

Hartlaw Farmhouse

Acklington



SANDERSON
YOUNG





Hartlaw Farmhouse
Acklington, Morpeth, Northumberland,
NE65 9AR

DEVELOPMENT OPPORTUNITY - LARGE STONE BUILT FARMHOUSE REQUIRING FULL MODERNISATION & REFURBISHMENT - OPEN ASPECT RURAL VIEWS, GARDENS AND PARKING - APPROX 7 MILES FROM ALNWICK & ALNMOUTH - NO UPWARD CHAIN

A substantial stone built four bedroom, four reception room detached period farmhouse with a fantastic, elevated position with south facing open aspect views over the surrounding fields and countryside. The house, tenanted for a number of years, occupies a generous corner site on the well established and attractive barn conversions of Hartlaw Farm Steading.

Price Guide:

Offers Over £450,000

4 4 2 E





The Farmhouse requires full modernisation internally, as well as the landscaping of the good sized south facing garden and driveway area. The Steading and communal areas are managed under the Hartlaw Management Committee, where there is a shared septic tank, mains water, electric and gas.

Ground floor - Entrance porch | Reception hallway with original balustrade staircase and cupboard housing the gas boiler | Large sitting room with a stone inglenook style fireplace and views over the garden | Formal dining room/second reception room with shelved storage cupboard | Snug/family room with glass cabinet | Kitchen/breakfast room | Rear hallway | Home office/study | Larder/store with roof light | Utility area.

First floor - First floor landing with large storage cupboard | Master bedroom with dual aspect windows | Ensuite shower/wc | Large bedroom two with dual aspect windows | Two additional double bedrooms | Family bathroom with p shaped bath, basin & WC.

