



**Turnberry**

Fairway Rise, Hartford Hall





Turnberry, Fairway Rise, Hartford Hall Estate, Northumberland NE22 6AG

Guide Price £599,000

Turnberry represents one of the finest detached houses, built circa 2005 in this very well sought after and beautiful estate within the grounds of Hartford Hall. The house occupies a prime position within the estate and has the added benefit of significant improvements, remodelling and upgrading works, which were carried out at the date of its construction. Offered for sale, this fabulous family home has a beautiful elevation, which is west facing to the front, including a double drive leading to the integral garage with electrically operated doors.

Entrance porch | Reception hall | Cloakroom/wc | Dining room | Sitting room | Office | Kitchen/breakfasting room | Utility/laundry room  
Fabulous sun lounge and garden room | Master bedroom suite with an extensive range of built-in wardrobes | En-suite shower room/wc  
Guest bedroom with en-suite shower room/wc | Two further double bedrooms | Family bathroom/wc | Double driveway | Integral garage  
Fabulous rear and side garden with open views

The presentation of this property is first class and the house enjoys lovely garden areas which are well presented and maintained with lawns and well stocked flower and shrub borders, hedge boundaries and neatly trimmed lawns surrounding the stone flagged terrace and patio to the rear. Turnberry is a fine home which enjoys the benefits of the estate which surrounds it. The estate at Hartford Hall is privately owned by the residents and has recently been completed to a high standard with lovely walks and pathways, superb nature reserve and wildlife corridor and is surrounded by a valley of mature trees and woodlands. The house enjoys good access from its location into Morpeth a very popular market town with its superb shopping facilities and rail network leading to Newcastle and to the south, including London Kings Cross.

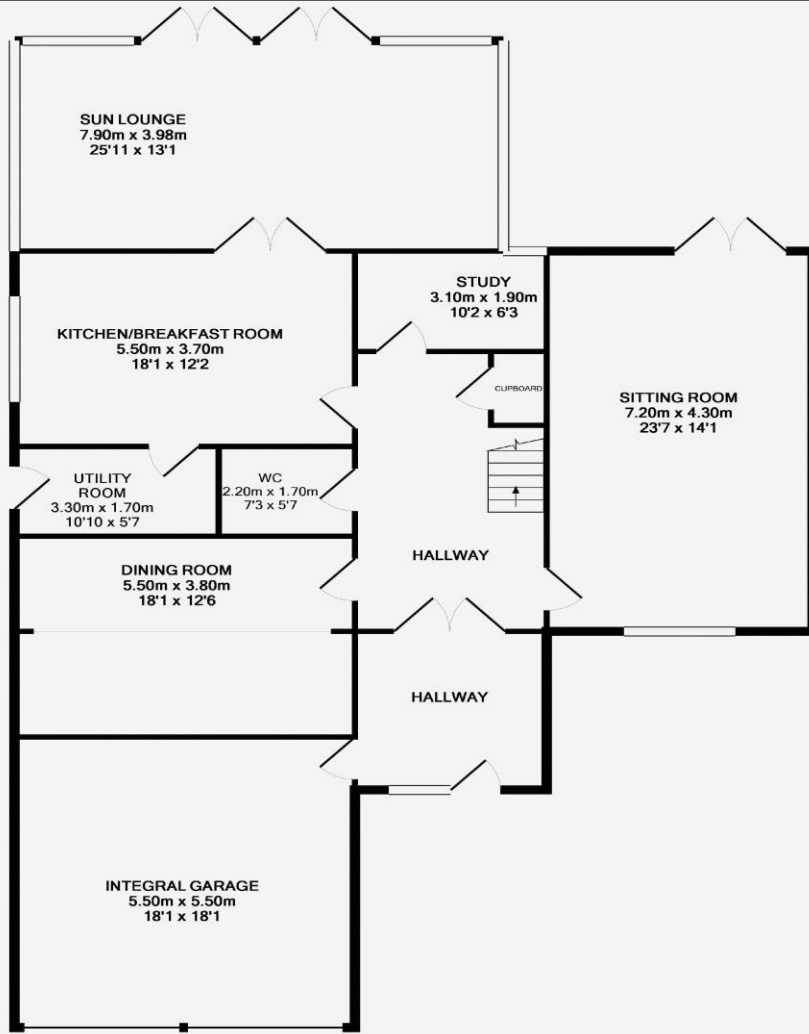
Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: D



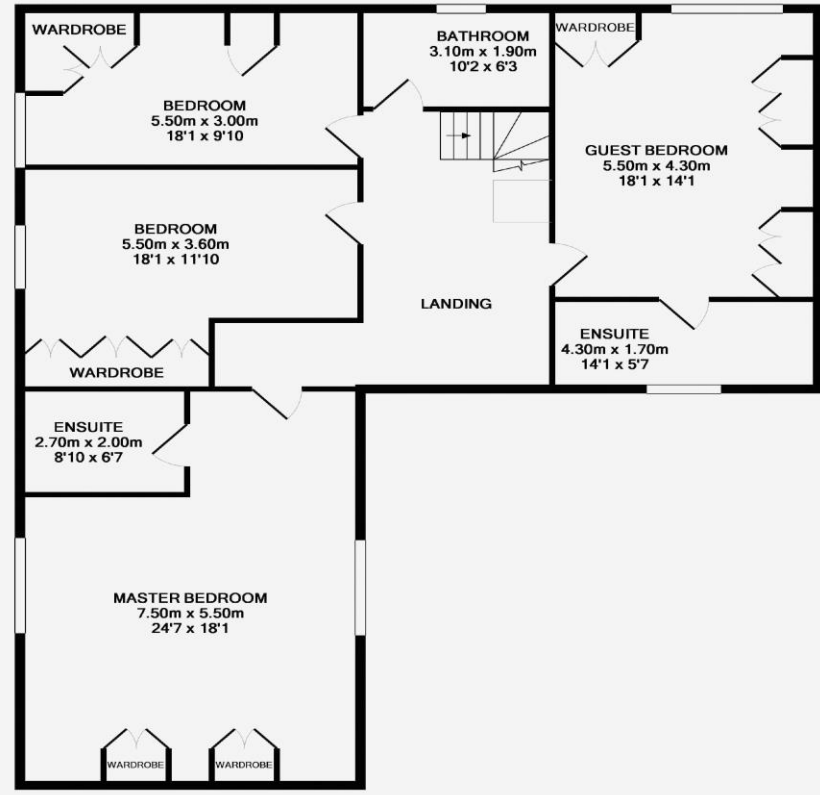








GROUND FLOOR  
APPROX. FLOOR  
AREA 174.9 SQ.M.  
(1882 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 134.1 SQ.M.  
(1444 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 309.0 SQ.M. (3326 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



All enquiries to our Ponteland Office | Coates Institute, Main Street, Ponteland, Newcastle upon Tyne NE20 9NH

T: 01661 823951 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

