



HARTLAW ACKLINGTON

- Detached barn conversion
- Three double bedrooms
- Master with ensuite
- Garage and parking
- Re-fitted kitchen and bathrooms
- Characterful features

Guide Price: £395,000

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The Byre

Hartlaw, Acklington, Morpeth

Northumberland NE65 9AR

Situated within a small selection of barn conversions in the Northumberland hamlet of Hartlaw near Guyzance, this charming three bedroom detached stone property occupies a superb position on the development with delightful distant sea views from the lounge window. Featuring wooden latch doors, a wood burner, exposed beams and vaulted ceilings, the accommodation exudes character whilst offering light and contemporary open plan living space and all the desirable additions for modern living.

The property is ideally placed for a buyer seeking a quiet rural setting surrounded by farmland whilst being easily accessible from the A1 main road and a short drive from the coast at nearby Warkworth, Amble and Alnmouth.

Arranged around an 'L' shaped floor plan design, the impressive and expansive open plan living area and luxurious dining kitchen with a central island is at the heart of the layout and enjoys light from windows on three sides as well as access out to both the inner private courtyard and the outer low maintenance stone walled garden with patio and feature planting. In addition to the main bathroom positioned off the internal hall in the guest wing, the master bedroom at the other end of the property has its own stylish ensuite that complements the fittings of the main bathroom. Ample parking is available on a private gravelled area in front of the property (with space for approx. three vehicles) as well as a separate single garage located within the development alongside those belonging to the neighbouring properties.



HALL

Triple glazed entrance door | Oak veneer floor | Downlights | Door to utility cupboard, bedroom one and open plan living space

BEDROOM ONE

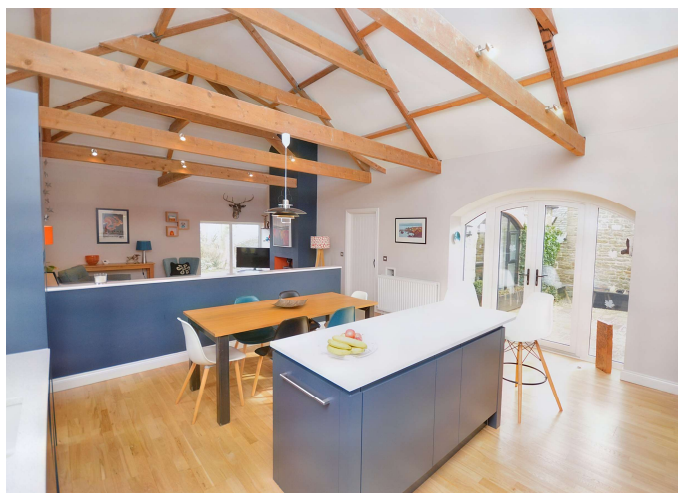
15' 7" x 14' 3" (4.75m x 4.34m)
 Triple glazed byre window | Oak Veneer floor | Vaulted ceiling with exposed beams | Radiator | Door to ensuite

ENSUITE

Ceiling Conservation window | Wet wall panels | Corner shower cubicle with mains shower | Integrated W.C. and wash hand basin with cabinets | Tiled floor | Underfloor heating | Chrome ladder heated towel rail | Downlights | Extractor fan | Fitted mirror with touch sensor light

UTILITY CUPBOARD

Base unit with work surface | Space for washing machine | Shelves and cloaks storage | Oak Veneer floor | Loft access hatch to part boarded loft



LOUNGE

15' 9" x 16' 11" (4.80m x 5.15m)
 Triple glazed window to side and front | Oak Veneer floor | Inglenook with wood burning stove and stone hearth | Feature lighting | Radiator

DINING KITCHEN

16' 11" x 16' 0" (5.15m x 4.87m)
 Triple glazed windows | Triple glazed French doors | Nixons fitted units with Quartz work surfaces | Franke sink | Gas hob | Electric double oven | Extractor hood | Integrated dishwasher | Island with integrated fridge and freezer | Vaulted ceiling with exposed beams | Radiator | Open to lounge area | Triple glazed external door to private stone walled garden

INNER HALL

Triple glazed window | Radiator | Oak Veneer floor | Downlights | Storage cupboard housing boiler | Doors to bedrooms two and three, and bathroom



BEDROOM TWO

16' 5" x 10' 6" (5.00m x 3.20m)

Triple glazed external door to garden | Oak Veneer floor | Vaulted ceiling with exposed beams | Radiator

BEDROOM THREE

13' 1" x 8' 6" (3.98m x 2.59m)

Triple glazed window | Oak Veneer floor | Downlights | Radiator | Loft hatch

BATHROOM

Ceiling Conservation window | Part wet wall panels | Corner shower cubicle with mains shower | Freestanding double ended bath | Concealed cistern W.C. with cabinet | Wash hand basin with cabinet | Chrome ladder heated towel rail | Tiled floor | Under floor heating | Downlights | Fitted mirror with touch sensor light

GARAGE

17' 2" x 11' 1" (5.23m x 3.38m)

Light and power | Up and over garage door

EXTERNALLY

Landscaped low maintenance courtyard garden and rear garden with gravel, mature planting and patio, and raised beds | Parking area to the side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank

Heating: Mains gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage in a separate block and driveway parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

There is a right of access over the farm yard entrance to the property.

There is a covenant on the property, it cannot be used as a business i.e. rental property

ACCESSIBILITY

This property has accessibility adaptations:

Ramp access to the kitchen door from the front parking area and front garden

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

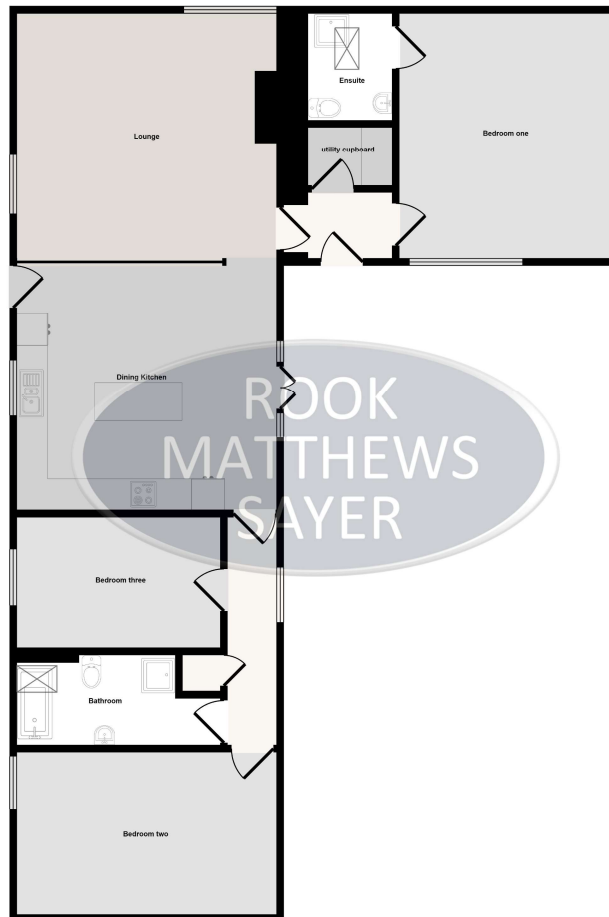
Each property has a share in the Hartlaw Management Company, which is £300 per annum and is paid in 2 instalments of £150 every 6 months. Please ask in branch for further details

COUNCIL TAX BAND: E | EPC RATING: C

AL008688/DM/RJ/05.03.2024/V3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Floorplan

Hartlaw, Acklington

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Version 2

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