# Hartfield House

Hartburn

# Hartfield House, Hartburn,  Morpeth, NE61 4JB

Hartfield House offers a superb new build dwelling, set within private grounds in the highly desirable village of Hartburn and completed to an extremely high specification throughout.

This contemporary architect designed home enjoys four bedrooms, three bathrooms, a stunning open plan kitchen/diner, separate snug, private drive for secure parking for multiple vehicles, detached double garage and an expansive three acre plot.

Hartfield House enjoys an idyllic rural setting in the village of Hartburn, approximately 7 miles west of Morpeth and close to the stunning Northumberland National Park. Surrounded by woodland, the Hart Burn, rolling countryside and abundant wildlife, the property combines peaceful country living with excellent connectivity. Well placed for access to Belsay, Ponteland, Morpeth and Newcastle City Centre, the location offers a wide range of amenities, shops, cafés, restaurants, leisure facilities and highly regarded schooling, including primary schools in Cambo and Belsay, schools in Morpeth (7 miles) and Ponteland (12 miles), and independent schools in Jesmond. The A1, A68 and A696 are all easily accessible, while Newcastle International Airport and the Metro at Callerton Parkway are within 30 minutes (15 miles), and mainline rail services from Morpeth or Newcastle provide convenient links across the country.

Boasting in excess of 3,164 sq.ft , the internal accommodation comprises: Entrance vestibule | Main hallway with useful storage cupboard | Excellent formal sitting room, with floor to ceiling corner glazing, and doors offering access onto the rear terrace | The partial division leads through into a highly impressive open plan kitchen/diner, with feature glazed extension offering wonderful views over the paddock and formal gardens | The kitchen boasts a range of modern cabinetry & worktops, as well as integrated appliances throughout and a central island | Guest WC | Separate snug with feature lighting.  Situated to the southern elevation of the ground floor are three double bedrooms, one of which enjoys a contemporary ensuite shower room WC | Family bathroom with equally as impressive four piece suite | Separate utility room.

staircase then leads up to the first floor which is fully occupied by a superb principal suite | The principal suite enjoys a large double room with feature pitched glazing overlooking the paddock | Ensuite bathroom WC with free standing tub and walk in showers.

Externally, Hartfield House sits on an expansive 3 acre plot, and is approached via a gated driveway to the courtyard for secure parking for multiple vehicles | Detached double garage with electric up and over door | Formal gardens, which are laid predominantly to lawn with a decked terrace and hedging soon to be planted | Past the formal gardens is a paddock with a separate road access.

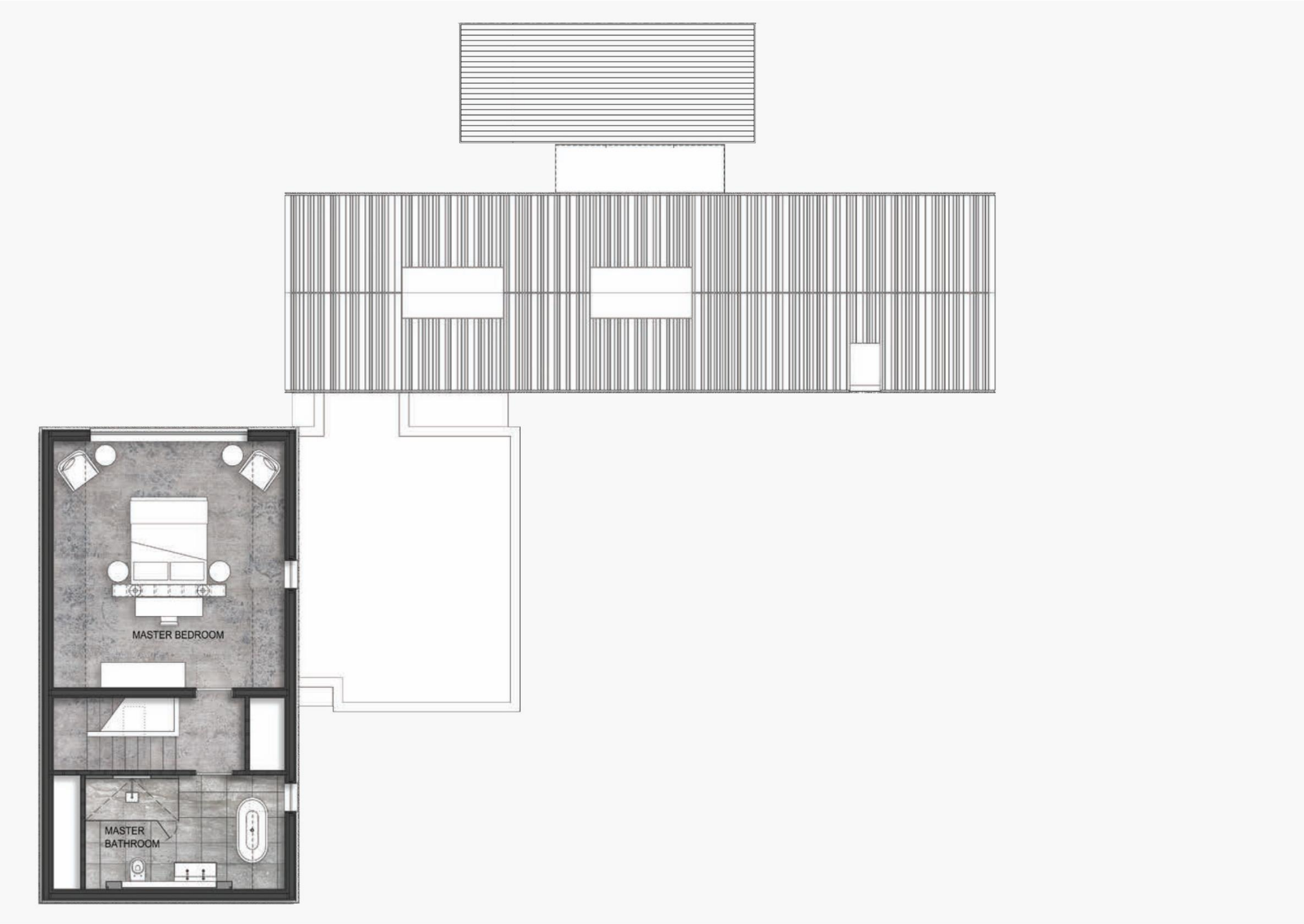
Offering zonal underfloor heating, as well as mechanical cooling through the MVHR system, ensuring a comfortable and energy efficient living space throughout. The striking property has an attractive facade due to the external cladding in differing sizes of Silver Larch. Rain guttering, window frames, external lighting, are all hidden from view behind the cladding to create a minimal, elegant and truly unique home within the heart of Northumberland.

Offered to the market with no onward chain, early viewings are highly encouraged to appreciate the quality of accommodation on offer at this truly unique property!

Services: Mains electricity & water | Central Heating: Air Source Heat Pump | Private Drainage | Tenure: Freehold | Council Tax: Band TBC | EPC: Rating TBC

## Price Guide: Guide Price £1,200,000

TIMBER DECKING
SITTING ROOM
KITCHEN
SNUG
WC
BEDROOM
ENSUITE
CPBD
BEDROOM
FAMILY BATHROOM
UTILITY ROOM
BEDROOM


MASTER BEDROOM
MASTER
BATHROOM

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