



The Forge

Harehope Farm, Eglingham





The Forge
Harehope Farm, Eglington, Alnwick,
Northumberland, NE66 2DW

The Forge is a beautifully presented, two bedroom, stone built detached cottage, with superb south facing open aspect views to the surrounding countryside, forming part of a small traditional farm steading just outside Eglington village - private wrap around gardens, fantastic views, gravel driveway with parking for several cars - NO UPWARD CHAIN

The immaculately presented stone built cottage, one of five individual dwellings at Harehope Farm, was converted around 23 years ago, and designed by architect David Darcy.

Price Guide:
 Offers Over £425,000

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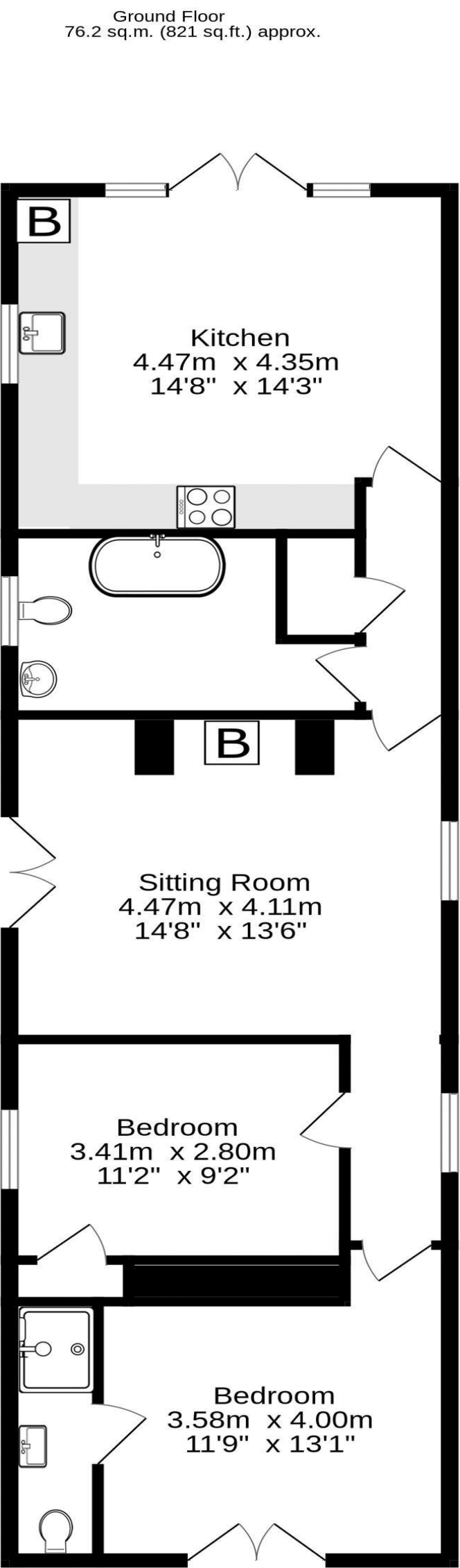
The cottage, ideal as a main or second home, has been recently refurbished by the current owners to provide superb single storey accommodation, with great character and charm - traditional features include vaulted beamed ceilings, a stone inglenook fireplace and wood burning stove, oak flooring, and new timber double glazed, arched byre window and door to the kitchen/dining room.

Accommodation - Entrance porch | Reception hallway with a slate floor, and built in cloaks cupboard | Lovely sitting room with a vaulted beamed ceiling, oak flooring, a cast iron wood burning stove set into a stone chimney breast and inglenook fireplace, with windows to the front elevation and French doors opening to the rear garden. Superb kitchen/dining room with a beamed vaulted ceiling, new double glazed byre arch window and door to the west facing courtyard garden | The kitchen is fitted with a range of cabinets with integrated fridge/freezer, ceramic hob, space and plumbing for washing machine and dishwasher | Double bedroom one has double doors leading to the side garden and terrace, with great views to the surrounding countryside | Well appointed and refurbished ensuite shower room (2021) | Twin bedroom two has a window overlooking the garden and a built in storage cupboard | The traditional bathroom has a freestanding roll top bath with wash hand basin and WC.



Gillian Greaves
01665 600 170
gillian.greaves@sandersonyoung.co.uk





TOTAL FLOOR AREA : 76.2 sq.m. (821 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 Forge has a fabulous south facing position in the Steading, with uninterrupted rural views, private lawned gardens, excellent west facing courtyard garden leading from the kitchen, and stone outhouse/store, with potential for home office or workshop, with power and lighting. There is a gated gravel driveway with parking for several cars.

The picturesque village of Eglingham is located just over 7 miles north west of the market town of Alnwick, and approx. 10 miles from Wooler & the Cheviot hills, with magnificent walks on your door step, easy access to the A697 leading to the surrounding villages, and excellent road links to Rothbury and south to Morpeth and Newcastle.

The Northumberland Heritage coastline is just a short distance away, with its sandy beaches and historic Castles. Eglingham lies in the sheltered valley of the Eglingham Burn, surrounded by open countryside, with local amenities of 'The Tankerville Arms' pub/restaurant, Eglingham Village Hall, a historic Church and Cricket Club and Tennis Club.

Approx. distances - Eglingham village 1.2 miles Alnwick 8.8 miles Morpeth 28 miles Newcastle upon Tyne 44 miles

Services: Mains Electric | Private Spring Water Supply | Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D





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