

BRUNTON
RESIDENTIAL

THE ESTATE HOUSE

Minsteracres





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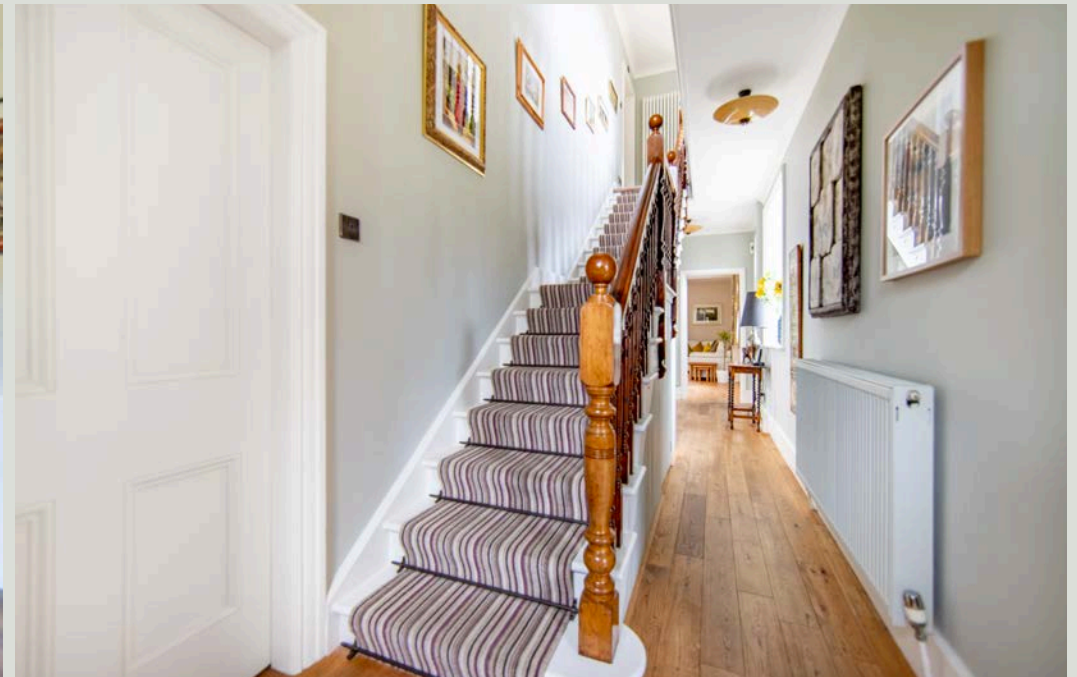


THE ESTATE HOUSE

Minsteracres

The Estate House provides an exquisite, stone-built residence that has been lovingly restored to an exceptional standard, seamlessly blending period character with contemporary comfort.

Nestled within the grounds of the historic Minsteracres estate, this impressive home enjoys a private and peaceful setting, surrounded by mature trees and glorious countryside views, while remaining within easy reach of Corbridge, Hexham and Newcastle.



THE ESTATE HOUSE

Minsteracres

Minsteracres enjoys a superb position close to the Northumberland and County Durham border, surrounded by unspoilt countryside and is placed within easy reach of Corbridge, Hexham and the Tyne Valley. The desirable village of Corbridge offers a range of independent shops, cafés, restaurants, and local amenities, whilst Hexham provides larger supermarkets, hospital, leisure centre and excellent schooling.

For leisure, Slaley Hall, Mattfen Hall, Derwent Reservoir, and Close House Golf Club are all nearby, offering a wealth of recreational options. Schooling is excellent, with nearby Slaley First School and Corbridge Middle and High Schools all easily accessible, along with Mowden Hall Preparatory School and several independent schools located within Newcastle.

The A68 and A69 provide superb road links to Newcastle, Durham, and Carlisle, with nearby railway stations at Stocksfield and Riding Mill offering regular services to Newcastle and Carlisle. Newcastle International Airport is also placed within easy reach.





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THE HEART OF THE HOME

The internal accommodation comprises: A welcoming hallway with traditional spindle staircase sets the tone for the home's elegance and light-filled interiors. To one side lies a generous study, equally suited to use as a family room or hobby space, featuring a beautiful exposed stone fireplace with wood-burning stove and a charming arched alcove. Beyond, the sitting room enjoys triple-aspect windows, flooding the space with natural light, and features a striking fireplace with a coal-effect LPG burner set on a granite hearth.



The utility room and ground floor cloakroom provide excellent practicality, while to the opposite wing of the property, the snug with feature stone fireplace opens into a truly impressive kitchen and dining area. With a vaulted ceiling, exposed beams and stone-flagged flooring, this is a magnificent open-plan living space designed for both family life and entertaining.



THE FINE ATTENTION TO DETAIL

The bespoke oak cabinetry complements the traditional beams, while the large central island with dining bench, wine cooler, and integrated appliances enhances the functionality of the room. A Clearview wood-burning stove provides a cosy focal point, while bi-folding doors open into the orangery, which the current owners use as a dining space. The limestone-tiled flooring benefits from underfloor heating throughout this wing, courtesy of the air source heat pump system. The orangery offers wonderful garden views and access to the patio and lawns beyond.

The stairs then lead up to the first floor which gives access to a landing which in turn gives access to the principal bedroom suite, which is a luxurious retreat, complete with extensive fitted wardrobes and an elegant en-suite bathroom featuring a freestanding roll-top bath and separate shower enclosure. Three further double bedrooms are well served by a beautifully appointed family bathroom with a bath and spacious walk-in shower.





