



**Unit 5, Harlow Hill Farm, Harlow Hill**







**Unit 5, Harlow Hill Farm, Harlow Hill, Newcastle upon Tyne  
NE15 0QD**

**Guide Price £625,000**

***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 5 is an impressive four bedroom stone built, detached barn conversion with large private east/west facing gardens, an attractive private gated entrance with stone pillars and a large heritage 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 offering versatile accommodation over two floors, whilst retaining the original design features of this impressive building including beautiful Northumbrian arched windows and stone external staircase to the southern gable, open vaulted ceilings with exposed roof timbers, oak and limestone flagged floors, oak internal doors, traditional bespoke painted cabinets with contrasting granite work surfaces compliment the impressive kitchen/dining room, together with quality fixtures and fittings to the bathrooms and en-suites.

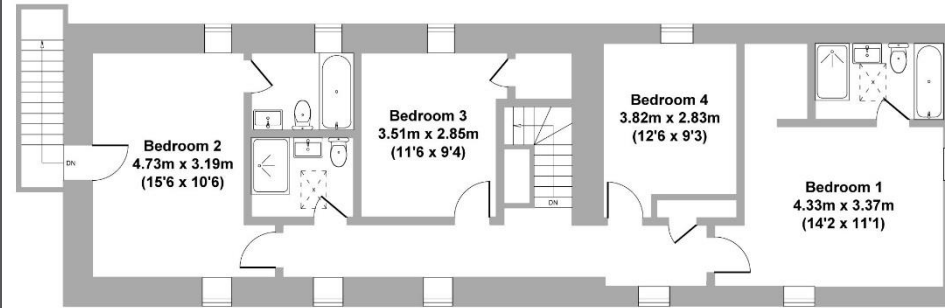
**Agent's Note**

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

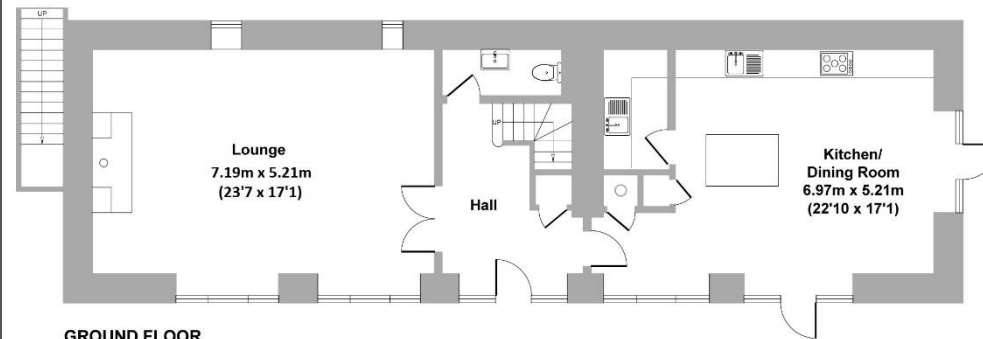




## Harlow Hill Development - Unit 5



FIRST FLOOR



GROUND FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

## Accommodation

Reception hallway with limestone flooring | Fabulous sitting room with two feature arch windows, stone quoined feature fireplace and autumn oak flooring | Beautifully appointed kitchen with bespoke, hand painted solid wood cabinets with granite worktops, central island and quality integrated appliances including a range cooker, three feature arch windows and door to patio area | Utility room | Cloakroom | First floor galleried landing | Generous master bedroom with semi vaulted ceiling, walk in wardrobe and luxury fully tiled en-suite bathroom/wc with wet room style walk in shower | Guest double bedroom with vaulted beamed ceiling and luxury en-suite bathroom | Two further double bedrooms, one with a walk in wardrobe | Stylish fully tiled family shower room | Heritage oak framed double garage with Welsh slate roof and store | Private stone pillared gated entrance to gravel driveway and parking area | Extensive private lawned gardens surrounding the barn with dry stone walling to the front elevation

*Services - Mains electricity and water. Mains drainage. Heating and hot water from Worcester Bosch oil boiler. Under floor central heating to ground floor and wall mounted radiators to first floor areas.*

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





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

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

