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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Farm Road

HARTFORD, CRAMLINGTON, NE23 3AU

OFFERS OVER

£650,000

3 BEDROOMS · 3 BATHROOMS · 3 RECEPTIONS

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THE PROPERTY

Farm Road, Hartford

OFFERS OVER £650,000 · FREEHOLD

Signature North East is delighted to welcome to the market this charming three-bedroom detached home, located on the outskirts of Cramlington in the historic village of Hartford. Brimming with character, this former Mine Manager's residence from East Hartford's mining past retains many original features throughout. The property is ideally situated, enjoying a peaceful setting with generous internal space, while remaining close to Cramlington's many amenities. It also offers easy access to the coast and excellent transport links, including road networks and bus routes connecting to Newcastle upon Tyne and beyond.

Upon entering the home, you are welcomed into the reception area which leads directly into the kitchen. The kitchen itself is both spacious and practical, featuring an abundance of wall and base units, ample countertop space, and integrated appliances including a traditional Aga. Adjoining the kitchen is a characterful dining room with a rustic fireplace, and from here you can access a convenient utility room and separate W.C. The open-plan layout of the living and dining areas is enhanced by a stunning dual-aspect fireplace, while the sun room offers the wow factor with exposed brickwork, plentiful natural light, and graceful double doors opening out to the rear garden.

The ground floor also hosts two generously sized bedrooms, both capable of accommodating double beds and additional furniture, with the added bonus of external door access. A well-appointed wet room completes the lower level, fitted with a walk-in shower, hand basin, and W.C. Upstairs, a large reception area currently serves as a home office and links the spacious third bedroom to a bathroom and an additional shower room, offering excellent flexibility for a range of living arrangements.





KEY FEATURES

- Historic Detached Home in Hartford Village
- Three Double Bedrooms
- Character Features Throughout
- Sun Room With Garden Access
- Large Garden With Patio & Fountain
- Solar Panels, New Roof (2023), Planning Permission For Second Dwelling

- Council Tax Band E
- EPC Rating D







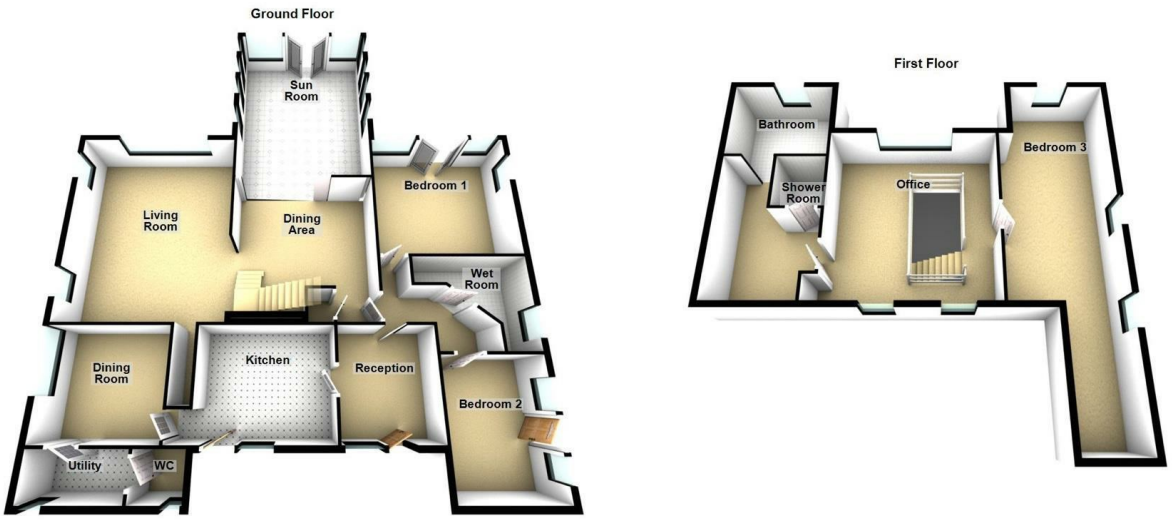




ACCOMMODATION

Room Dimensions

FLOOR PLAN



Total area: approx. 261.2 sq. metres (2811.4 sq. feet)

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