



Hartford Bridge House
Hartford Bridge, Near Morpeth, NE22 6AQ

FINE LIVING

Hartford Bridge House, Hartford Bridge, Near Morpeth, NE22 6AQ

- Magnificent 5 bedroomed stone built house
- Superbly presented
- John Lewis of Hungerford kitchen
- Stable block with planning permission
- Extensive gardens
- River frontage

Offers Over £575,000

A magnificent Grade II listed stone built five bedroomed detached family house with grounds extending to circa 0.884 acres, leading down to the river within this beautiful rural location close to Plessey Woods and within easy reach of main road links to Morpeth, Bedlington, Cramlington and the A1 south to Newcastle. Originally built in 1836, this property has an interesting history reputedly once being a pub and also the home for the Estate Manager of Hartford Hall. Superbly appointed and presented the property has undergone a great deal of modernisation and updating by the current owners with a high standard of appointment and good attention to detail. There is further opportunity for the successful purchaser to make their own mark and the stone built barn has planning permission to convert to a further dwelling house if required.

With oil fired central heating the property retains many character features including lovely panelled doors and ceiling corning. The accommodation comprises briefly: entrance hall, reception hall, cloaks/shower room, WC, lounge, sitting room, dining room, snug, superbly appointed breakfasting kitchen, cellar, laundry room, rear hall, conservatory, propagating room, first floor landing, five bedrooms, refurbished bathroom/WC and separate refurbished shower room/WC. Externally there are lovely gardens extending to circa 0.884 acres with river frontage, courtyard, stable block and ancillary buildings including double garage suitable for

conversion. This most desirable property must be viewed internally to be fully appreciated with early inspection recommended.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With original front door, picture and dado rails, exposed polished wood floor.

RECEPTION HALL

This elegant Reception Hall has picture and dado rails, exposed polished wood floors, two central heating radiators concealed behind decorative panels, stairs to first floor landing.

CLOAKS/SHOWER ROOM WC

Fitted with low level WC, pedestal wash hand basin with shelving over and a range of storage cabinets, shower cubicle and window to rear.

DRAWING ROOM 4.88M(16')X4.44M(14'7)

With solid fuel burning open fire set within lovely painted fireplace, marble hearth and insert, corniced ceiling, picture rail, two recessed bookcases, two radiators concealed behind decorative panels, sash window with shutters to bay window to front.

SITTING ROOM 5.05M(16'7)X4.83M(15'10)

Original inglenook fireplace with book/display shelving to recess, picture rail, double panel central heating radiator, exposed polished wood floor, sash window with shutters to bay window to front.

DINING ROOM 4.11M(13'6)X4.06M(13'4)

Again with inglenook fireplace, range of storage cupboards, double panel central heating radiator, sash window to the rear.

SNUG 4.60M(15'1)X3.28M(10'9)

Lovely inglenook fireplace, picture rail, two double panel central heating radiators, double doors leading to the conservatory.

BREAKFASTING KITCHEN 5.44M(17'10)X3.94M(12'11)

Superbly fitted by John Lewis of Hungerford with an excellent range of hand painted units with dresser, with inset Belfast style sink unit with chrome mixer tap to wood edged work surfaces, integral dishwasher with matching door. The Rangemaster duel fuel range style cooker is set within an inglenook style fireplace with extractor hood over. There is a central island with marble work surfaces, larder unit with inset fridge and freezer again with matching doors, lovely exposed beamed and vaulted ceiling, Karndean flooring, double and

single panel central heating radiators, window to front, access to:

CELLAR 4.37M(14'4)X3.96M(13')

With vaulted ceiling.

LAUNDRY ROOM 3.99M(13'1)X2.62M(8'7)

Refitted with a good range of units with inset Belfast style sink to solid wood worksurfaces, plumbing for automatic washing machine, Karndean flooring, cupboard housing central heating boiler, storage cupboard, full height panelled walls and ceiling, windows to side and rear.

REAR LOBBY

Central heating radiator concealed behind decorative panels, dado rail, Karndean flooring, shelved boot/storage cupboard, door leading to rear courtyard.

CONSERVATORY 4.42M(14'6)X3.38M(11'1) (MAX)

Tiled floor, wall lights, double glazed windows and door leading to the side.

PROPAGATING ROOM 17'9 X 7'2

With windows to the side.

FIRST FLOOR LANDING

Picture and dado rails, two radiators concealed by decorative panels.

