



# Unit 3, Harlow Hill Farm, Harlow Hill







**Unit 3, Harlow Hill Farm, Harlow Hill, Newcastle upon Tyne  
NE15 0QD**

**Guide Price £675,000**

***EXCLUSIVE DEVELOPMENT OF THREE LUXURY, TRADITIONAL  
STONE CONVERSIONS SET IN AN HISTORIC RURAL HAMLET, WITH  
OPEN ASPECT VIEWS, HERITAGE STYLE OAK FRAMED DOUBLE  
GARAGES AND PRIVATE GARDENS***

Unit 3 is a magnificent four bedroom single storey barn conversion, with lovely open aspect views to the surrounding countryside, large private east/west facing gardens, impressive private gated entrance with stone pillars to gravel driveway and a Heritage oak framed double garage with Welsh slate roof.



This stone barn conversion offers impressive single storey accommodation which has been sympathetically designed and extended to take full advantage of the natural light from the east/west aspects. This superb four bedroom conversion will be finished to the highest specification throughout with design features to include full height vaulted ceilings with exposed roof timbers, fabulous kitchen/dining with lots of natural light from its impressive glass atrium roof and full height windows to the eastern elevation, bespoke painted in frame cabinets with contrasting granite work surfaces, impressive living room with vaulted ceilings, limestone floors, oak doors and quality fixtures and fittings to the bathrooms and en suites.

**Agent's Note**

Interior images are for indicative purposes only to represent the design features and standard of finish to be expected.





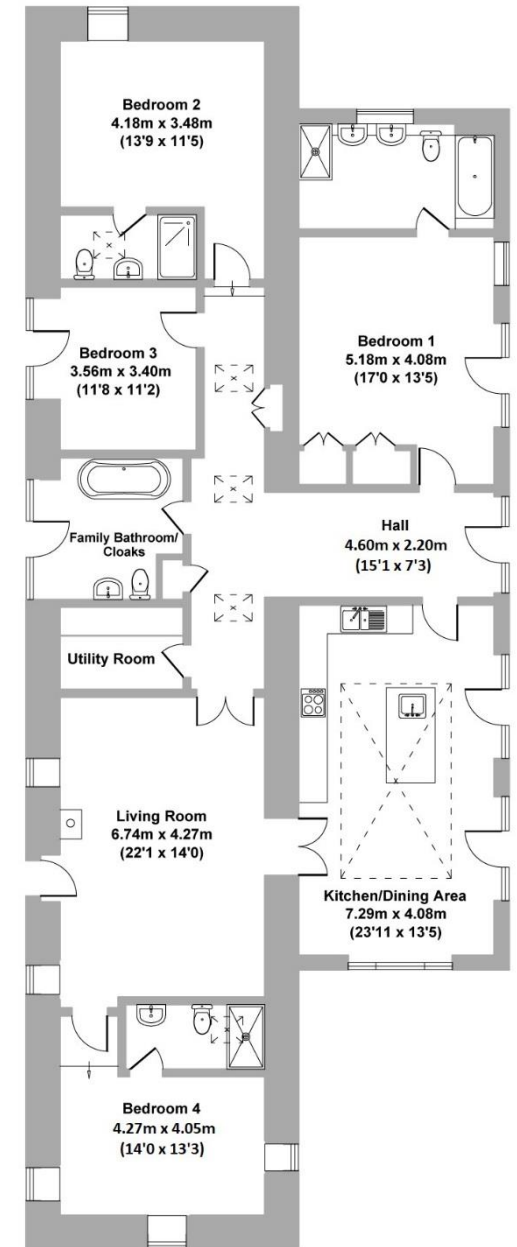
## Accommodation

Reception hallway with limestone flagged floor | Beautifully fitted kitchen/breakfast room with painted solid wood cabinets, large central island with granite worktops, quality integrated appliances and impressive glass atrium roof | Large living room with vaulted ceilings and exposed roof timbers, wood burner and door to rear garden | Internal hallway with limestone floor | Master bedroom with full height windows and built in wardrobes | Luxury ensuite bathroom with bath and wet room style walk in shower | Two further double bedrooms, each with stylish ensuite shower/wc | Fourth double bedroom with access to the family bathroom/wc | Laundry | Heritage oak framed double garage with store | Private stone pillared entrance, gravel driveway and parking | Landscaped gardens and west facing courtyard garden, attractive stone walls to the boundary

*Services – Mains electricity and water, mains drainage and renewable air source heat pump (ASHP) for heating and hot water with RHI government incentive payments to the house owner. Under floor central heating throughout.*



## Harlow Hill Development - Unit 3



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Harlow Hill is a special and unique rural location with easy access to Newcastle upon Tyne, Ponteland and Newcastle Airport, and all local and regional centres. This exclusive development provides a lovely mix of traditional stone built cottages and houses, positioned on the line of Hadrian's Wall, and is the site of 'Milecastle 16'.

The hamlet is located close to the Tyne Valley villages of Heddon, Wylam, Stamfordham and Matfen, which between them offer a range of local amenities including village shops, cafes and tea rooms, doctors' surgeries, village halls and schools. There are superb leisure facilities close by at Matfen Hall and Close House, where there are golf courses, gyms, swimming pools and an award winning restaurant.

Ponteland village offers a wider range of facilities with cafes, bars/restaurants, and supermarkets, as well as highly rated schools for all ages, professional services and banking. The popular village of Corbridge and the market town of Hexham also offer a great range of day to day amenities, with a General Hospital, train stations with links to Newcastle and Carlisle and doctors' and dentists' surgeries.

For education, there is an OFSTED rated Outstanding first school in Stamfordham, with schooling for all ages in Ponteland and Hexham - Mowden Hall Preparatory School is located close by, with a number of highly regarded private day schools in Newcastle including the Royal Grammar School.

Approximate mileages - Ponteland - 8.1 miles, Newcastle city centre - 11.8 miles, Newcastle International Airport - 9.5 miles, Corbridge - 6.8 miles, Hexham - 12.9 miles





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