

# SIGNATURE


## NORTH EAST

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 Hartford Hall Estate, Bedlington NE22 6AG



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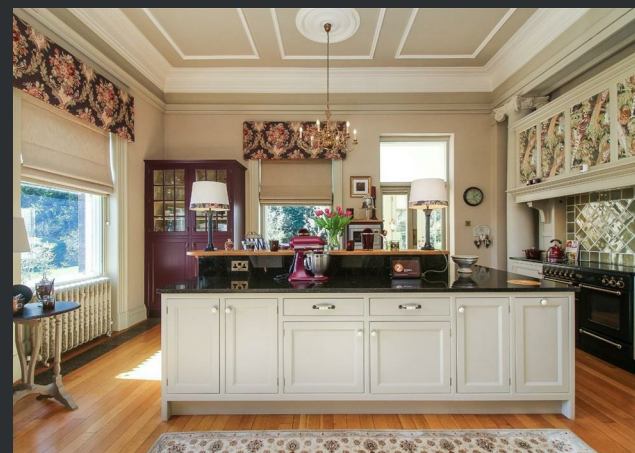
**Guide Price £575,000**

Signature North East is proud to present a truly rare and enviable opportunity to acquire the stunning luxurious two-bedroom ground floor property situated within one of Northumberland's most sought-after estates. Set within a Grade II listed building, the property boasts a wealth of charm and character which incorporates both original and modern features. Located in the prestigious, very private Hartford Hall Estate, for those who enjoy exploring further afield, the property is within easy reach of main road links to Morpeth, Bedlington, Cramlington and A1 to Newcastle city centre and also offers easy access to the stunning North East coastline and beyond.

A truly remarkable domed garden room is an enviable focal point of the accommodation. This room offers multiple triple aspect double glazed windows with open ventilation systems, providing an abundance of natural light and breathtaking views of the gardens. This space is perfect for enjoying all year round and a peaceful retreat at night. Leading on from the garden room into an elegant south-facing open plan lounge/kitchen with ornate ceiling details, original panelling, an outstanding and ornate original marble fireplace surrounding a gas-burning log effect fire. There are 3 large cast iron radiators and solid wood flooring with French doors leading out to south facing garden. The spacious kitchen area features bespoke units, granite work surfaces, and a large island unit with integrated appliances ideal for entertaining.

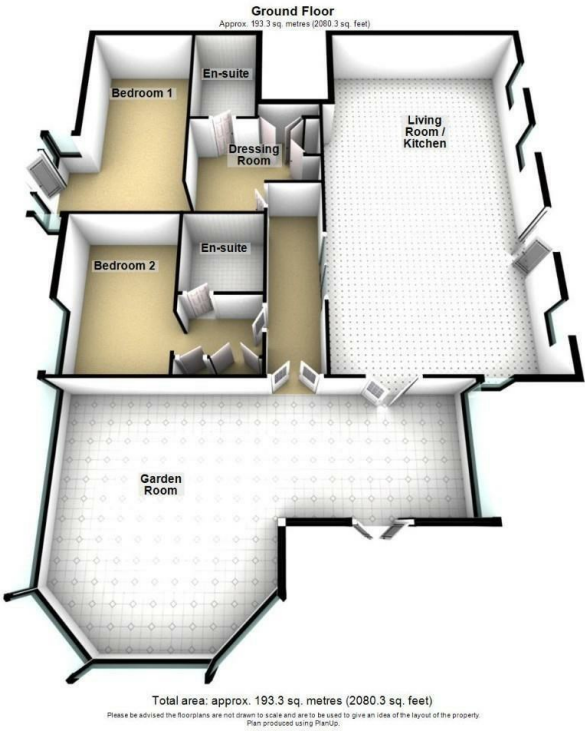
The property boasts two generously sized bedrooms, both featuring an en suite bathroom with modern fixtures and fittings. The primary bedroom suite benefits from a stunning dressing room with fitted wardrobes, drawers and oak flooring, and double French doors leading to the exterior.

The Palm House is set within beautiful private gardens extending into the surrounding 55 acres of private estate woodland gardens of this prestigious Georgian country estate. A gravel area to the rear of the property is a captivating spot, offering an exclusive and magical view of the surrounding nature. The gardens also provide direct access to the communal grounds, allowing residents to enjoy even more outdoor space and beautiful scenery. The apartment also includes a single garage in an adjacent block.



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

# PROPERTY FLOORPLAN



## Measurements:

Living Room / Kitchen  
34'10" x 20'11"

Garden Room  
34'10" x 20'11"

Bedroom One  
20'11" x 13'2"

Dressing Room  
12'6" x 12'0"

En-Suite  
10'1" x 6'3"

Bedroom Two  
15'9" x 9'11"

En-Suite  
7'7" x 7'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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