

# SIGNATURE

## NORTH EAST

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 Farm Road, Cramlington NE23 3AU

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## Offers Over £650,000

Signature North East is delighted to welcome to the market this charming three-bedroom detached home, located on the outskirts of Cramlington in the historic village of Hartford. Brimming with character, this former Mine Manager's residence from East Hartford's mining past retains many original features throughout. The property is ideally situated, enjoying a peaceful setting with generous internal space, while remaining close to Cramlington's many amenities. It also offers easy access to the coast and excellent transport links, including road networks and bus routes connecting to Newcastle upon Tyne and beyond.

Upon entering the home, you are welcomed into the reception area which leads directly into the kitchen. The kitchen itself is both spacious and practical, featuring an abundance of wall and base units, ample countertop space, and integrated appliances including a traditional Aga. Adjoining the kitchen is a characterful dining room with a rustic fireplace, and from here you can access a convenient utility room and separate W.C. The open-plan layout of the living and dining areas is enhanced by a stunning dual-aspect fireplace, while the sun room offers the wow factor with exposed brickwork, plentiful natural light, and graceful double doors opening out to the rear garden.

The ground floor also hosts two generously sized bedrooms, both capable of accommodating double beds and additional furniture, with the added bonus of external door access. A well-appointed wet room completes the lower level, fitted with a walk-in shower, hand basin, and W.C. Upstairs, a large reception area currently serves as a home office and links the spacious third bedroom to a bathroom and an additional shower room, offering excellent flexibility for a range of living arrangements.

Externally, the property continues to impress with a substantial lawned garden and ample patio space, ideal for outdoor furniture and entertaining. A striking water fountain forms the centrepiece of the garden. There is a private driveway with off-street parking for four vehicles. The home also benefits from modern eco-features including solar panels with battery storage and three-phase electricity. The main roof was retiled in 2023 using high quality recycled Welsh blue slates, further reflecting the care and standard to which this wonderful home has been maintained.

Outline planning permission was granted in 2023 for the construction of a single dwelling—matching the footprint of this property —within the garden.



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

# PROPERTY FLOORPLAN



Total area: approx. 261.2 sq. metres (2811.4 sq. feet)

## Measurements:

Living Room  
20'2" x 17'2"

Dining Area  
16'4" x 15'2"

Sun Room  
20'4" x 16'4"

Kitchen  
15'8" x 10'10"

Dining Room  
11'11" x 11'11"

Utility  
9'4" x 4'5"

WC  
4'0" x 4'5"

Bedroom One  
12'10" x 13'10"

Bedroom Two  
13'11" x 9'11"

Wet Room  
10'5" x 9'8"

Bedroom Three  
37'2" x 9'9"

Office  
18'8" x 18'7"

Bathroom  
8'5" x 10'3"

Shower Room  
5'8" x 4'11"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

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