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Externally, the property is approached via an impressive avenue lined with mature Redwood trees, creating an immediate sense of grandeur and seclusion. The grounds are a true highlight—beautifully maintained lawns, colourful borders and a variety of mature trees provide year-round interest and privacy. An additional walled courtyard garden offers a delightful setting for outdoor entertaining, complete with paved terraces, hot tub, and a charming summerhouse.

The extensive block-paved driveway provides ample parking and leads to the detached double garage, built in stone under a slate roof to complement the main house. Above the garage is a versatile, self-contained space currently used as a gym and office with shower room—ideal for guests, a home business, or conversion into an independent annexe (subject to any necessary consents). **The current owners also rent an adjacent 2-acre paddock under separate agreement, which may be available to continue if desired**

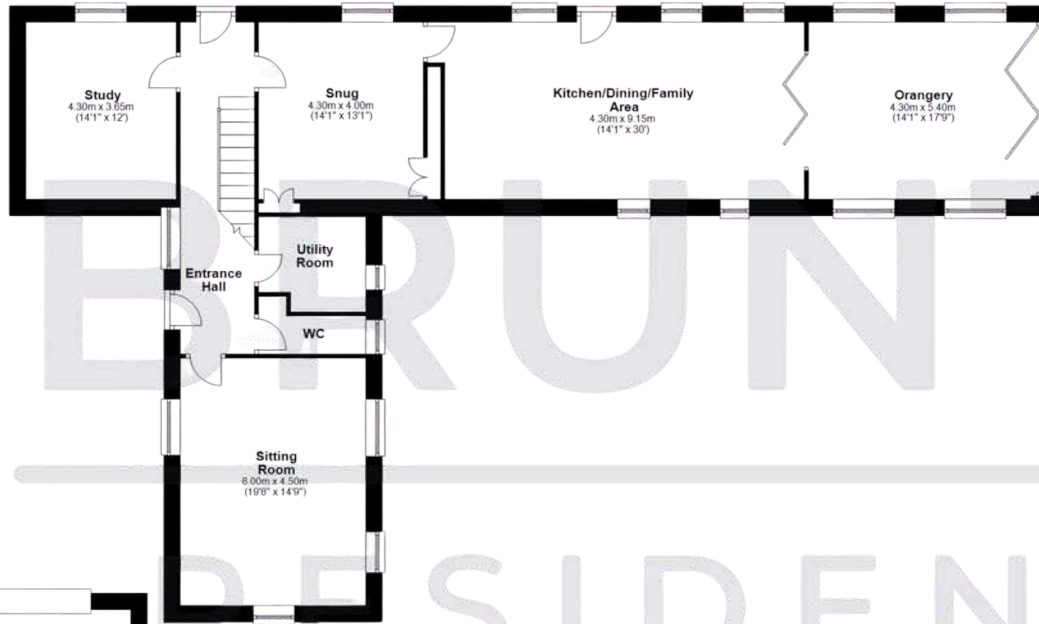
Approximate Mileages

Slaley 3.7 miles | Corbridge 8.4 miles | Hexham 9.5 miles | Durham 20.8 miles | Newcastle Airport 18.7 miles | Newcastle City Centre 21.1 miles

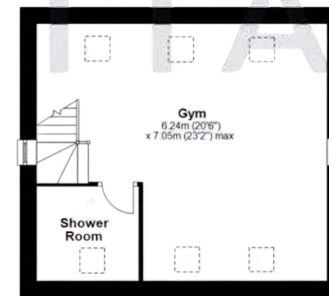
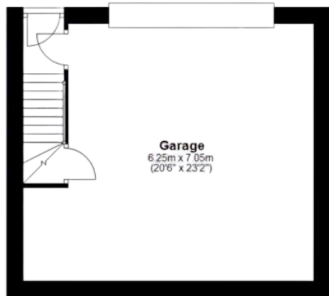
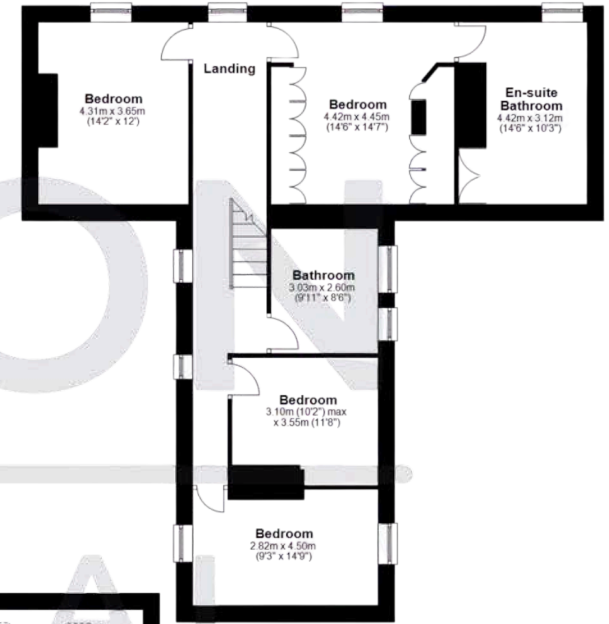
Services

Mains electricity and water | Drainage to septic tank | Air source heat pump providing central heating and hot water | Combination of underfloor heating and radiators with zone control

Ground Floor
Approx. 153.9 sq. metres (1656.1 sq. feet)



First Floor
Approx. 146.9 sq. metres (1575.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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