 12.7 acres comprising the grounds, gardens, lake and wooded wildlife areas.

Much of the farmland has historically formed part of an arable rotation, but latterly has been sown with grass. The land to the south of the Hall is arranged as parkland with some stunning mature trees. The remaining land is interspersed with trees and woodland areas bound by stone walls, all which make for a very attractive and private setting.

General Information

Tenure

The freehold of the property is offered for sale with vacant possession, subject to the following occupational arrangements:

- All three cottages are let on Assured Shorthold Tenancy Agreements.
- The farmland is let on a Farm Business Tenancy Agreement until April 2022.

Copy tenancy agreements and income details are available on request.

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.

Services

Mains electricity, mains water supply and private drainage.

Local Authority

Northumberland County Council
County Hall
Morpeth
NE61 2EF

Designations

The property has the designations listed below:

- Shield Hall – Grade II Listed – UID1370321
- Wing of Medieval House and adjacent later outbuildings – Grade II* Listed – UID1302809

Subsidies & Grants

We understand the land is registered on the Rural Land Registry (RLR) and Basic Payment Scheme (BPS) Entitlements are held and claimed by the current farm tenant. These may be available by separate negotiation.

Sporting & Fishing Rights

The sporting and fishing rights are in hand and included in the sale insofar as they are owned.



Mineral Rights

The mines and minerals are included in the sale insofar as they are owned.

Council Tax and Business Rates

Shield Hall – Band H

Waterside Cottage – Band E

Lakefield Cottage – Band C

Stable Cottage – is currently assessed as a self-catering holiday unit and premises with a rateable value of £2,125

Energy Performance Certificate

Shield Hall – Exempt

Waterside Cottage – Band D

Lakefield Cottage – Band E

Stable Cottage – Band E

Method of sale

Shield Hall is offered for sale by private treaty as a whole. Offers for part may be considered. All prospective purchasers are encouraged to register their interest with Savills.

Viewing

Strictly by appointment through the selling agents Savills.

Post Code

NE46 1TU

Health and Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting for your own personal safety, in particular around the lake and any livestock.

Date of Information

Particulars prepared – May 2021

Photographs taken – May 2021

Reference – 240521WD/JM



SHIELD HALL

Shield Hall 368.22 sq m / 3963.48 sq ft

Waterside Cottage 110.23 sq m / 1186.50 sq ft

Lakefield Cottage 128.73 sq m / 1385.63 sq ft

Stable Cottage 81.26 sq m / 874.67sq ft

Potting Shed, Tool Store & Dog Kennel 59.29 sq m / 638.19 sq ft

Peel Tower & Outbuildings/Garage 163.87 sq m / 1763.88 sq ft

Total 911.60 sq m / 9812.38 sq ft

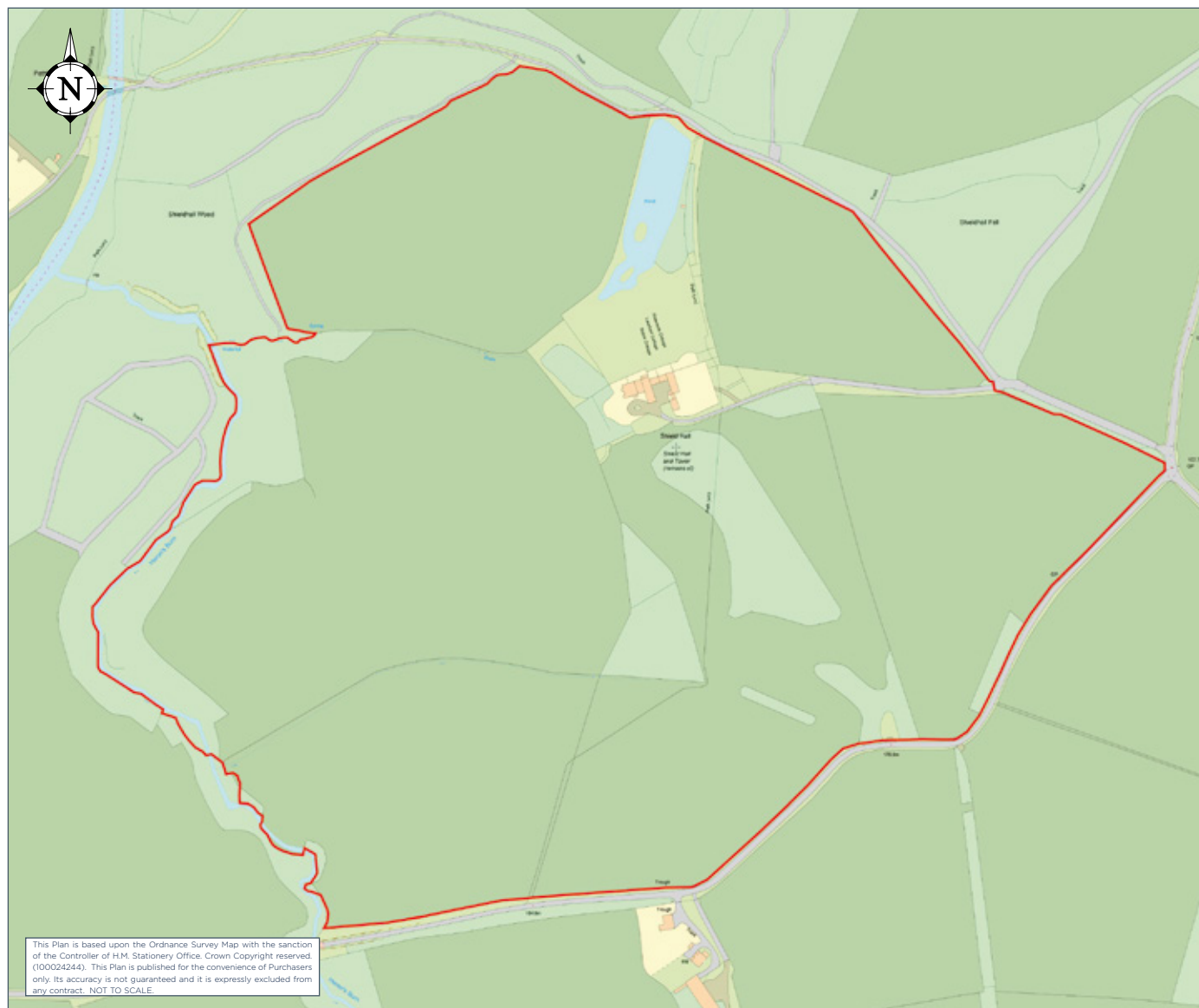




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