



Branton Middlesteads Farmhouse, Glanton - NE66 4BQ

Offers Over £395,000

PATON & CO
SALES | LETTINGS | RURAL



Branton Middlesteads Farmhouse, Branton Middlesteads

Glanton, Alnwick

A spacious stone-built farmhouse with five bedrooms, private gardens and countryside views, requiring modernisation and offering an exciting opportunity in a desirable rural location near Glanton.

- Traditional Stone Built Farmhouse
- Private Driveway & Mature Garden Grounds
- Five Bedrooms
- Requires Modernisation, Excellent Potential
- Peaceful Rural Setting Near Glanton
- Well Placed for Alnwick & Surrounding Areas

Accommodation Comprises

Ground Floor – Entrance Vestibule, Sitting Room, Dining Room, Family Room, Rear Hallway, Kitchen, Wet Room.

First Floor – 5 Bedrooms (3 with Built-in Storage), Family Bathroom, Separate Shower Room, Box Room / Home Office.

Outside – Private Driveway, Mature Garden Grounds, Lawn Areas, Established Trees, Hedging



Property Description

Set within generous and private garden grounds, Middlesteads Farmhouse is a traditional stone-built home approached via its own driveway, surrounded by mature trees, established hedging and areas of lawn, creating a peaceful rural setting with a high degree of privacy.

The entrance vestibule welcomes you into the property and provides access to the principal ground floor accommodation. To the right, the sitting room centres around a fireplace with log burning stove, creating a cosy focal point, and leads through to a spacious formal dining room. This is a particularly bright room, enjoying dual aspect windows and attractive views across the surrounding countryside, offering an ideal space for entertaining and family gatherings.

To the left of the vestibule lies a further reception room, currently used as a family room, complete with an open fire. The kitchen is fitted with a range of wall and floor units and features an oil-fired Aga, with a traditional pulley above for drying clothes. Beyond, a rear hallway provides access to the outside of the property. A wet room with shower completes the ground floor accommodation.

A staircase leads to the first floor where there are five bedrooms, three of which benefit from built-in storage. The accommodation is further served by a family bathroom and a separate shower room, in addition to a useful box room which could be utilised as a home office or study.

Externally, to the front of the property is well-established grounds, offering a combination of lawned areas, mature trees and hedging, all of which enhance the sense of seclusion and space.

While the property would now benefit from a programme of modernisation and renovation throughout, it presents an excellent opportunity to create a superb family home, tailored to individual tastes and requirements.

Middlesteads Farmhouse enjoys a convenient rural position just a short distance from the popular village of Glanton, providing access to local amenities while being well placed for Alnwick and the wider Northumberland area.





General Remarks

What3words

<https://w3w.co/contexts.intricate.photo>

Tenure

Freehold

Council Tax

Band G

Energy Performance Rating (EPC)

Rated F (32)

Services

Heating provided by back burner connected to open fire.

Private Water

Private Septic Tank Drainage

Mains Electricity

Fibre Broadband services available

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing & Conservation

Branton Middlesteads Farmhouse is not listed or located in a conservation area.

Distances

Branton 1 mile, Powburn 2 miles, Glanton 2 miles, Alnwick 11 miles, Rothbury 12 miles, Wooler 10 miles, Alnmouth Train Station 15 miles, Morpeth 23 miles, Newcastle Upon Tweed 38 miles (All mileage is approximate)









Area Insights

Branton Middlesteads Farmhouse is set just outside the peaceful village of Branton, surrounded by countryside and farmland. The village offers a strong sense of community and local amenities including The Bosk, a popular café and bistro, as well as nearby walking routes and the Branton Lakes Nature Reserve.

A short drive away, Powburn provides additional local services and access to outdoor pursuits, while the nearby village of Glanton offers a traditional Northumberland village atmosphere with a pub and community facilities. Families are well served for schooling locally, with Branton Primary School and Nursery providing early years and primary education, further primary options including Whittingham Church of England First School, and secondary schooling available at The Duchess's Community High School in Alnwick.

