



# THE HALL

Hartford Hall Estate | Hartford | Northumberland





**rare!**  
From Sanderson Young

## The Hall

Hartford Hall Estate | Hartford | Northumberland | NE22 6AG

Magnificent Grade II\* Listed home within the historic Hartford Hall, built by the Burdon family in 1807

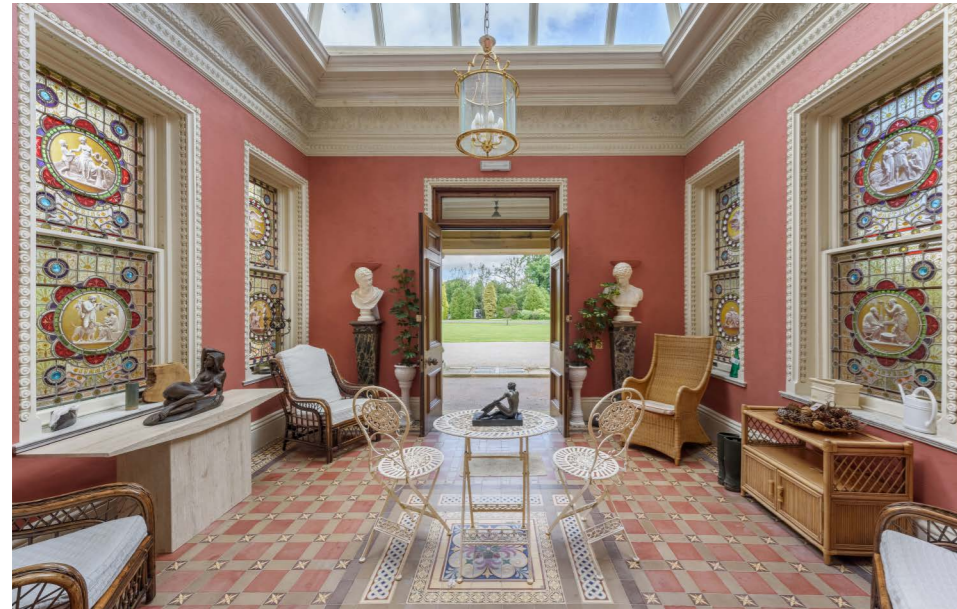
**Guide Price: £1,250,000**

*Morpeth 5.4 miles, Newcastle International Airport 9.6 miles, Newcastle City Centre 11.4 miles  
(all distances are approximate)*

- Stunning Grade II\* Listed home
- Renovated, remodelled & refurbished to a very high standard
- Many original features retained including fabulous cupola
- Private south facing rear garden & communal grounds of 52 acres

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## DESCRIPTION

Hartford Hall was built by the Burdon family in 1807 and The Hall itself provides the principal accommodation within this magnificent building. Purchased by the current owner 20 years ago, this stunning Grade II\* Listed home, one of 8 within Hartford Hall, has been completely renovated, remodelled and refurbished to a very high standard, retaining many original features including elaborate cornicing and plasterwork, stained and leaded glass windows, beautiful fireplaces and the fabulous cupola on the second floor.

The accommodation comprises:

Outstanding pillared portico leading to magnificent vestibule and reception with stunning stained and leaded glass windows | Double doors to reception hall with fabulous staircase and landing above, a statement for any country mansion | Spiral staircase to cellar rooms, divided into four or five barrel vaulted stone storage areas | Double drawing room to the rear with beautiful bay window, two fabulous fireplaces, elaborate cornicing and plasterwork, and dual south facing aspect with bright sunshine streaming in on a lovely sunny day | Library/working office with stunning fireplace and built in furniture | Cloakroom WC

First Floor: Landing with feature stained and leaded glass windows | Stunning morning room, located directly above the drawing room, with feature windows and south facing aspect | Kitchen/breakfast room with southerly aspect and fitted by Newcastle Furniture Company with handmade wood cabinets and quality built in appliances | Large fifth double bedroom with ensuite bathroom WC

Second Floor: Four large double bedrooms, all with ensuite bathrooms, recently fitted to a high standard | The principal bedroom has a feature bay window and a fabulous cupola roof

Externally, The Hall enjoys a private south facing garden to the rear of the property, and use of the communal grounds which extend to 52 acres.

Services: Mains gas, electricity, water & drainage | Tenure: Leasehold (995 years remaining) | Council Tax Band: G











