



**FINE & COUNTRY**  
Homes from Robinsons

HALLGARTH MANOR  
KIRK MERRINGTON | DL16 7HY

# HALLGARTH MANOR

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Hallgarth Manor is a grade II listed, traditional village manor house occupying a prominent position in popular Kirk Merrington.

The stone-built, detached property offers the best of both worlds – an attractive period home with a large, walled garden all presented to a very high standard having previously been updated to provide a superb family home.

It also offers an opportunity to join village life and to enjoy living in a rural location yet with easy accessibility to town and major routes to the rest of the region.

Laid out over three floors and extending to more than 3,800sq ft, Hallgarth Manor has three reception rooms and five double bedrooms with many period features including sliding sash windows with shutters, panelling and beams.

From the front, the property is especially attractive with a garden path leading across lawns to the front door and into the reception hallway. To the right is the lounge and to the left is the heart of the home, a large dining kitchen with a centre island and contemporary, country chic units with granite worktops, timber flooring and a range cooker. Spacious and bright, it is the centre of family life. It leads through to a dining room with an original period range.

There is a further reception room that overlooks the back of the house which could be a TV lounge or home office.

There are three very generous double bedrooms on the first floor, some with fitted wardrobes and the master with a modern en suite shower room. The beautiful family bathroom has a freestanding clawfoot bath and separate shower.











#### CONTINUED:

The two further bedrooms on the second floor are full of character with beams that offer an independent hideaway for teenagers with games room potential.

Access to the back of the property is through wrought iron gates that open onto a private, block paved drive and large parking area with access to the double garage. There is a further parking area to the front. A large space above the garage is currently used as a gym but could also be a studio or office for a home-based business.

The extensive outdoor space leads to a productive vegetable garden with raised beds, a stone flagged patio, planted borders and a shed.

The immaculate, enclosed gardens, which are safe for children and pets, also extend generously to the front where there is a further patio.

Hallgarth Manor offers superb accommodation and outdoor space in an excellent location to make an ideal family home.



#### AGENTS NOTES:

- \* EER: Exempt
- \* Freehold
- \* All Main Services
- \* Double Glazed Windows

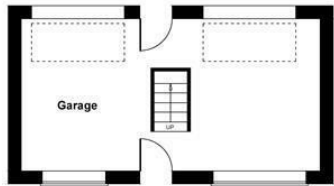
#### VIEWINGS:

Via Fine & Country

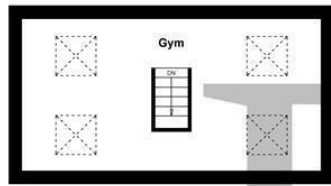
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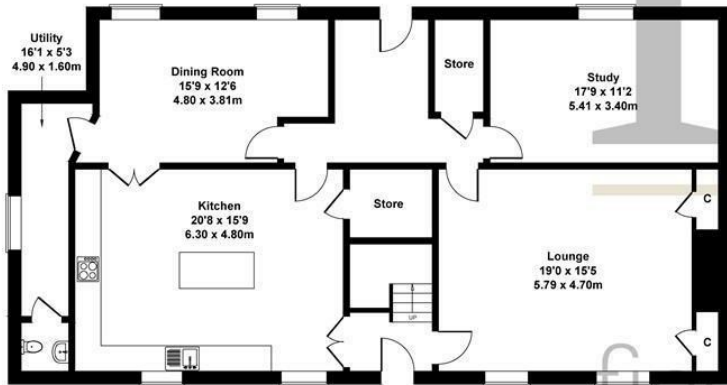
**Hallgarth Manor**  
 Approximate Gross Internal Area  
 3994 sq ft - 371 sq m



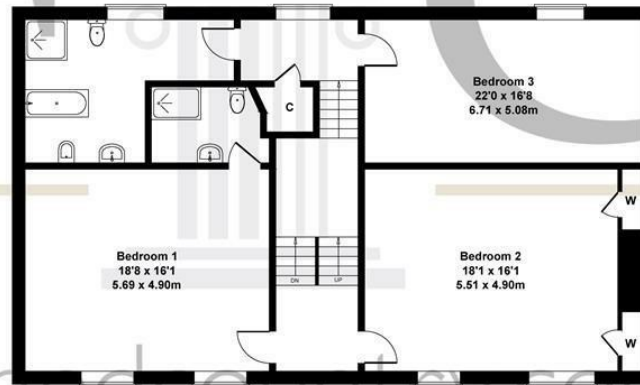
GARAGE GROUND FLOOR



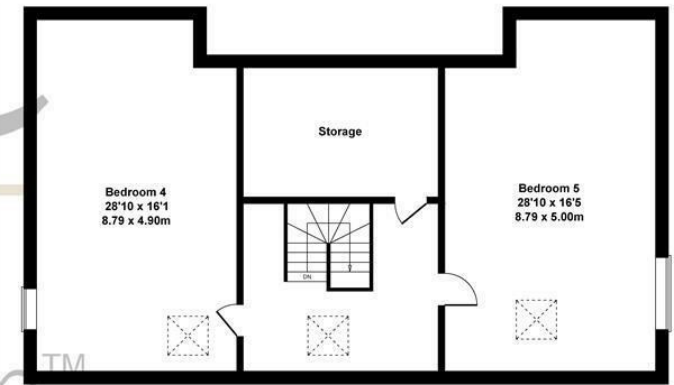
GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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