



The Byre | Hartlaw | NE65 9AR

**£385,000**

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.

**RMS** | Rook  
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**DETACHED BARN CONVERSION**

**RE-FITTED KITCHEN & BATHROOMS**

**THREE DOUBLE BEDROOMS**

**CHARACTERFUL FEATURES**

**MASTER WITH EN-SUITE**

**GARAGE & PARKING**

**DISTANT SEA VIEWS FROM LOUNGE**

**OPEN PLAN LIVING SPACE**

For any more information regarding the property please contact us today

### The Byre, Hartlaw, Acklington, NE65 9AR

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 approximately 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 en-suite

#### ENSUITE

Ceiling Conservation window | Wet wall panels | Corner shower cubicle with mains shower | Integrated W.C. & 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

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### 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 to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage in a separate block & driveway parking

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation 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 ramp access to the kitchen door from the front parking area & 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.

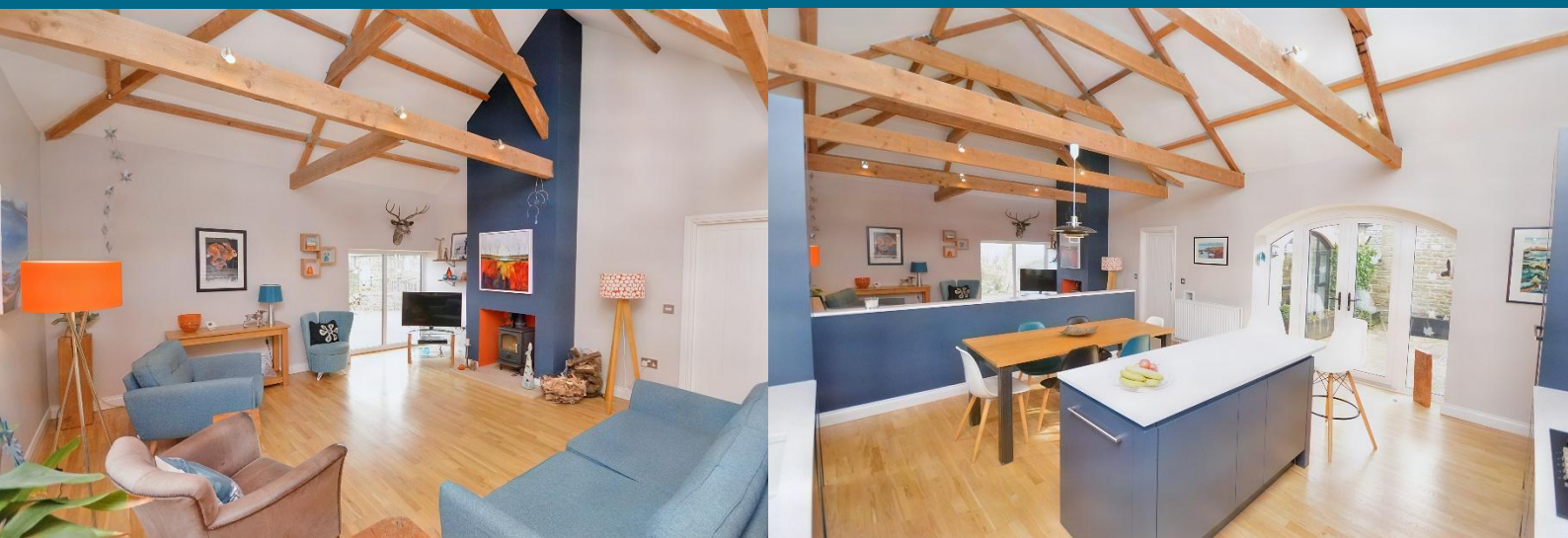
Each property has a share in the Hartlaw Management Company, which is £300 per annum & is paid in two instalments of £150 every 6 months. Please ask in branch for further details.

COUNCIL TAX BAND: E

EPC RATING: C

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		

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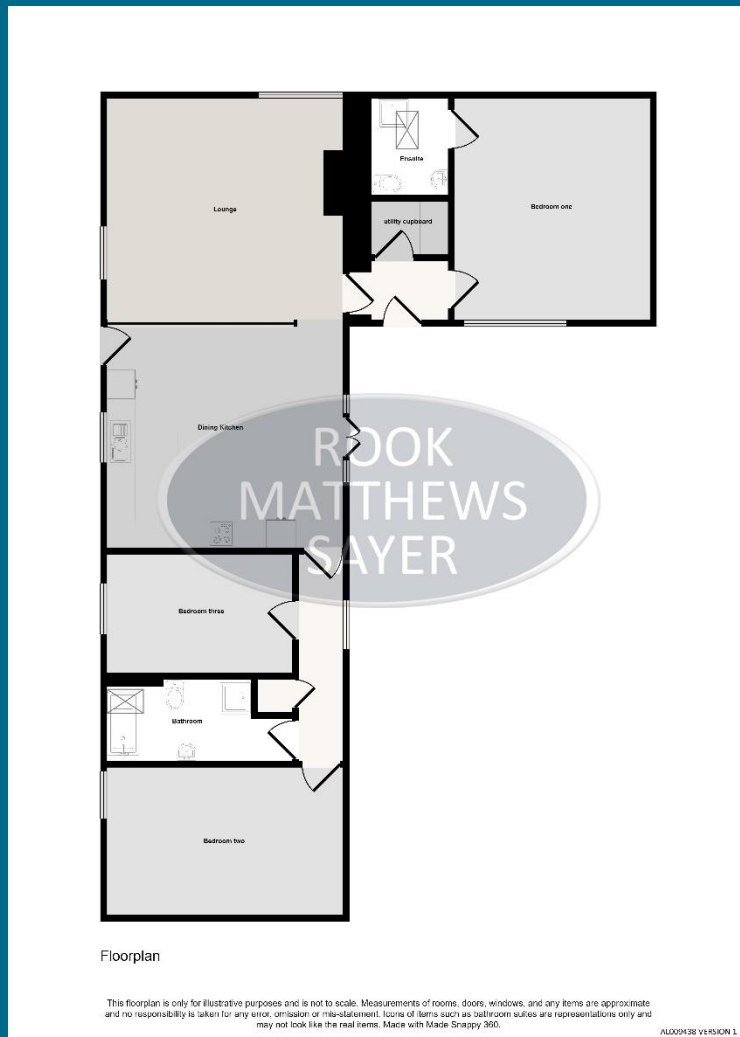


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