

# SIGNATURE

## NORTH EAST

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📍 Hartford Hall Estate, Bedlington NE22 6AG

# Hartford Hall Estate, Bedlington NE22 6AG

**Asking Price**  
**£400,000**

A rare opportunity to acquire an exceptional three-bedroom residence occupying the south-east wing of the historic Hartford Hall Estate, originally built in 1807. This remarkable Grade II listed home is rich in character and charm, blending stunning period features with open-plan living, all set against breathtaking panoramic views of the surrounding countryside.

Steeped in history, the property welcomes you through an original vestibule - once used as a meat and game store - featuring ornate window detailing that immediately showcases the home's heritage. From here, the impressive entrance hall provides access to the principal ground floor rooms.

The elegant living room offers generous proportions, centred around a feature fireplace, while large windows flood the space with natural light and frame the spectacular views beyond. The beautifully presented kitchen/dining area is bright and inviting, ideal for both everyday living and entertaining, and is fitted with a range of integrated appliances alongside wall and base units. A separate utility room and downstairs W.C. complete the ground floor accommodation.

To the first floor are three bedrooms, each benefitting from large windows that capture the stunning outlook across the estate grounds. The principal bedroom features fitted storage and a fully tiled en-suite, while a luxurious four-piece family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with two allocated parking spaces, a garage and low-maintenance gravelled gardens to both the front courtyard and rear. The rear seating area provides the perfect setting to relax and enjoy the truly magical surroundings. Residents also benefit from direct access to approximately 50 acres of communal woodland and picturesque riverside walks, creating a peaceful and exclusive lifestyle in an extraordinary setting.

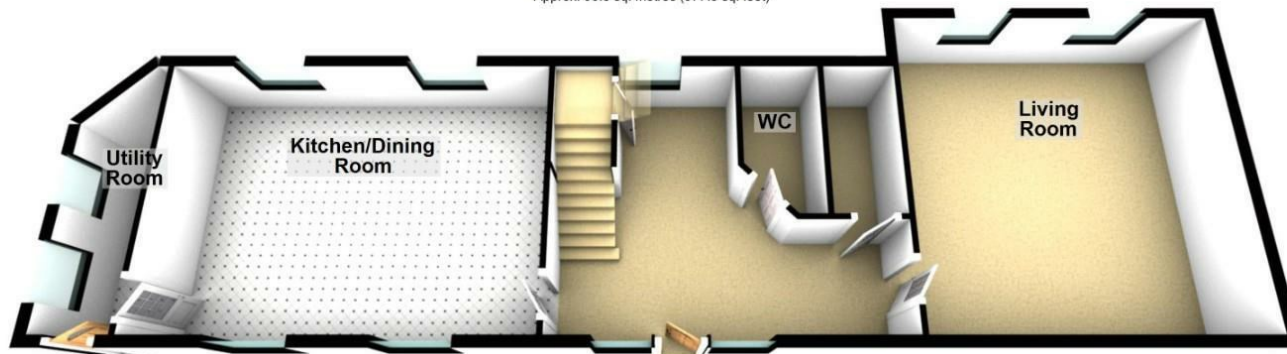


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

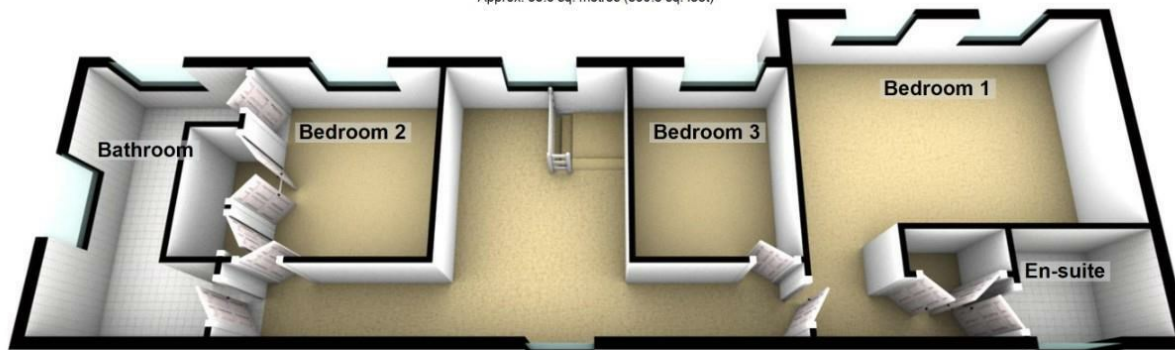
## Ground Floor

Approx. 90.8 sq. metres (977.0 sq. feet)



## First Floor

Approx. 83.6 sq. metres (899.5 sq. feet)



Total area: approx. 174.3 sq. metres (1876.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
17'10" x 17'9"

Kitchen / Dining Room  
20'11" x 14'9"

Utility Room  
14'9" x 4'0"

W.C  
8'6" x 4'3"

Bedroom One  
17'10" x 17'9"

En-Suite  
5'6" x 7'2"

Bedroom Two  
10'9" x 10'4"

Bedroom Three  
10'8" x 8'7"

Bathroom  
14'9" x 8'10"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>57</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC







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