

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Hartford Hall Estate, Bedlington NE22 6AG

# Hartford Hall Estate, Bedlington NE22 6AG

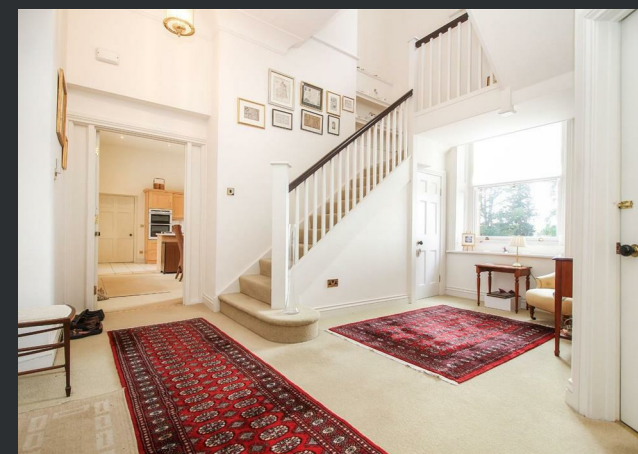
**Offers Over £549,950**

A unique opportunity has arisen to acquire this beautiful, three-bedroom home, situated in the south-east wing of the historical Hartford Hall Estate, built in 1807. This incredible grade two listed property showcases amazing, traditional features throughout and offers spacious, open plan living in a one-of-a-kind location, offering breath-taking panoramic views of the natural surroundings throughout the home.

The rich history of this property is notable right from the beginning, in the vestibule, which was originally used as a meat and game store and features ornate detailing in the windows. This then leads into the welcoming, grand entrance hall, which provides access to all principal rooms of the ground floor. The living room presents ample space for furnishings, a feature fireplace, and large windows drawing in natural light and showcasing the stunning view. Back through the hallway is the kitchen/ diner, this bright and airy space provides a delightful area to dine with family or guests and is conveniently equipped with a range of integrated appliances and fitted floor and wall units. Connected is a utility room, and a downstairs W.C completes the ground floor.

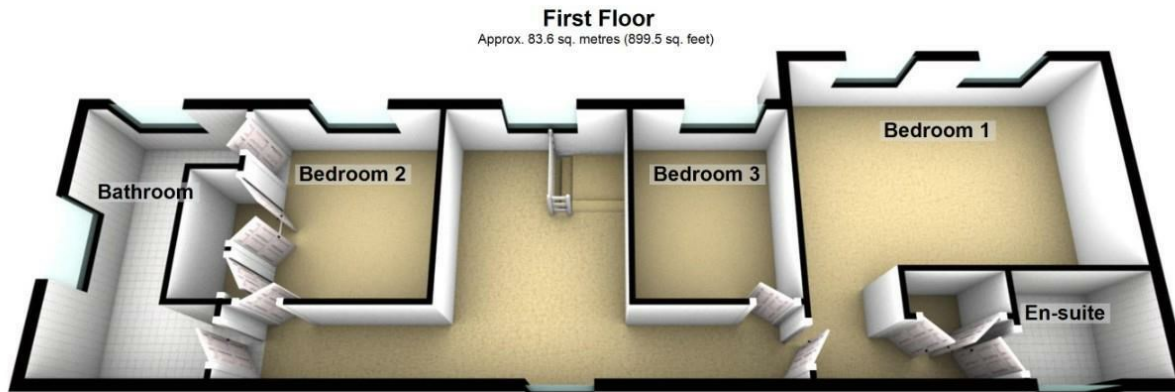
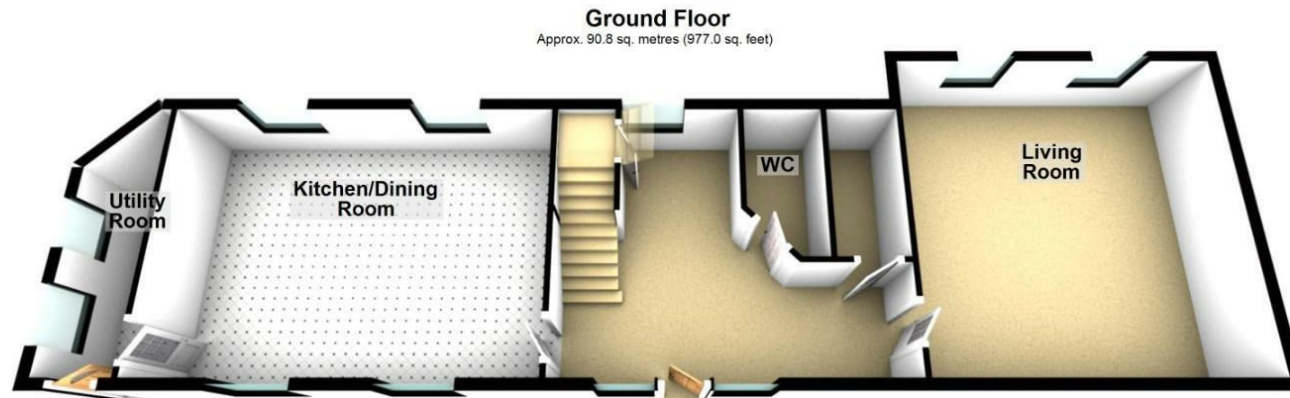
Upstairs to the first floor is the bedrooms, all of which provide ample space, and large windows, gifting the chance to wake up to the breath-taking view every day. The master suite benefits from fitted storage and a fully tiled ensuite. This floor is made complete by a four-piece family bathroom.

Externally, this unique property offers two parking bays, a garage, and to the front, in the courtyard is a low maintenance, gravel area. To the rear finds a large gravel area, a wonderful place to sit and take in the exclusive and magical view this property gifts, whilst also enjoying the surrounding nature. This home has direct access to the surrounding communal grounds, with 50 acres of woodland and riverside walks to explore.



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

# PROPERTY FLOORPLAN



Total area: approx. 174.3 sq. metres (1876.4 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:

Living Room  
17'10" x 17'9"

Kitchen / Dining Room  
20'11" x 14'9"

Utility Room  
14'9" x 4'0"


WC  
8'6" x 4'3"

Bedroom One  
17'10" x 17'9"

Bedroom Two  
10'9" x 10'4"

Bedroom Three  
10'8" x 8'7"

Bathroom  
14'9" x 8'10"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News