



The Hall Hartford Hall Estate, Bedlington, NE22 6AG

Hartford Hall is an imposing Grade II* listed building with a rich history dating back to 1807. Originally built by William Burdon, this magnificent property set within 52 acres of communal land, overlooks picturesque woodland and the tranquil River Blyth, teeming with diverse wildlife. The Hall, the largest house within this historic building, was expertly redeveloped in 2003, carefully retaining all of its original features, private garden and terrace. Despite its historic charm, the property offers excellent modern convenience with superb transport links, just minutes from the A1, A19, Newcastle Airport, and Morpeth train station.

Set over four floors and bursting with period charm, the accommodation briefly comprises: entrance lobby with picture windows, tiled flooring, Atrium sky light and ornate cornice; grand reception hall with solid wood flooring, decorative ceiling, picture windows and stairs to first floor; spiral staircase leading to the cellar/basement downstairs, WC; 39ft drawing room with feature fireplace, Parquet flooring, walk in bay, decorative ceiling and ornate cornice; hallway, open to library with feature fireplace, Parquet flooring, ornate cornice and decorative ceiling rose. The first floor landing with linen cupboard gives access to; kitchen breakfast room with a range of fitted units, work surfaces, integrated appliances, breakfasting bar and spot lighting; bedroom three with an en-suite shower room; utility room; living room with feature fireplace. The second floor landing gives access to; four bedrooms one with

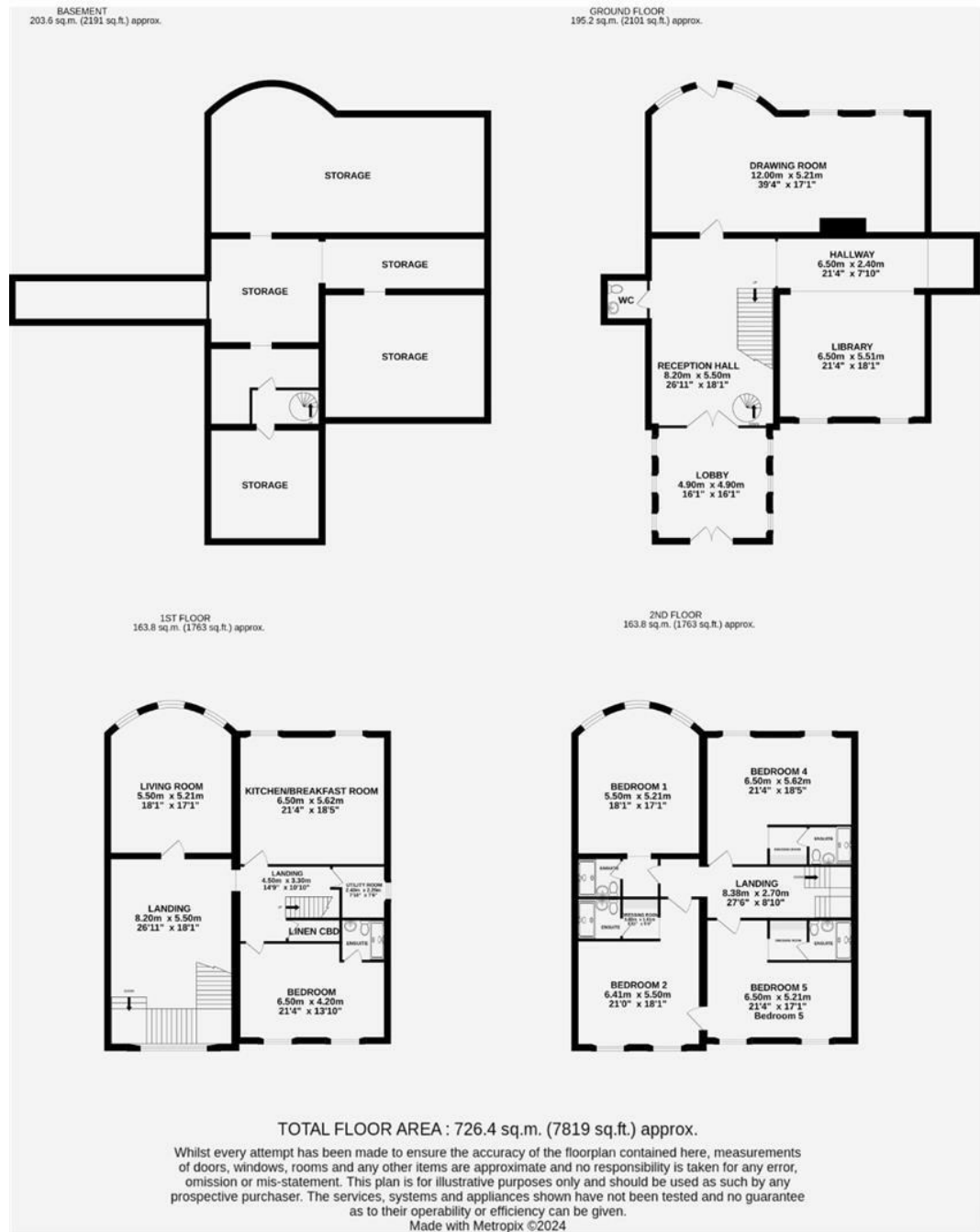
walk in bay, decorative ceiling and access to an en-suite bathroom; bedroom two with dressing room and en-suite shower room complete with three piece suite; bedrooms two, four and five again with dressing rooms and en-suite shower rooms. To the basement/cellar, a generous storage facility spanning the entire width and depth of the property.

Externally, off-street parking to the front and to the rear, including a double garage all forming part of the 52 acres, a delightful rear terrace laid mainly to lawn with pathways and furthermore leading to a communal garden and beyond into the grounds.

Unique Grade II* Listed Home | Five Bedrooms with En-Suites | 39ft Drawing Room | Library | Downstairs WC | Kitchen Breakfast Room | Living Room | Utility Room & Linen Cupboard | Generous Basement/Cellar | Private Rear Garden & Communal Terrace | Double Garage & Further Off-Street Parking | Set Within 52 Acres | Period Features Throughout | Leasehold with 994 Years Remaining | Service Charge - £3,594.69 Per Annum | Buildings Insurance (speak to agent) | Council Tax Band G | EPC: N/A



Offers Over £850,000



IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



