



Unit 4, Harlow Hill Farm, Harlow Hill







**Unit 4, Harlow Hill Farm, Harlow Hill, Newcastle upon Tyne
NE15 0QD**

Guide Price £375,000

***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 4 is a fabulous two bedroom, single storey conversion, with a private gated entrance leading to generous gardens and parking area, detached oak framed double garage, with Welsh slate roof and store. This stunning stone built dwelling has a high standard of finish throughout, mixing contemporary living with traditional features. The conversion has magnificent far reaching views to the surrounding countryside, enjoying a great degree of privacy and a lovely south west facing aspect overlooking the rear courtyard.

The property would suit a wide variety of buyers including those seeking a luxury rural home, a holiday/second home investment, or those looking to downsize from a larger house.

The conversion will be finished to the highest specification throughout with design features to include full height vaulted ceilings with exposed roof timbers, traditional Northumbrian arched windows, blend of limestone and oak flooring and oak doors, and contemporary finish with quality fittings to the bathroom and master en suite.

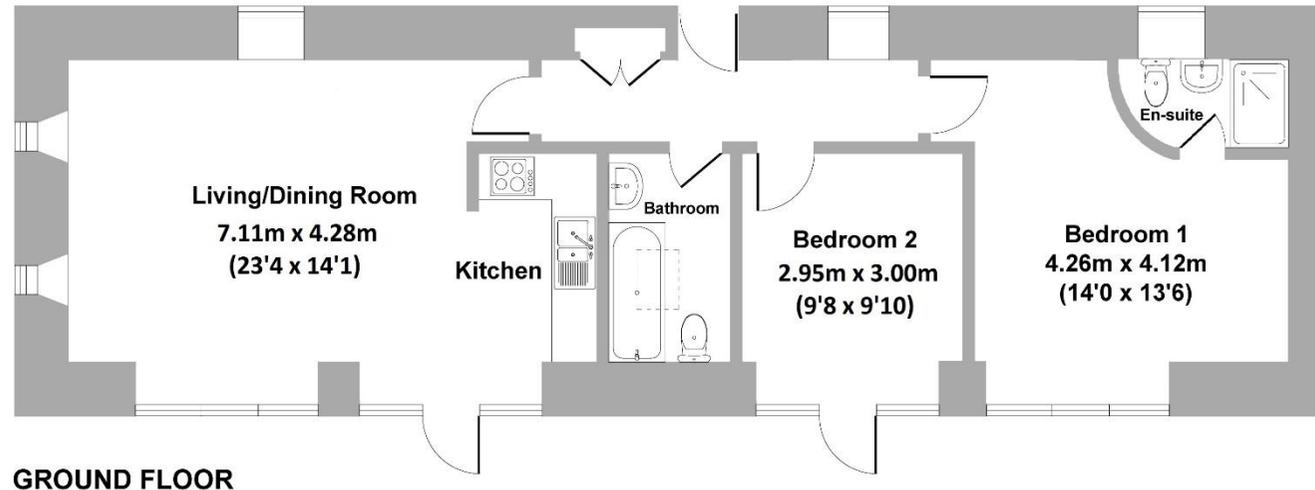
Agent's Note

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





Harlow Hill Development - Unit 4



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Accommodation

Reception hallway with a limestone flagged floor | Impressive open plan living space with open vaulted ceiling and excellent natural light from the feature arched windows, and a beautiful fitted kitchen with bespoke, painted wood cabinets with granite work surfaces and integrated appliances | Master bedroom with luxury ensuite shower room/wc | Double bedroom | Family bathroom/wc | Large Heritage oak framed double garage with Welsh slate roof with serviced utility room and store | Private gated entrance, gravel driveway and generous parking area | Private landscaped gardens to the front and side, and attractive south facing courtyard to the rear

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 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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