The historic market town of Alnwick, around 10 miles east, offers a wide range of shops, supermarkets, cafes and restaurants, as well as cultural and leisure facilities including a theatre, cinema and sports clubs. The town is renowned for Alnwick Castle and Gardens, one of Northumberland's premier visitor attractions, and provides a vibrant town centre with regular markets, community events and charming streets lined with independent traders.

To the west, Rothbury provides a picturesque market town experience on the edge of the Northumberland National Park, with boutique shops, galleries, cafés and riverside walks along the Coquet. Wooler, often described as the "Gateway to the Cheviots," offers additional amenities and excellent access to walking, cycling and countryside activities in the surrounding hills and parklands.

Alnmouth train station, approximately 15 miles away, provides convenient access to the East Coast Main Line, offering direct services to Edinburgh, Newcastle and London. Newcastle upon Tyne is around 90 minutes by car, providing an international airport, mainline rail links and a full range of shopping, cultural and employment opportunities.

This combination of rural tranquillity, excellent schooling and easy access to larger towns and cities makes Middlesteads Farmhouse an exceptional family home.



Useful Links

Branton Primary School- <https://www.brantonschool.uk/>

Whittinghame C of E Primary School

<https://www.whittinghamprimaryschool.co.uk/>

Duchess High School- <https://www.dchs-alnwick.org/>

Northumberland Zoo-

<https://www.northumberlandzoo.co.uk>

Alnwick Castle- <https://www.alnwickcastle.com/>

The Bosk -<https://www.breamishvalley.co.uk/the-bosk/>

Wansbeck General Hospital

<https://www.northumbria.nhs.uk/our-locations/wansbeckgeneral-hospital#d2c957ba>

Newcastle International Airport-

<https://www.newcastleairport.com>

The Cook & Barker Inn - <https://cookandbarkerinn.co.uk>

Running Fox Bakery - <https://runningfoxbakery.co.uk>

Dobbies Garden Centre-

<https://www.dobbies.com/ponteland>

Hadrian's Wall Walks-

<https://www.walkingenglishman.com/hadrianswall05.html>

Alnmouth Train Station-

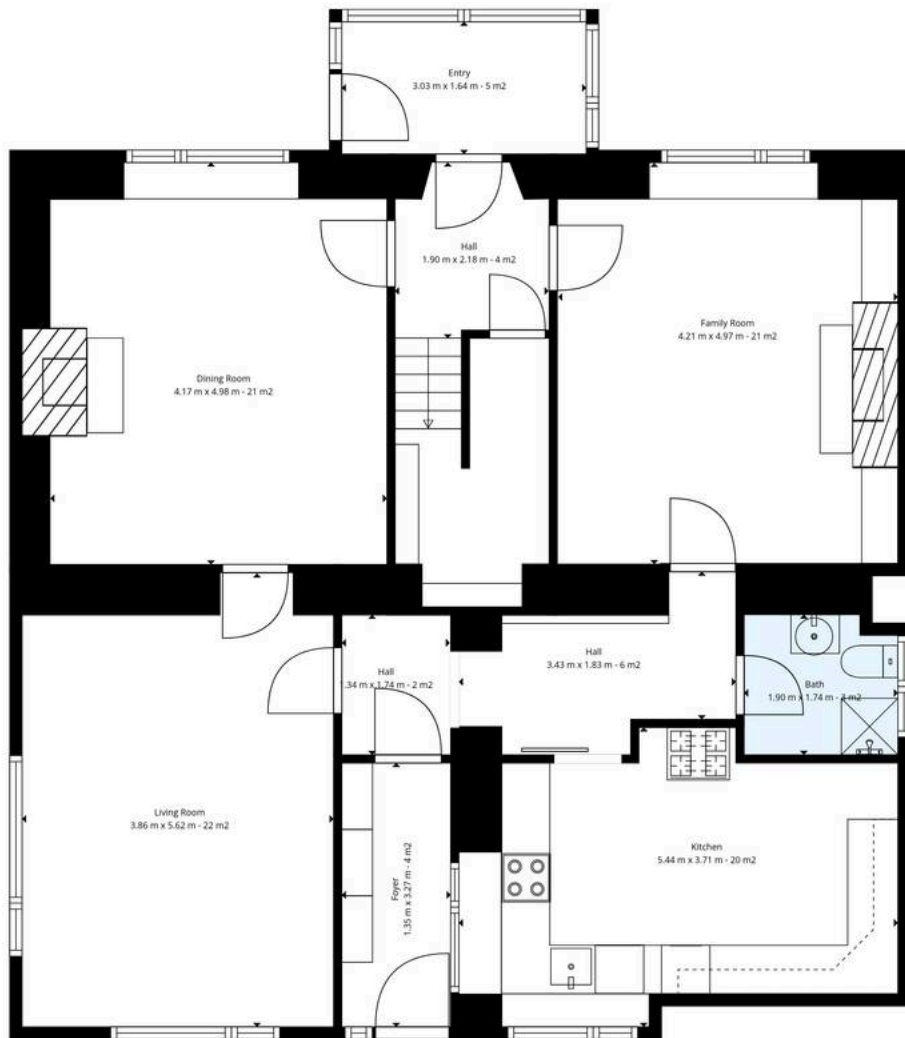
<https://www.northernrailway.co.uk/stations/alnmouth>

