

Case Study

Project Name: Middleton Hall

Value: £2,345,000.00

Timeline: 12 months

Client: Middleton Hall Leisure Ltd
Middleton Hall
Belford
Northumberland
NE70 7LF

Contact: Brian Morton, Estates Manager.



Description of work carried out:

Located in rural Northumberland, Middleton Hall, a grade two listed building was constructed to a Gothic design during the Victorian era. The original twenty one-bedroom property had been converted in to five separate accommodation units during the 1960's. Four of the five units had been unoccupied for almost twenty years prior to the current owner purchasing the property in 2008.

The plan was to convert the hall back to its original grandeur, retaining one wing of the property for a private home and allowing the remainder of the hall to be used as either one large or three separate Luxury Holiday Rentals and a fantastic venue for Wedding and other special occasions.

The Hall and the grounds had become uninhabitable and overgrown; we undertook an extensive clear out and investigative work to ascertain the problems we would face. A considerable amount of Wet and Dry Rot was present in the Roof and First floor areas, all of the affected sections were treated and when necessary removed and replaced the timber which was beyond repair.

A full inspection and subsequent remedial and cleaning works were carried out on the whole façade of the building, replacing lost and damaged stone sections and balustrades. Original steel casement windows were replaced and re-glazed where necessary by specialists.

A new Central Heat Plant and Bio Mass Boiler system was designed to provide a green solution to the problem of heating the Hall, all work in connection with the installation was carried out prior to the system being installed by specialists.

Upon completion of the design and layout of the internal Hall, work began to re-position the original oak staircase to its original location, walls were removed which had blocked existing passageways and walls reinstated to ensure the original layout of the Hall was once again achieved. Specialist care was taken to repair decorative plasterwork ceilings, cornice, and carved skirting and mouldings.

With the intention of allowing the property to be sectioned off into three separate units for hire we installed bespoke handmade kitchens in three separate locations, utilising the layout and size of the rooms to maximise the usable kitchen space. The main kitchen was fitted to commercial standards for professional caterers to use whilst ensuring the aesthetic quality was not diminished.

The grounds of the hall were originally planted with rare species of plants and trees, we worked closely with Landscape designers to carefully remove overgrown areas of trees and plants to ensure the original indentations of the grounds design where achieved. The walled gardens where completely overgrown with trees of substantial size, all of these where removed in preparation for the gardens to be used as a source of Home grown produce. The original Victorian Green Houses where restored, re-glazed.

The work was carried out over a twelve-month period alongside further projects within the grounds, the standard of finish and quality of the products was the very best. The Hall and the surrounding Holiday Rentals achieved a Five Star rating.

Throughout the project we worked closely with the local Council Building Inspectors, English heritage and conservation specialists to ensure the finished project was in keeping with the original design and feel of the property.