SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Hartford Hall Estate

BEDLINGTON, NE22 6AG

ASKING PRICE

£400,000

3 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Hartford Hall Estate

ASKING PRICE £400,000 · LEASEHOLD

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.





KEY FEATURES

- Exceptional three-bedroom residence occupying the south-east wing of the historic Grade II listed Hartford Hall Estate, originally built in 1807
- Beautifully combines period character & original features with bright, open-plan modern living spaces
- Living room with feature fireplace & large windows showcasing panoramic countryside views
- Stylish kitchen/dining area with integrated appliances, plus a separate utility room & downstairs W.C.
- Principal suite with fitted storage & a tiled en-suite bathroom
- Includes two allocated parking spaces, a garage, private gravelled gardens & access to 50 acres of communal woodland & riverside walks
- Council Tax Band D
- EPC Rating D









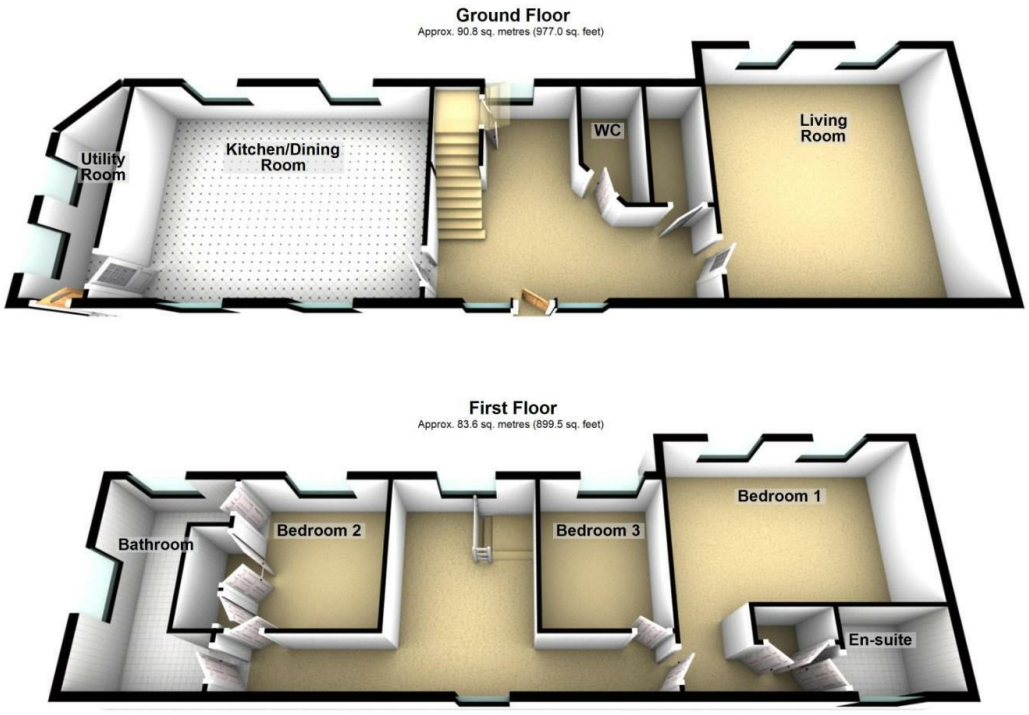


ACCOMMODATION

Room Dimensions

Living Room	5.46 x 5.42 (17'10" x 17'9")
Kitchen / Dining Room	6.38 x 4.52 (20'11" x 14'9")
Utility Room	4.52 x 1.24 (14'9" x 4'0")
W.C	2.61 x 1.31 (8'6" x 4'3")
Bedroom One	5.46 x 5.42 (17'10" x 17'9")
En-Suite	1.68 x 2.20 (5'6" x 7'2")
Bedroom Two	3.28 x 3.17 (10'9" x 10'4")
Bedroom Three	3.26 x 2.62 (10'8" x 8'7")
Bathroom	4.52 x 2.7 (14'9" x 8'10")

FLOOR PLAN



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.

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