



West Holme Farm Road, Hartford

Fixed Price **£725,000**

West Holme Farm Road

Hartford, Cramlington

Council Tax band: E

Tenure: Freehold

- Substantial Plot
- Three Bedrooms
- Detached
- Detached Garage & Large Driveway
- Planning Permission
- Solar Panels & Battery
- Beautifully Presented
- Versatile Living Space



Located in the semi-rural setting of Hartford, Cramlington, West Holme is a three bedroom detached property and offers a unique opportunity for those seeking versatile living and future development potential. Positioned on a substantial plot, the property includes outline planning permission for an additional dwelling within the garden, offering endless possibilities for expansion or a new project.

The majority of the living space is thoughtfully laid out on the ground floor, creating a seamless flow throughout the home. The beautifully appointed reception rooms enjoy stunning views over the gardens.

The farmhouse-style kitchen featuring an Aga, adds a touch of traditional charm and is complemented by a separate dining room. Additional practical spaces include a utility room and a convenient WC.

The ground floor also boasts two generous double bedrooms, each with direct access to the beautifully landscaped gardens. A well-appointed family bathroom completes this level.

Ascending to the first floor, the staircase opens up onto a sizable landing, offering a space that could serve as a home office or play area. From the landing, you will find two further rooms: a double bedroom, with some restricted head height and a smaller room that would make an ideal dressing room complete with an ensuite bathroom.

The property's location in Hartford offers the perfect blend of rural serenity and easy access to the many amenities of Cramlington, including shops, restaurants, leisure facilities, schools, and transport links. This is a rare opportunity to acquire a home with substantial living space, a large plot, and the potential for future development.

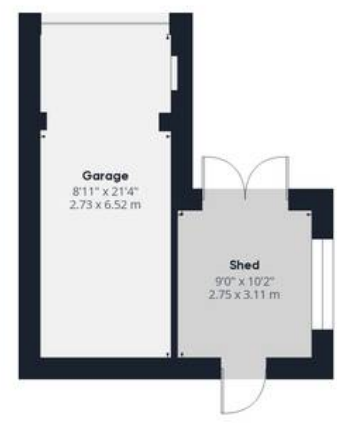




First Floor Building 1



Floor 1 Building 1



First Floor Building 2

Approximate total area⁽¹⁾

2044.5 ft²
189.94 m²

Reduced headroom

304.83 ft²
28.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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