BEDROOM ONE 4.78M(15'8)X4.42M(14'6)

Lovely cast iron fireplace set within attractive painted surround, picture rail, double panel central heating radiator, sash window with shutters to front.

BEDROOM TWO 4.57M(15')X4.57M(15')

Good range of fitted wardrobes with storage cupboards over, ornate cast iron fireplace, pedestal wash hand basin, picture rail, sash window to rear.

BEDROOM THREE 4.80M(15'9)X3.84M(12'7)

Double panel central heating radiator, picture rail, cast iron

fireplace with painted surround, sash window with shutters to front.

BEDROOM FOUR 4.88M(16')X2.79M(9'2)

Double panel central heating radiator, range of storage cupboards and recessed book/display shelving, picture rail, double panel central heating radiator, sash window to front.

BEDROOM FIVE 3.15M(10'4)X2.77M(9'1)

Cast iron fireplace and painted surround, central heating radiator, sash window to side.

BATHROOM/WC

Refurbished with four piece traditional style bathroom suite with chrome fittings, comprising low level WC, pedestal wash hand basin, free standing roll top bath with central telephone style shower mixer with ball and claw feet, shower cubicle with mains shower unit, inset ceiling spotlights, traditional central heating radiator, integral heated towel rail, sash window to side.

SHOWER ROOM/WC

Refurbished with white suite and chrome fittings, comprising low level WC, pedestal wash hand basin with mirror and light over and shower quadrant with electric shower unit, Travertine tiled walls, double panel central heating radiator, inset ceiling spotlights.

EXTERNALLY

The property stands in extensive grounds with gardens extending to circa 0.884 acres with a pillared and gated gravelled driveway leading to ample parking areas and the garaging. The extensive gardens with well tended lawns and superbly stocked borders with shrubs, plants, mature trees and flowers, with the garden to one side leading down to the River Blyth. To the rear there is a courtyard with log store, gardeners WC.

STABLE BUILDING

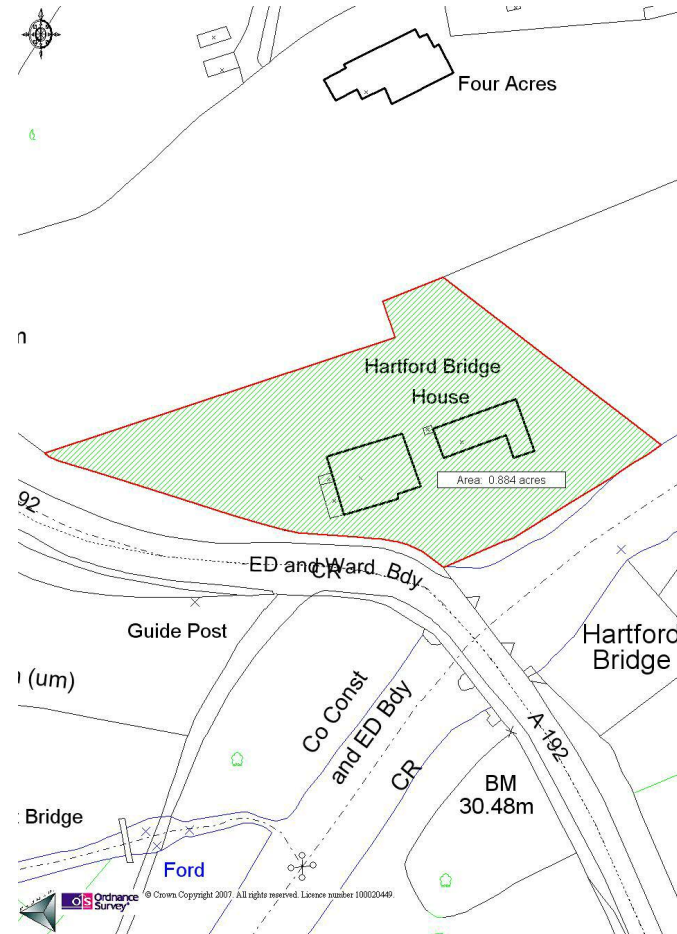
This substantial stone building, as well as the stables, has store and tack rooms, kennel and double garage. There is planning

permission to convert the stables into a substantial three bedroomed property, further details of which are available from our Morpeth Office.

GARAGES 16'7 X 14'8

Constructed of stone with two up and over doors.

MAP



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