Northumberland Cricket -

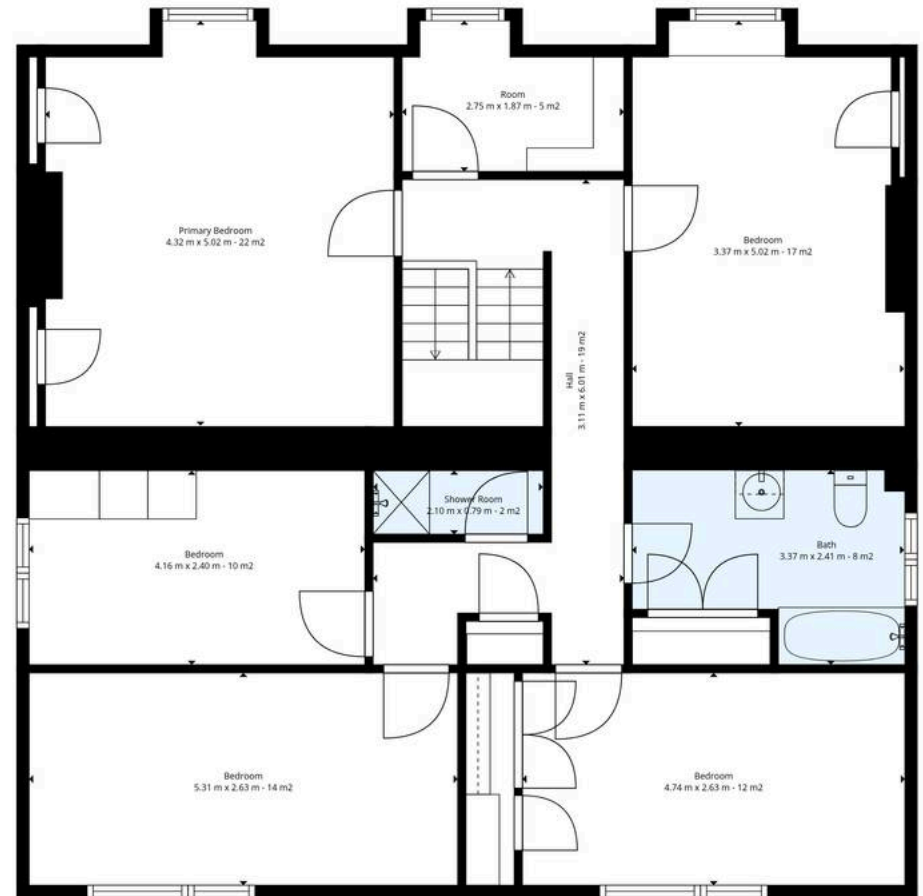
<https://northumberlandccc.playcricket.com/>

Dark Skies, Northumberland-

<https://www.northumberlandnationalpark.org.uk/things-to-do/discover-dark-skies>



1st Floor



2nd Floor

Total: 233 m²
 1st Floor: 120 M², 2nd Floor: 113 m²
 Excluded Areas: Walls: 14 m²





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO
SALES | LETTINGS | RURAL