

# SIGNATURE

## NORTH EAST

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📍 The stables, Hartford hall, Bedlington NE22 6AG

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**£200,000**

Signature North East is delighted to present Charollais, The Stables, Hartford Hall—an exceptional two-bedroom apartment nestled within the exclusive residential community of the Hartford Hall Estate. This unique property forms part of a stunning conversion of a former stable block, a Grade II listed building, recognised for its historical significance and is set within the prestigious Hartford Hall Estate. The property offers a peaceful retreat while remaining conveniently located for the nearby towns of Bedlington, Cramlington, Morpeth, and Blyth. Excellent road links provide easy access for commuters travelling to Newcastle and the airport, as well as to the breath-taking Northumberland coastline and countryside. The scenic Plessey Woods Country Park just a short distance away, residents can enjoy the best of both worlds—tranquil countryside surroundings with modern conveniences close at hand.

The apartment is situated on the first floor, with access through the beautifully maintained internal communal gardens. Upon entering, the welcoming hallway leads you to the open-plan kitchen, dining, and living area—a perfect space for hosting gatherings or enjoying quality time with loved ones. The kitchen is well-appointed, offering ample wall and base units alongside generous counter space. Exposed beams add character and charm, reflecting the building's historical origins.

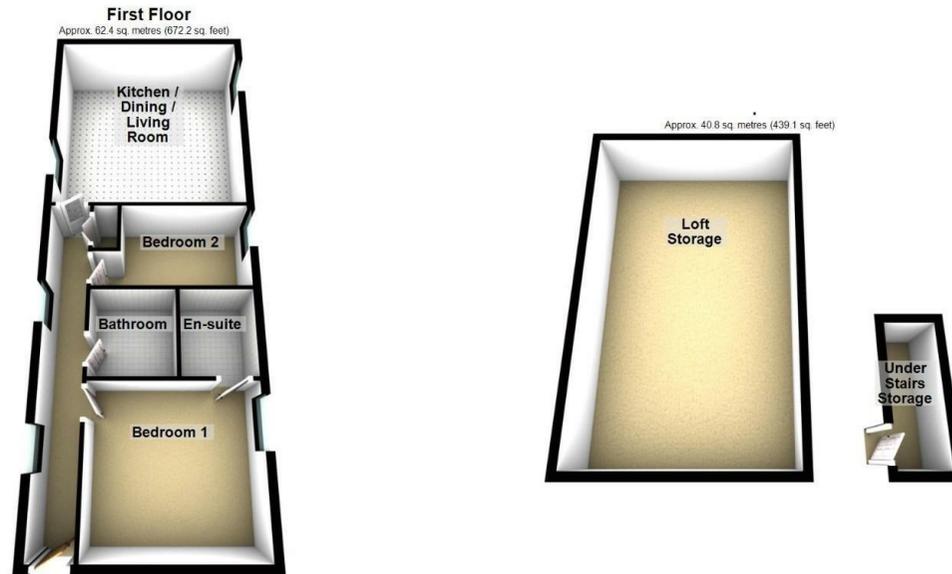
Returning to the hallway, you'll find two well-proportioned bedrooms. The primary bedroom benefits from an en-suite shower room, complete with a walk-in shower for added convenience. The second bedroom is a versatile space, ideal for hosting guests, a home office, or a children's room. Additionally, the property features a boarded loft area, providing excellent storage solutions. Communal storage is also available to cater to residents' storage needs. Outside, the communal interior garden features a unique balcony, offering a serene spot to enjoy the indoor water features.

The surrounding landscape is truly breath-taking, providing a serene and picturesque setting. The estate spans an impressive 70 acres, featuring peaceful woodlands and scenic walking along the River Blyth—perfect for tranquil strolls and wildlife spotting. The communal grounds are available to residents, offering a unique blend of nature and privacy. Additionally, one allocated off-road parking.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 103.2 sq. metres (1111.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Kitchen / Dining / Living Room  
16'7" x 15'9"

Bedroom One  
12'4" x 11'6"

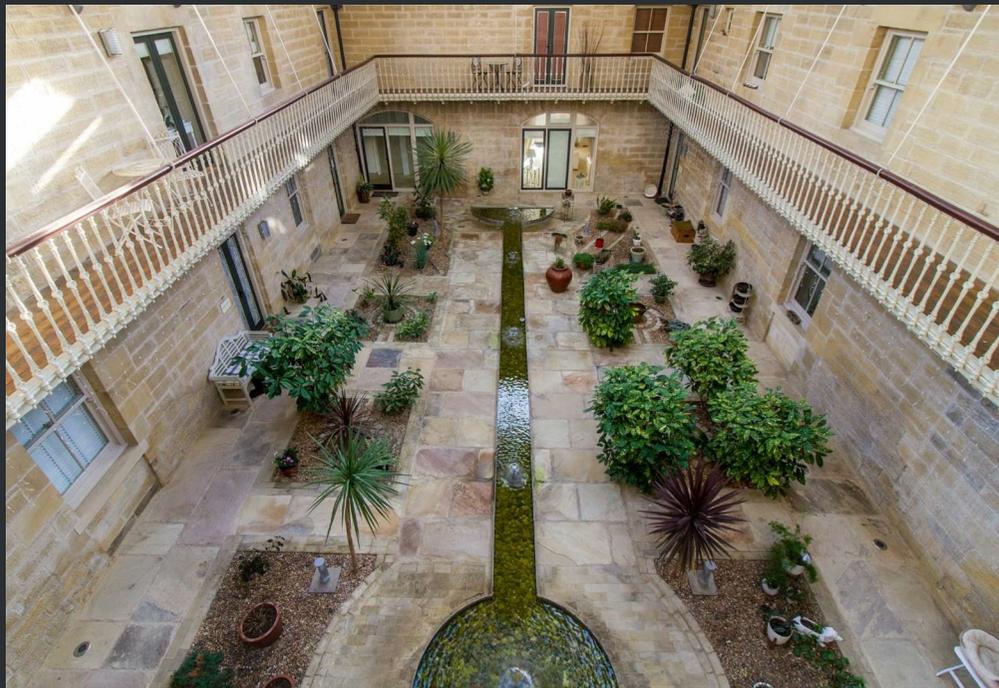
En Suite  
6'6" x 5'6"

Bedroom Two  
12'4" x 6'9"

Bathroom  
6'6" x 6'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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