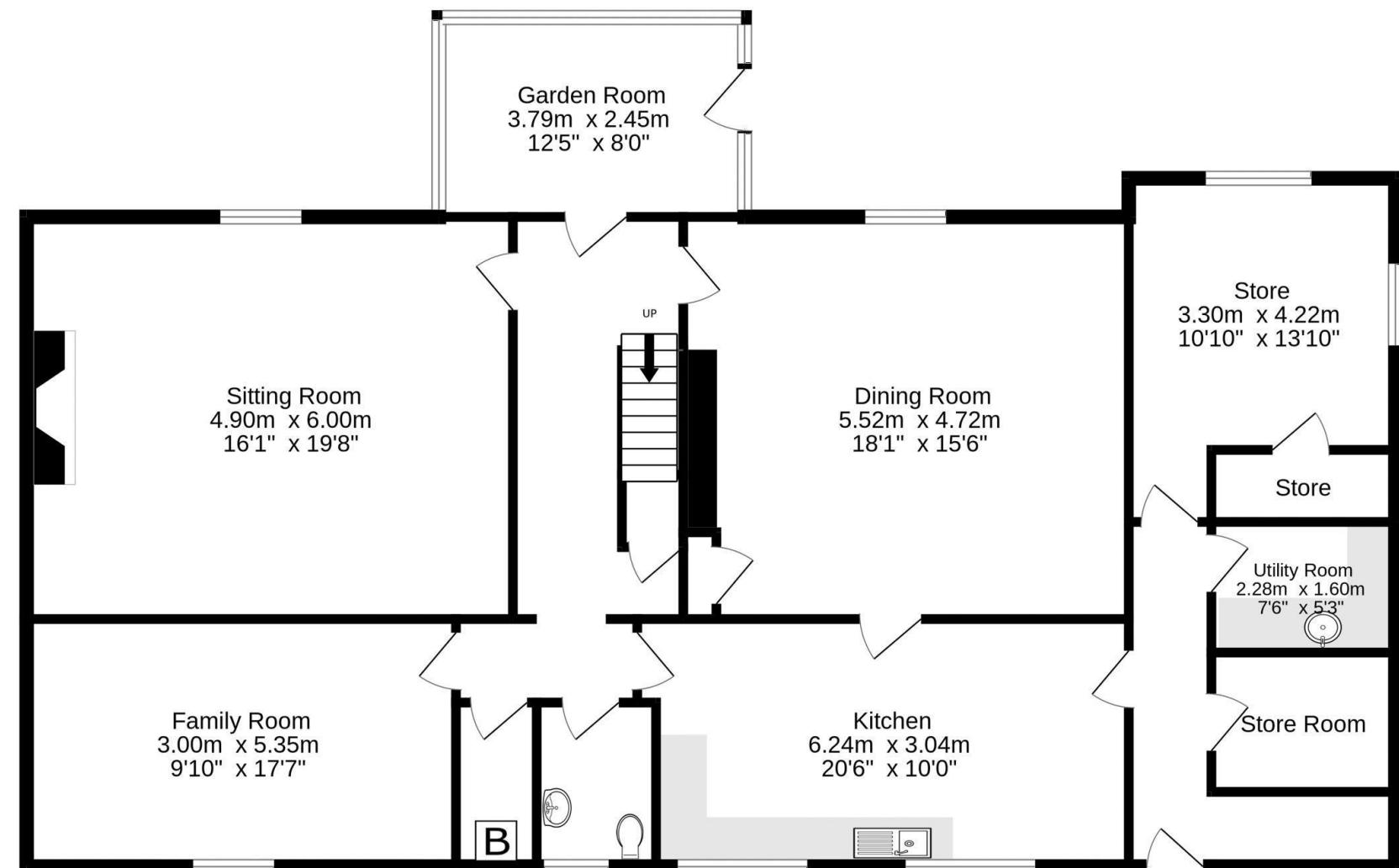


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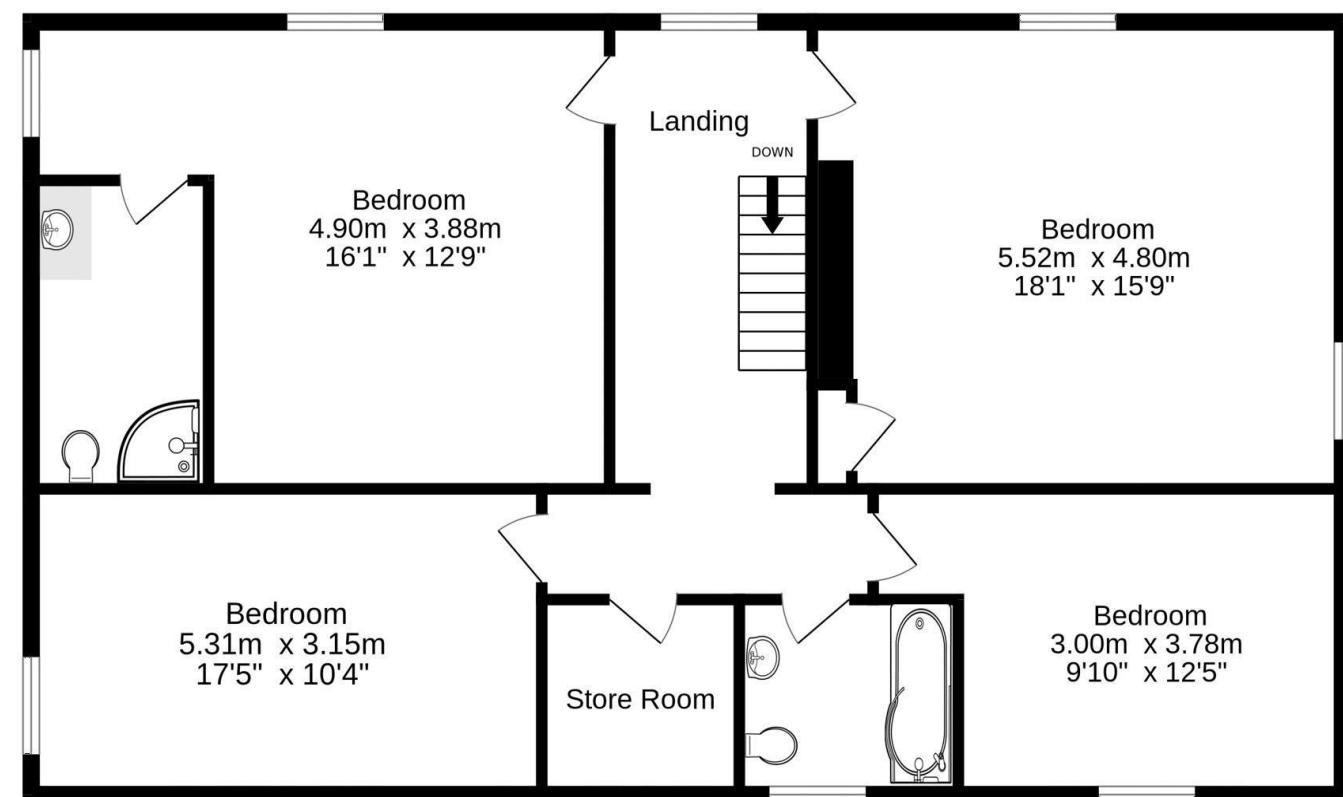




Ground Floor
144.2 sq.m. (1552 sq.ft.) approx.



1st Floor
108.0 sq.m. (1162 sq.ft.) approx.



TOTAL FLOOR AREA : 252.2 sq.m. (2715 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally - The Farmhouse is approached via a shared access, leading to a hardstand parking area for 2-3 cars | Good sized south facing garden with a stone boundary wall | Enclosed courtyard area with a stone detached outhouse/store and pedestrian gate.

Services: Mains Electric, Gas & Water | Gas Central Heating | Sewerage Treatment Plant | Tenure: Freehold | Council Tax: Band G | EPC: E

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