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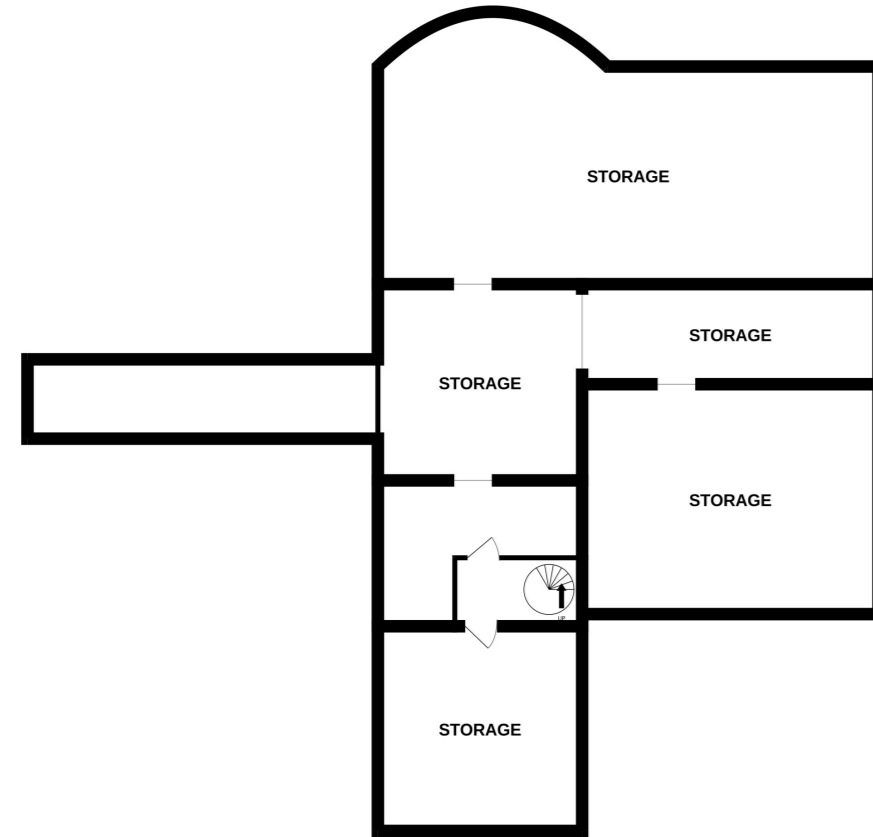
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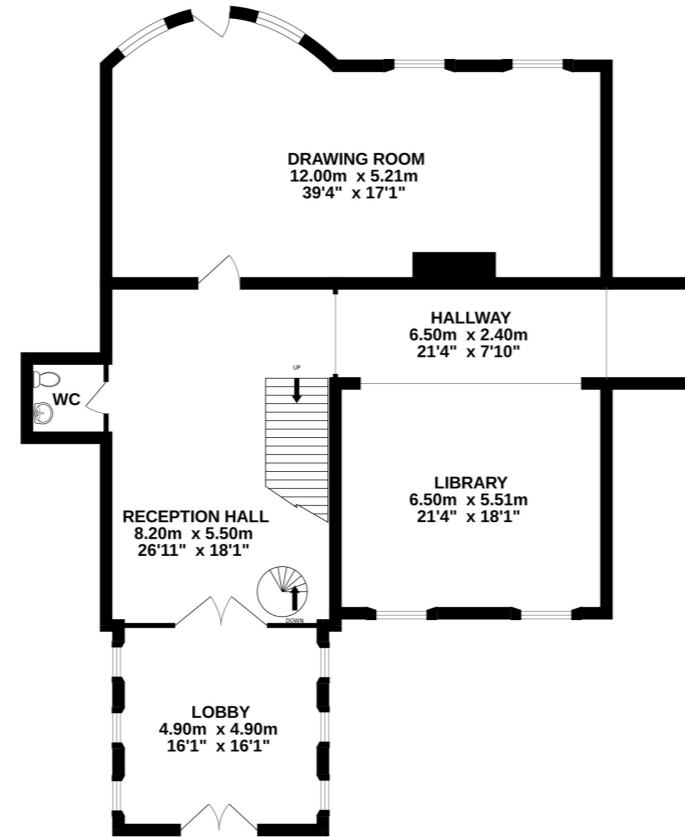


## FLOORPLANS

BASEMENT  
203.6 sq.m. (2191 sq.ft.) approx.



GROUND FLOOR  
195.2 sq.m. (2101 sq.ft.) approx.



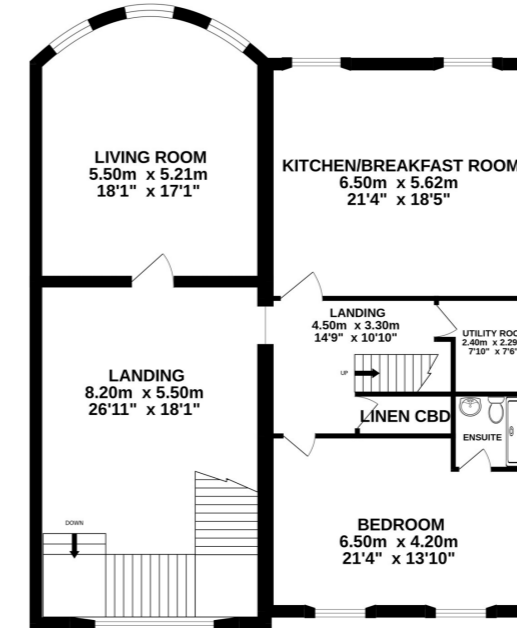
TOTAL FLOOR AREA : 726.4 sq.m. (7819 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

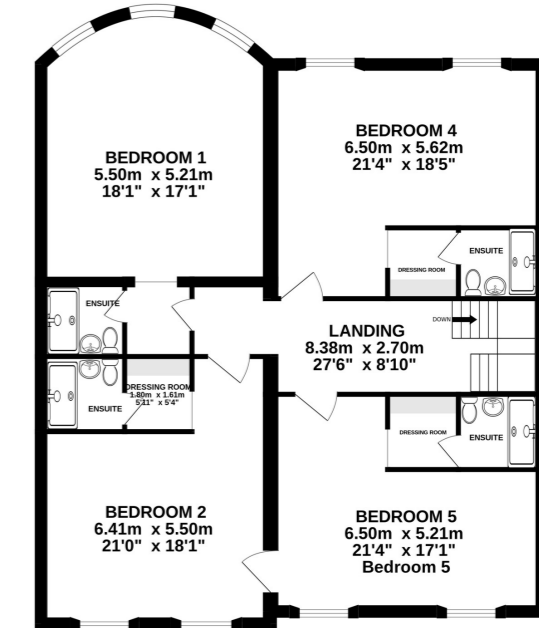
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## FLOORPLANS

1ST FLOOR  
163.8 sq.m. (1763 sq.ft.) approx.



2ND FLOOR  
163.8 sq.m. (1763 sq.ft.) approx.



TOTAL FLOOR AREA : 726.4 sq.m. (7819 sq.ft.) approx.

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