



West Holme Farm Road Hartford, Cramlington

£685,000

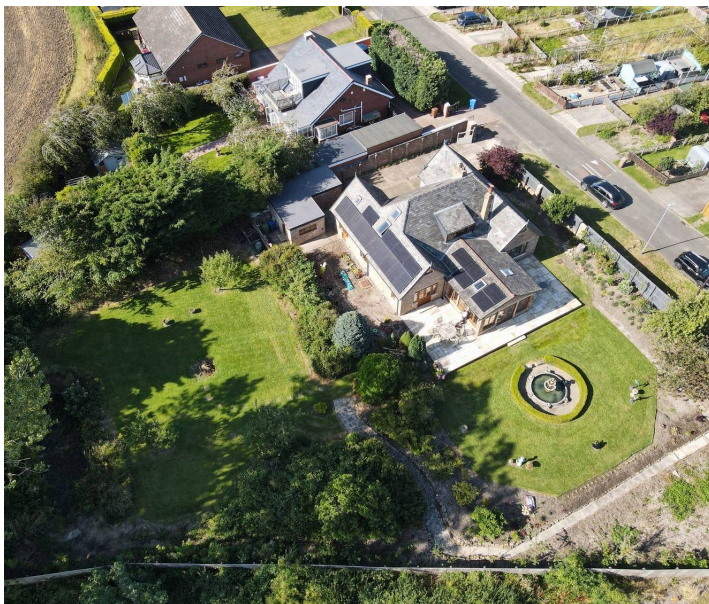
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Outline Planning Permission For Dwelling In The Garden
- Substantial Plot
- Detached
- Versatile Living Space
- Solar Panels & Battery
- Beautifully Presented
- Detached Garage & Large Driveway



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Located in the semi-rural setting of Hartford, Cramlington, West Holme is a three bedroom detached property and offers a unique opportunity for those seeking versatile living and future development potential. Positioned on a substantial plot, the property includes outline planning permission for an additional dwelling within the garden, offering endless possibilities for expansion or a new project.

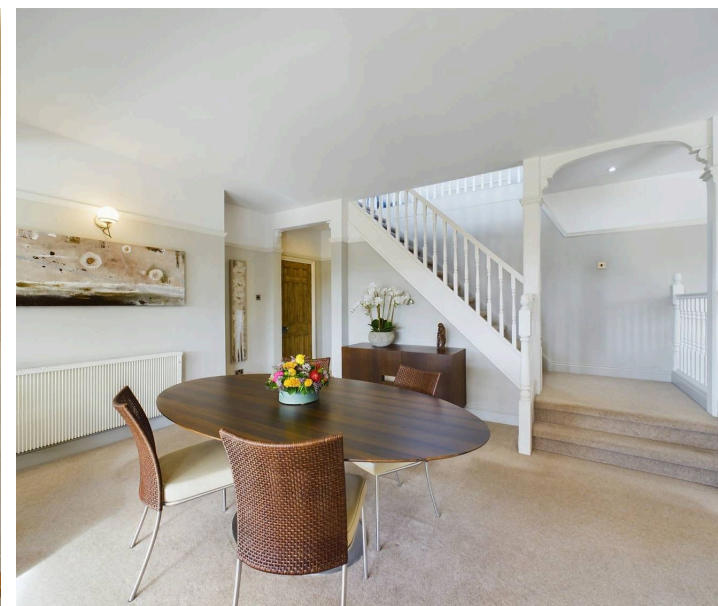
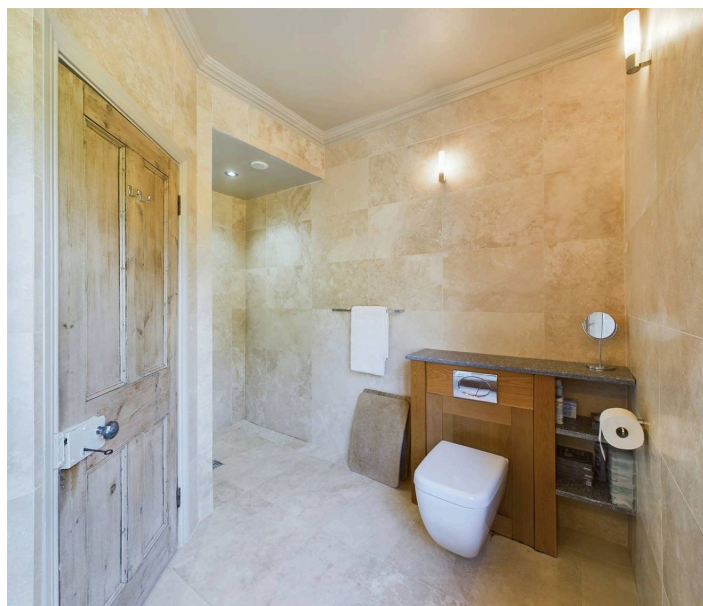
The majority of the living space is thoughtfully laid out on the ground floor, creating a seamless flow throughout the home. The beautifully appointed reception rooms enjoy stunning views over the gardens.

The farmhouse-style kitchen featuring an Aga, adds a touch of traditional charm and is complemented by a separate dining room. Additional practical spaces include a utility room and a convenient WC.

The ground floor also boasts two generous double bedrooms, each with direct access to the beautifully landscaped gardens. A well-appointed family bathroom completes this level.

Ascending to the first floor, the staircase opens up onto a sizable landing, offering a space that could serve as a home office or play area. From the landing, you will find two further rooms: a double bedroom, with some restricted head height and a smaller room that would make an ideal dressing room complete with an ensuite bathroom.

The property's location in Hartford offers the perfect blend of rural serenity and easy access to the many amenities of Cramlington, including shops, restaurants, leisure facilities, schools, and transport links. This is a rare opportunity to acquire a home with substantial living space, a large plot, and the potential for future development.



GARDEN

The site has outline planning permission for 1 house within the garden of Westholme, with its own private access – Planning Reference is: 22/01309/OUT– Planning was granted on 5th September 2023– Total plot size is 0.53 acres

GARAGE

Single Garage

DRIVEWAY

5 Parking Spaces

Large Driveway comfortably able to accommodate 5 Vehicles





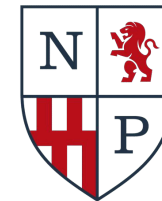
Floor 1 Building 1



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