



High Barn

Harehope Farm, Eglingham, Alnwick



High Barn , Harehope Farm, Eglingham, Alnwick, NE66 2DW

A charming four bedroom, stone conversion with fantastic rural views, a beautiful walled garden, and converted Guest annexe/cottage - High Barn is located 1.2 miles west of Eglingham village, has been thoughtfully converted, with lovely traditional features retained and quality bespoke fittings throughout - NO UPWARD CHAIN The High Barn is a fabulous country home, one of only a small number of individual barns and cottages on this former farm steading, with great open aspect views over the surrounding fields and countryside. The property has accommodation set over two floors, with a stunning first floor sitting room with beamed & vaulted ceiling and superb open plan kitchen/dining and garden room to the ground floor, opening to the landscaped rear south facing walled garden - the Guest annexe/cottage is accessed from the garden. The generous front garden is lawned, with a stone wall to the boundary and timber gated access to an extensive gravel driveway.

Harehope is located just outside of Eglingham village, north west of the market town of Alnwick, and approx. 10 miles from Wooler & the Cheviot hills, with magnificent walks on your door step, easy access to the A697 leading to the surrounding villages, and excellent road links to Rothbury and south to Morpeth and Newcastle. The Northumberland Heritage coastline is just a short distance away, with its sandy beaches and historic Castles. Eglingham lies in the sheltered valley of the Eglingham Burn, surrounded by open countryside, with local amenities including the 'Tankerville Arms' pub/restaurant, Eglingham Village Hall, a historic Church, Tennis Club and Cricket Club.

First floor - Stone steps lead up to the main entrance on the first floor | Vestibule | Reception hallway with stairs down to the ground floor open plan kitchen/dining and living area | Cloakroom/WC | Impressive 21ft sitting room with a vaulted and beamed ceiling, and good natural light from the dual aspect windows and Heritage roof lights - the room has a large stone fireplace, and built in bookshelves to one wall | Master bedroom with and ensuite shower/WC | Bedroom three, currently used as a dressing room.





Ground floor - Hallway with access to the family kitchen/dining & living area, and bedrooms | Magnificent open plan 31ft family kitchen, and a fantastic & versatile space for entertaining with three stone arched byre French doors opening to the terrace & garden | The kitchen has lovely traditional features retained including exposed wood beams and stone to the arches and walls, fitted with a range of cabinets and open shelving, Belfast sink and an inset cream electric AGA | Utility room | Guest double bedroom two with a walk in wardrobe and door opening to the rear garden - Ensuite shower/WC | Bedroom four, used as a home office | Family bathroom/WC.

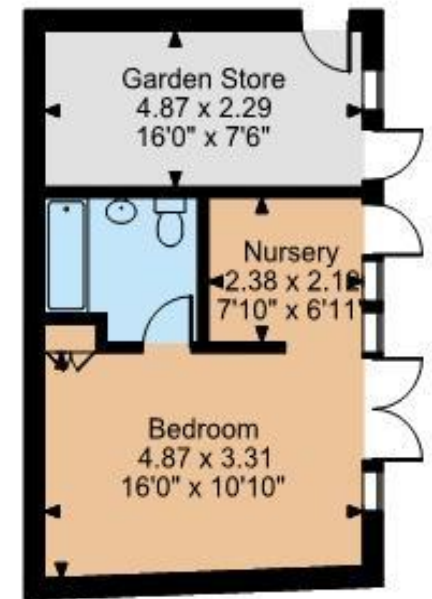
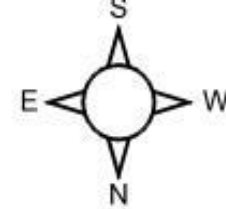
Garden Cottage - Converted single storey, stone annexe with access from the walled garden | Double bedroom | Separate bunk/sleeping area | Ensuite shower/wc.

