

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 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.

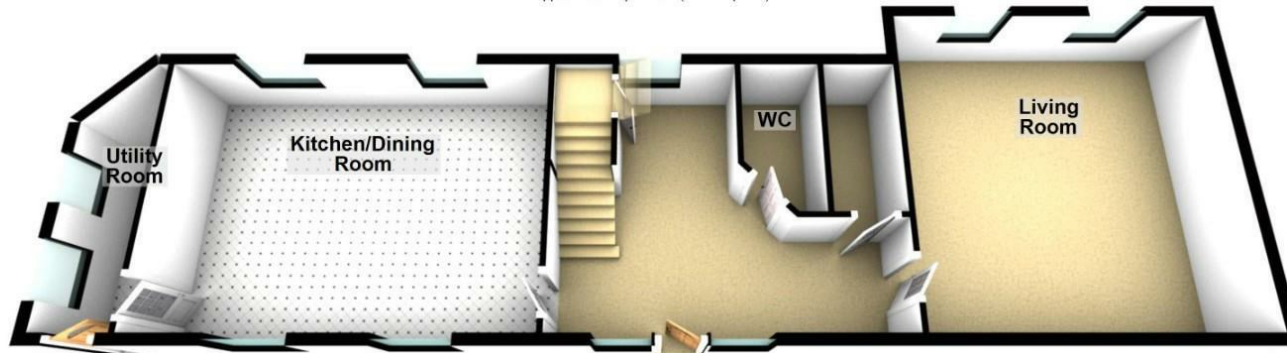


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

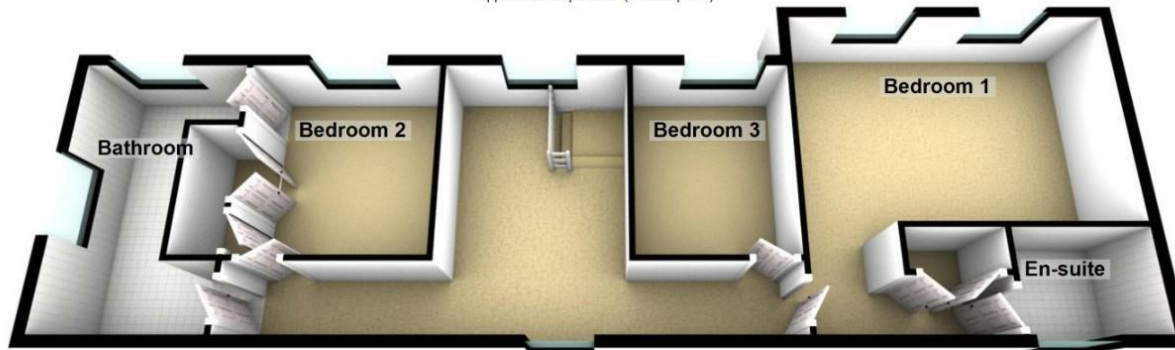
Ground Floor

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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News