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Northumberland Hall

Northumberland, UK



Milburn Hall is a Grade II Listed country house surrounded by an 800 acre estate. The Hall was commissioned in the 1880's by Sir John Milburn and remained in the Milburn family until the current owners purchased it in 2008. It has always been a private home but is now available on an exclusive use basis for self catering breaks and wedding weekends when the owners are not in residence.



The Hall has 12 bedrooms, all with modern bathrooms and each bedroom is tastefully decorated with antique and contemporary furnishings. The spacious living accommodation includes drawing room with feature fireplace and full length mullioned windows, wood panelled dining room, cosy library, modern kitchen, breakfast room and stunning ballroom with chandeliers and minstrels' gallery. Hire also includes the self-contained Garden Cottage which has an adjoining door leading into it from the ballroom, as well as a separate entrance into the courtyard.



There is also a games room just opposite the Hall with snooker table, an all weather tennis court next to Garden Cottage and an indoor heated swimming pool located in West Barn, about a 5-10 minute walk from the Hall. The games room is for the use of the Hall only but the tennis court and swimming pool are shared with guests staying in the holiday cottages. Each property is given a daily timeslot in which to use the facilities so they have privacy.



The Hall's private gardens are beautifully kept with different aspects such as manicured lawns, a hidden topiary garden and walled garden with Victorian greenhouse. The gardeners work tirelessly to maintain the shrubs and flowers which are a riot of colour in spring and summer.

The 800 acre estate is ideal for walks and the River Coquet runs through it, with its own fishing rights to a 3½ mile beat along one bank. Salmon and trout fishing is available and the cost includes the help of their own gillie.



USPs:

- Exclusive use of a private country house
- 800 acre estate, ideal for nature lovers and walkers
- Salmon and trout fishing available
- Spectacular ballroom, perfect for special occasions
- Stunning gardens and grounds
- Indoor swimming pool, tennis court and games room
- Private and peaceful
- Home away from home
- Located just off the A1 with easy access to Northumberland's attractions

Location of house:

Situated on a private 800 acre estate, the Hall has an idyllic rural and peaceful location, surrounded by manicured gardens and woodland. The River Coquet runs through the grounds and there are walks through the woodland and surrounding area.

Style of house:

The house is decorated in a traditional style with antique furniture, which befits the elegant wood panelled rooms. All of the bathrooms are modern with new shower cubicles and roll top baths and the kitchen is fitted with modern units and granite worktops and has an electric oven as well as an aga.

Number accommodated:

24 under one room or up to 48 including the cottages:

- Hall – 24 adults plus up to 3 additional children under 5 years.
- Hall & Garden Cottage (sleeping 5) – 29 people. Hire of both also includes use of the Ballroom as it adjoins Garden Cottage.



Additional cottages on the estate:

- Stable Cottage – 5 plus one child under 5 (opposite Garden Cottage to the rear of the hall)
- West Lodge 6 plus one child under 5 (located on the banks of the river at the bottom of the drive, a 5-10 minute walk from Hall)
- West House 8 plus one child under 5 (located next to the swimming pool, a 5-10 minute walk from Hall)

Number of bedrooms:

Hall – 12 bedrooms: 8 king sized doubles, 3 zip & link double/twin & 1 twin

Garden Cottage – 3 bedrooms: 1 double, 1 twin & 1 single

Additional cottages on the estate:-

Stable Cottage – 3 bedrooms: 1 double, 1 twin & 1 single

West Lodge – 3 bedrooms: 3 zip & link double/twin

West House – 4 bedrooms: 3 zip & link double/twin & 1 double

Number of bathrooms:

Hall – 14 bathrooms

- 9 en-suite bathrooms; 7 are shower rooms & 2 have bath and shower
- 3 private bathrooms; 2 have bath and shower & 1 has a shower only; they are across the landing from their allocated bedrooms
- 2 cloakrooms with WC on the ground floor.

Garden Cottage - 2 bathrooms; ground floor shower room with WC and first floor bathroom with WC.

Additional Cottages:

Stable Cottage – 1 bathroom with bath and shower over, WC

West Lodge – 3 en-suite shower rooms, 1 separate WC off lounge



West House – 3 en-suite shower rooms, 1 en-suite with bath and shower

Bathrobes and towels are provided for all guests

Dining capacity:

Kitchen: 4 - Central breakfast bar with 4 stools

Dining room: 20-26 – Dining table seats 20 comfortably but can be extended to seat 24. An additional table seating 6 can be put into the window alcove.

Ballroom: 100 – suitable for weddings and private parties where there are too many guests to be seating in the dining room

Alfresco: Up to 50; 2 large patio tables seating 6, plus 4 bistro style tables seating 4 on the ballroom patio plus additional benches and garden chairs.

In addition, each cottages has its own patio furniture.

Catering:

For weddings and functions we have our own catering team (head chef is from award winning Doxford Hall Hotel restaurant which is owned by the same family) – prices start from £33.70 per head for a 3 course meal, £15.95 per head for hot and cold fork buffet, £25 per head for barbecue.

For smaller dinner parties, breakfasts, etc. A La Carte Catering 01670 787 681 www.alacartecatering.co.uk are recommended - prices start from £9 per head for full English breakfast, £15 per head for hot and cold fork buffet (min charge applies), £26 per head for 3 course dinner.

Nearest pubs & restaurants:
Warkworth, 3 miles.



Other services offered:

Welcome hamper worth £100 provided for each booking which contains local cheeses, chutneys, jams, chocolates, etc.

Maid service for £200 per day to make beds, clean and tidy all rooms, clean dishes and empty bins.

