



The Barn

Hartlaw, Acklington



SANDERSON
YOUNG



The Barn Hartlaw, Acklington, Morpeth, Northumberland, NE65 9AR

The Barn is an immaculately presented, three bedroom, stone built conversion with beautifully maintained & landscaped west facing gardens, a single garage within a block to the side of the property and a block paved driveway with parking for 2-3 cars - a stunning rural location approx 6.7 miles from Alnwick and 5 miles from Warkworth and the Northumberland coastline.

The conversion, part of a former Farm Steading, has been further improved by the current owners over the last 7 years, with new quality uPVC windows and composite doors fitted by 'Stormshield' and 'Kitson Windows', a cast iron woodburning stove added within the sitting room, a new range cooker within the kitchen (5 years) and also landscaped the west facing garden with beautiful, stone terraced seating areas, well maintained lawns and planted borders and raised beds.

Price Guide:

Guide Price £430,000

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Ground floor - Reception hallway with understairs storage cupboard | Boot/cloak room and ground floor WC | Lovely sitting room with windows to three elevations and French doors to the garden, with an inset woodburning stove inset to a recessed fireplace | Excellent kitchen/dining room with a window and door to the front elevation to the garden and terrace, and two windows to the rear - the kitchen is fitted with a range of cabinets with a new Range cooker (5 years), integrated dishwasher (6 years) and fridge, as well as space for a freestanding fridge/ freezer | internal Utility room housing the gas boiler with plumbing for a washing machine.

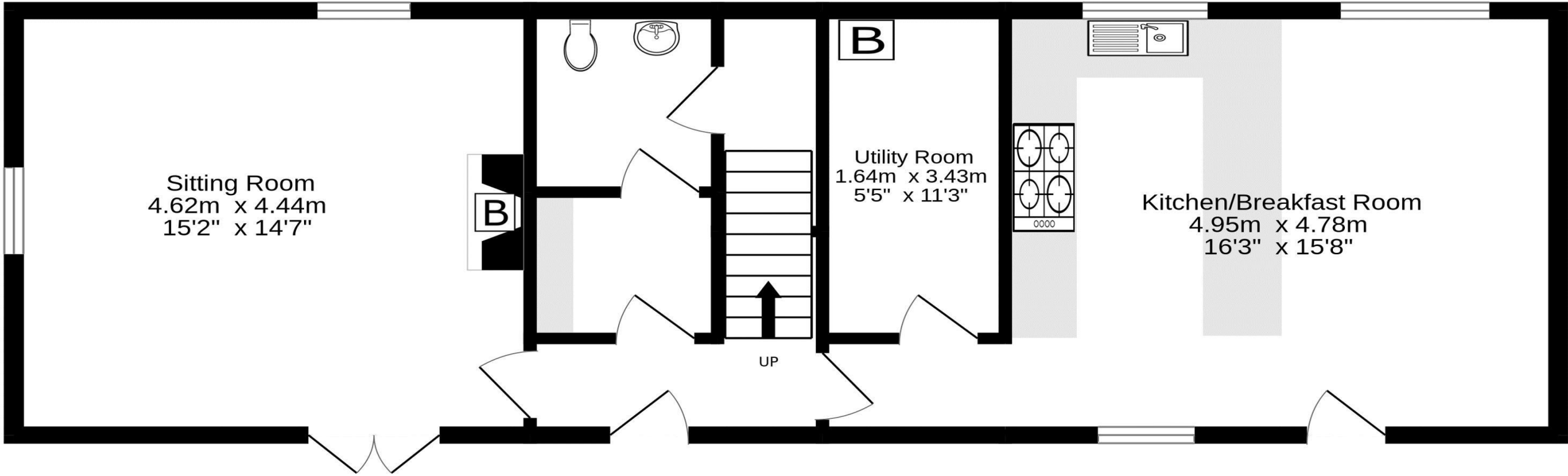
First floor - First floor landing | Impressive master bedroom with a great feeling of space and light from the full height vaulted ceiling and large picture window to the side elevation, with fabulous views in the distance to the sea and surrounding countryside | Well appointed ensuite with a corner mains shower, wc and basin | Guest bedroom two is a large double bedroom with a window overlooking the front garden | Double bedroom bedroom is currently used as a music room/study | Family bathroom with a double ended bath with a mains shower over, wc and basin.



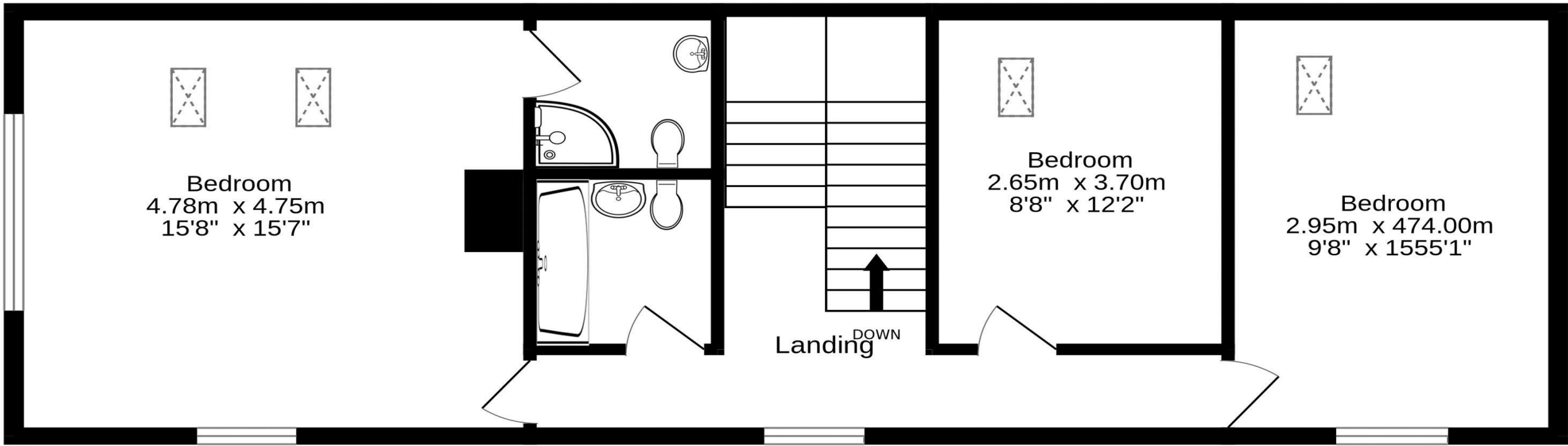
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Ground Floor
60.7 sq.m. (654 sq.ft.) approx.



1st Floor
60.9 sq.m. (655 sq.ft.) approx.



TOTAL FLOOR AREA : 121.6 sq.m. (1309 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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Externally - the gardens have been beautifully maintained with generous lawns, mature planted beds and trees - there is a gravelled garden area with raised beds and a lovely traditional stone wall to the boundary. There is a single garage within a block to the side, accessed via a timber gate.

Services: Mains Electric, Gas & Water | Sewerage Treatment Plant | Tenure: Freehold | Council Tax: Band E | EPC: C

There is a Management Company in place to maintain common grounds & sewerage treatment plant.

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