Externally - High Barn is approached via a timber five bar gate, to a large gravel driveway with parking for a number of cars | Lawned front garden with a stone boundary wall | Impressive south facing walled garden, landscaped in a geometric design with stone pathways and terraces, central lawns, attractive topiary, planted borders and climbing shrubs & trees to the stone wall | The garden design allows for great privacy and shelter, with a gate access to the rear lane. Approx distances - Eglington 1.2 miles - Alnwick 8.8 miles - Alnmouth Railway Station 12.6 miles - Morpeth 28 miles - Newcastle & Airport 44 miles

Services: Mains Electric | Oil Central Heating | Private Water & Vortex Sewerage Treatment Plant installed in 2020 | Tenure: Freehold with an annual management charge of £400 | Council Tax: Band E | EPC: C

Price Guide: Offers Over £695,000

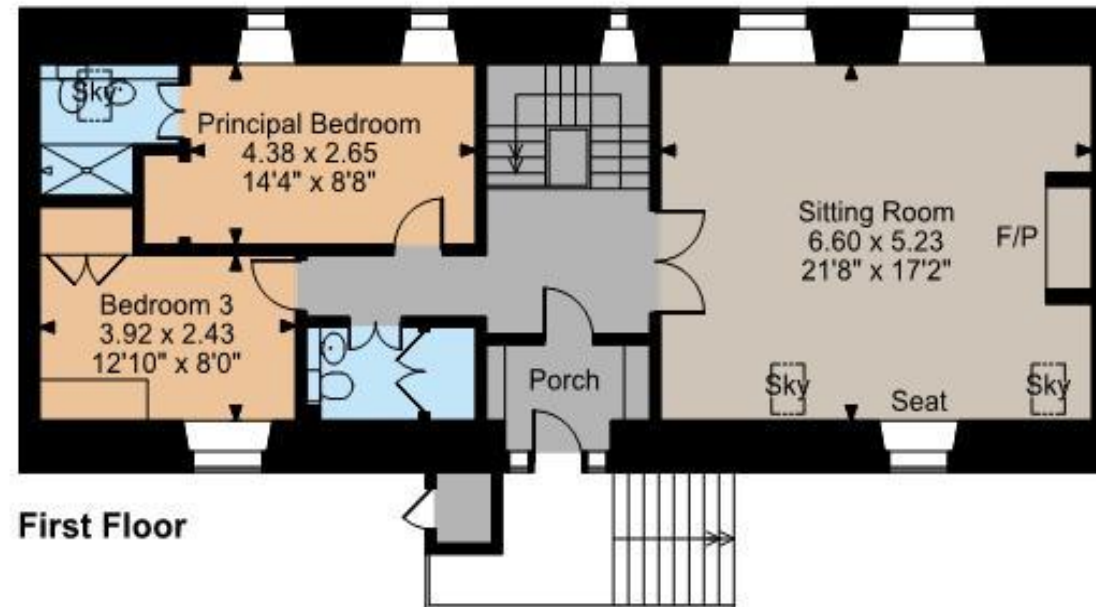




Garden Cottage



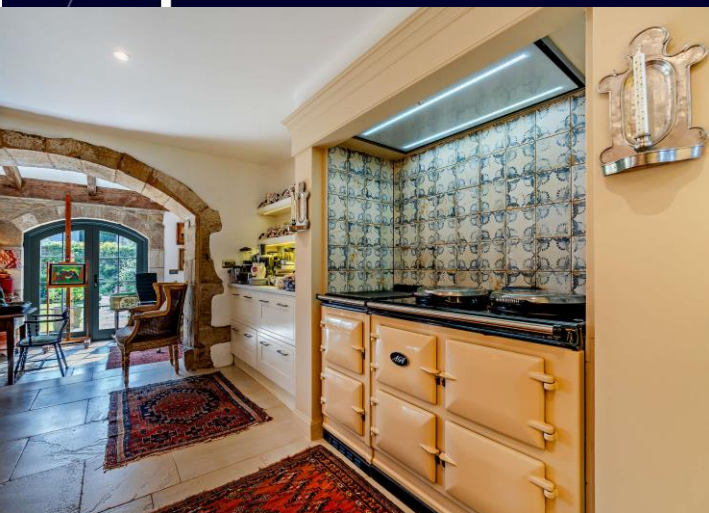
Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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