Beauty therapist will come to Hall, prices start from £22 for facials and massages, £6.50 for waxing, £8 for manicures and pedicures.

Florists can put flowers into each bedroom (fresh flowers provided in the Hallway for each booking).

Northumbrian Nannies can provide a babysitting service.

We also have a long list of local suppliers from DJs and classical musicians to magicians, murder mystery parties and photographers.

The owners of the Hall also own Eshott Hall Hotel and Doxford Hall Hotel and Spa, both a 15 minute drive away. Both hotels have AA rosettes for their restaurants and Doxford Hall has an excellent spa. Guests at the Hall are entitled to discounts in the restaurants and spa.

Facilities:

Games Room located at the back of the Hall contains snooker table and air hockey table, various board games and jigsaws plus a chess set and croquet set.

Indoor heated swimming pool - located in West Barn (about 5-10 minutes' walk from Hall). Pool is shared with guests staying in cottages and each property has a set time every day in which to use the pool, key fobs operate the door only at the correct time so that no one else can get in while you are using the pool. Hall and Garden Cottage together have 4-6 hours a day to use pool (timetable can be provided on request), shower and changing room.



Tennis court - located next to Garden Cottage also has 2 hour daily timeslots for Hall and all cottage guests to use (timetable on request). Racquets and balls are provided.

Activities and places of interest:

Activities onsite or nearby:

Fishing on site for trout and salmon – 3½ mile beat on River Coquet which is a spate river. Guests must bring their own rods and equipment and have fishing licenses (obtained from Post Office). Cost is £60 per day or £175 for 3 days or £250 for a week in high season (details provided on request) and includes the help and advice of our gillie.

Shooting – Bywell shooting ground in Felton 7 miles

Golf – Warkworth, 3 miles

Horse riding – Townfoot stables, Alnwick, 8 miles

Watersports & sailing – Amble, 4 miles

Coast – Warkworth, 3 miles

Shopping - The larger towns of Alnwick and Morpeth are about 8 miles from the Hall and Newcastle city centre is a 45 minute drive.

Doxford Hall Hotel Spa, 15 minutes drive away. Guests at the Hall are entitled to discounts in the spa.

Places to visit within a 30 minute drive:

Alnwick Castle

Alnwick Gardens

Cragside

Northumberland National Park

Howick Hall

Slightly further but under an hour:

Holy Island; Bamburgh Castle; Rothbury; Belsay Castle; Newcastle upon Tyne



**Check in/out times:**

Check in from 4pm / Check out by 10am unless otherwise agreed.

Pets:

Dogs welcomed - £20 for first dog and £10 per dog thereafter up to a maximum of 4 in the Hall and 3 in the cottages.

The Hall also has outdoor kennels for guests to use.

Disabled facilities:

There are no ground floor bedrooms in the Hall and no lift but the staircase is not steep. It is possible to move a bed into the lounge of Garden Cottage which has a ground floor shower room and WC. There is a disabled ramp from outside going into the ballroom and a wooden moveable ramp from the ballroom into the library. One of the downstairs cloakrooms is off the library. The rest of the ground floor rooms in the Hall can be accessed from the west entrance over gravel.

Stag and hen parties: Not allowed

Travel:

London 3½ hours by train, 6 hours by car, flights to/from Newcastle. 5 minutes from the A1.

Nearest airport: Newcastle 28 miles

Nearest railway station: Alnmouth 6 miles

Taxi service: Falway Private Hire 01670 788 535 or Amble Taxis 01665 710 988

Distance to nearest town:

Warkworth 3 miles

Prices & Booking:

Weekends:

From £5,000 low season (Oct – March inc);
£6,500 high season (April- Sept inc)



A 20% discount can be offered for groups of 14 or less where 3 of the bedrooms are excluded from the rental. Guests would still have exclusive use of the property.

Weekly: From £8,000 low season;
£9,500 high season

Christmas: £9,500 for a week,
£6,500 for a weekend

New year: £9,500 for a week,
£6,500 for a weekend

Minimum stay: 3 nights

£1,000 discount for bookings of the Hall only excluding Garden Cottage and the Ballroom.

Booking terms: A 25% deposit is required to secure your booking with the balance due 6 month prior to arrival. A refundable damages deposit of £500 is also required 6 weeks prior to arrival.

A note from the owners:

The Hall is our second home and one much loved by us. Many guests comment on the homely atmosphere of the place – it may be a country house but it is certainly not stuffy and formal. We have decorated the Hall in keeping with its history, using antique furniture alongside new pieces, and there is a comfortable 'lived in' feel to the house. The bathrooms are all new with modern suites and the curtains and furnishings in the bedrooms are tasteful and sumptuous. The bedrooms at the front of the house look down over the south lawns to the river below and reading a good book in the window seat is a particular treat.

The Hall is the perfect place for entertaining. Drinks in the drawing room is magical – in front of the roaring fire in winter or the open windows in summer – and when guests are taken through to the candlelit dining room there are gasps of wonder. The wood panelling, chandeliers and candlelight create a warmth that sets



the tone for sparkling conversation. The ballroom is designed for celebrating special occasions and the neutral colour of the walls, wooden columns and chandeliers are a backdrop for any kind of decoration you would like.

We are keen gardeners and take pride in the beautifully kept grounds – the hidden topiary garden being a favourite in the summer months. Red squirrels scamper around the gardens and otters have been seen along the river.

The staff at the Hall are very welcoming and friendly and will do all they can to make your stay memorable. A recent guest commented 'The house was magnificent... the rooms were superb as were the bathrooms...everyone enjoyed walks around the gardens and woods...what a wonderful place.'

We have people returning each year and that tells us that they must love our home as much as we do.

