



Fairway Lodge, Bedlington, Hartford Hall

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Positioned within the prestigious and sought after Hartford Hall Estate, this impressive four double bedroom family home presents outstanding living accommodation and is enviably set back from the central residential area, offering a great deal of privacy and seclusion. The accommodation has been designed to a high standard yet offers fantastic scope to further remodel, creating beautiful and spacious living internally and externally. The property also faces the golf course and is extremely private. Fairway Lodge benefits from double glazing, gas central heating, TV and telephone points. The main accommodation is accessed through an attractive solid timber panelled door set back into a fantastic portico with an opaque glass insertion and adjacent floor to ceiling window. The ground floor briefly comprises: Reception hallway, lounge, dining room, study, family dining kitchen, utility room and downstairs WC. To the first floor there is an enviably spacious master bedroom, a second double bedroom with a Jack and Jill style en-suite, two further bedrooms with private en-suites and a family bathroom. The appeal of the property is only enhanced by its surroundings with its beautiful gardens and open farmland views. Approaching the accommodation there is a spacious private driveway providing secure off street parking for multiple vehicles whilst to the rear there is an enviable garden laid mainly to lawn with multiple sitting areas, mature planted borders and fenced boundaries. The property also offers a separate courtyard which is mainly paved and provides additional outdoor space with a fitted shed and fenced boundaries. The property also benefits from an integral double garage providing additional parking and storage space.

Hartford Hall is a sought after Georgian Country Estate and is situated in a beautiful rural location in Northumberland. Set back from the main city centre, Hartford Hall has a great deal of privacy yet ideally offers ease of access to other nearby towns and the coast.

Early internal inspection is essential to appreciate the accommodation on offer.

£530,000

EPC Rating E



LOUNGE

15'3 x 12'9 (4.65m x 3.89m)

Principal lounge providing a great relaxation retreat with an abundance of natural light and beautiful garden views. The lounge offers a double glazed arrow slit style window to the side elevation, decorative egg and dark coving to ceiling with two central light points and additional spot lights, an attractive stone fireplace with decorative mantelpiece surrounding the cast iron living flame gas fire, two radiators, carpet and double glazed French doors with adjacent floor to ceiling windows leading out to the rear garden.

DINING ROOM

14'5 x 13'0 (4.39m x 3.96m)

Spacious second reception room offering double glazed windows to the front elevation and multiple double glazed arrow slit style windows to the side elevation, decorative egg and dart coving to ceiling with multiple spot lights, hardwood flooring and double glazed French doors leading out to the rear garden.

STUDY ROOM

8'8 x 6'5 (2.64m x 1.96m)

Double glazed window to the rear elevation, modern desk unit with incorporated drawers and shelving space, radiator, original hardwood flooring and multiple ceiling spotlights.

FAMILY DINING KITCHEN

26'10 x 19'10 (8.18m x 6.05m)

Impressive open plan dining kitchen providing a great deal of space for family dining and entertainment. Showcasing a bespoke range of Shaker style wall, base and drawer units with an attractive range of chrome handles and feature opaque cabinetry, complementing work surfaces with a co-ordinating central island providing breakfasting and storage space, feature sink unit with a central chrome tap and drainer grooves into the surface, integrated eye level double oven and plate warming tray with a four ring gas hob and stainless steel chimney style extractor hood above, integrated wine racks and dish washer, freestanding fridge freezer, integrated waste disposal bin, hardwood flooring, multiple spot lights, radiator, multiple double glazed windows to the rear and side elevations, double glazed French doors leading out to the rear garden and an additional set of double glazed patio doors leading out to the garden.

UTILITY ROOM

11'6 x 4'10 (3.51m x 1.47m)

Kitchen co-ordinating wall and base units with chrome handles and complementing work surfaces, stainless steel sink with chrome mixer tap and drainer unit, plumbing and space for a washing machine, double glazed window to the rear elevation, tiled flooring, multiple ceiling spotlights, radiator and a door leading into the garage.

MASTER BEDROOM

18'6 x 11'3 (5.64m x 3.43m)

Generous master bedroom offering double glazed windows to the rear elevation and an additional double glazed Dormer style window to the front providing an abundance of natural light, fitted wardrobes, two radiators, carpet and ceiling light point.

BEDROOM TWO

17'4 x 11'4 (5.28m x 3.45m)

Double glazed box bay window to the side elevation, fitted wardrobes, radiator, carpet, ceiling light point, access to the loft space and a door leading into the en-suite.

EN-SUITE SHOWER ROOM

Step in shower cubicle with a fitted glass screen, low level WC, wash basin with chrome mixer tap, double glazed Velux window to the rear elevation, extractor fan, multiple ceiling spotlights, chrome towel rail and vinyl flooring.

BEDROOM THREE

14'5 x 9'6 (4.39m x 2.90m)

Multiple double glazed windows to the side elevations, feature partition wall offering multiple fitted wardrobes and ceiling spot lights, ceiling light point, radiator, carpet and door leading into the en-suite.

EN-SUITE SHOWER ROOM

Three piece suite comprising a step in shower cubicle with a fitted glass screen, low level WC, wall mounted wash basin and chrome mixer tap, double glazed window to the side elevation, extractor fan, multiple ceiling spotlights, chrome towel rail and vinyl flooring.

BEDROOM FOUR

13'3 x 13'0 (4.04m x 3.96m)

Double glazed window to the rear elevation, multiple fitted wardrobes with feature sliding doors, ceiling light point, radiator and carpet.

FAMILY BATHROOM

Four piece suite comprising a step-in corner shower with glass sliding doors, panelled bath with chrome mixer tap, wall mounted wash basin with chrome mixer tap, low level WC, double glazed opaque window to the side elevation, tiled flooring, heated towel rail and multiple ceiling spotlights.



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