

# BRUNTON

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RESIDENTIAL



**MIDDLE BARN, HARLOW HILL, NE15**

Asking Price £685,000

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Nestled in the picturesque hamlet of Harlow Hill, Middle Barn provides a beautifully converted, stone and slate barn conversion, that offers a unique blend of traditional charm and modern luxury. Individually designed to provide over 2,200 Sq ft. of refined living space, this exceptional property is perfectly positioned for those seeking a tranquil rural retreat with effortless access throughout the Tyne Valley.

Harlow Hill is perfectly placed, close to the delightful village of Corbridge, the popular market town of Hexham and indeed Newcastle City Centre which is just a 20 minute drive away. With its peaceful setting and far-reaching views, Middle Barn offers an idyllic haven for those looking to escape the hustle and bustle of city life.

The property itself is perfectly situated within the heart of Northumberland's outstanding countryside, surrounded by open fields and beautiful rolling hills. The hamlet of Harlow Hill is perfectly positioned for those seeking a rural retreat with easy access into Newcastle City Centre, Newcastle Airport, and throughout the Tyne Valley.

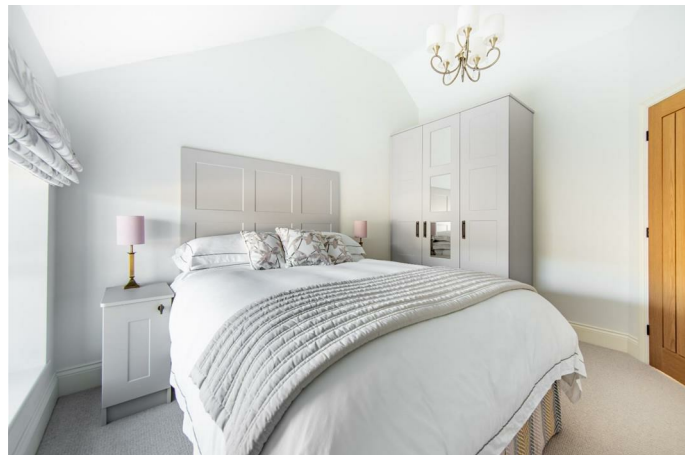
Local amenities, including shops, cafes, and schools, are readily available in the nearby villages, for those looking for leisure activities, Close House and Matten Hall offer superb golf courses, spa facilities, and superb fine dining.

With its excellent transport links and picturesque surroundings, Middle Barn offers the perfect balance of rural tranquillity and modern convenience.

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The internal accommodation comprises: A carefully detailed hallway sets the tone for the rest of the property, with neutral stone tiles, underfloor heating throughout, soft-toned walls, and access to a ground floor cloakroom/WC with discreet lighting, creating a sense of calm sophistication.

A door then leads into an impressive, open plan kitchen/dining and family space which measures 26ft in length. The kitchen area offers a high-specification 'Mowlem & Co.' kitchen, which is a true hub of the home, featuring bespoke hand-painted cabinetry, a quartz-topped island with breakfast bar, and a full suite of 'Siemens' integrated appliances.

The expansive kitchen and dining suite is perfectly complemented by the striking circular Gin Gang, which forms the main sitting room. With vaulted ceilings, wood burning stove and exposed beams, this impressive space enjoys extensive glazing with bi-folding doors opening directly out onto the landscaped gardens, creating a seamless transition between indoors and out. The ground floor also offers access to a useful ground floor study (previously bedroom four).

To the first floor, the property boasts three generous bedrooms, each with its own unique character and charm. The principal bedroom enjoys direct access to a fully tiled en-suite shower room, complete with a rainfall shower and contemporary fittings. The additional two first floor bedrooms benefit from elevated views across the surrounding landscape, while the second bedroom features a vaulted ceiling. The third bedroom is currently arranged as a versatile gym, offering flexibility for future use. A further cloakroom and laundry room provide additional practical space.

The beautifully maintained gardens are a true extension of the living space, with a generous paved terrace which is perfect for outdoor dining and entertaining. Deep planted borders bring seasonal colour and structure, while a stone pathway leads to a timber constructed summer house, offering a quiet retreat amidst the surrounding countryside.

The property also benefits from a detached, oak-framed double garage, fitted with electric double doors, power and lighting, providing ample parking and storage space. With its private pathway and welcoming entrance, Middle Barn is a haven of peace and tranquility.

Immaculately presented both inside and out, this exceptional property offers a rare opportunity for those seeking a rural retreat. With its unique blend of traditional charm and modern luxury, this property is perfect for those looking to put down roots in Northumberland or seeking a luxurious country residence.



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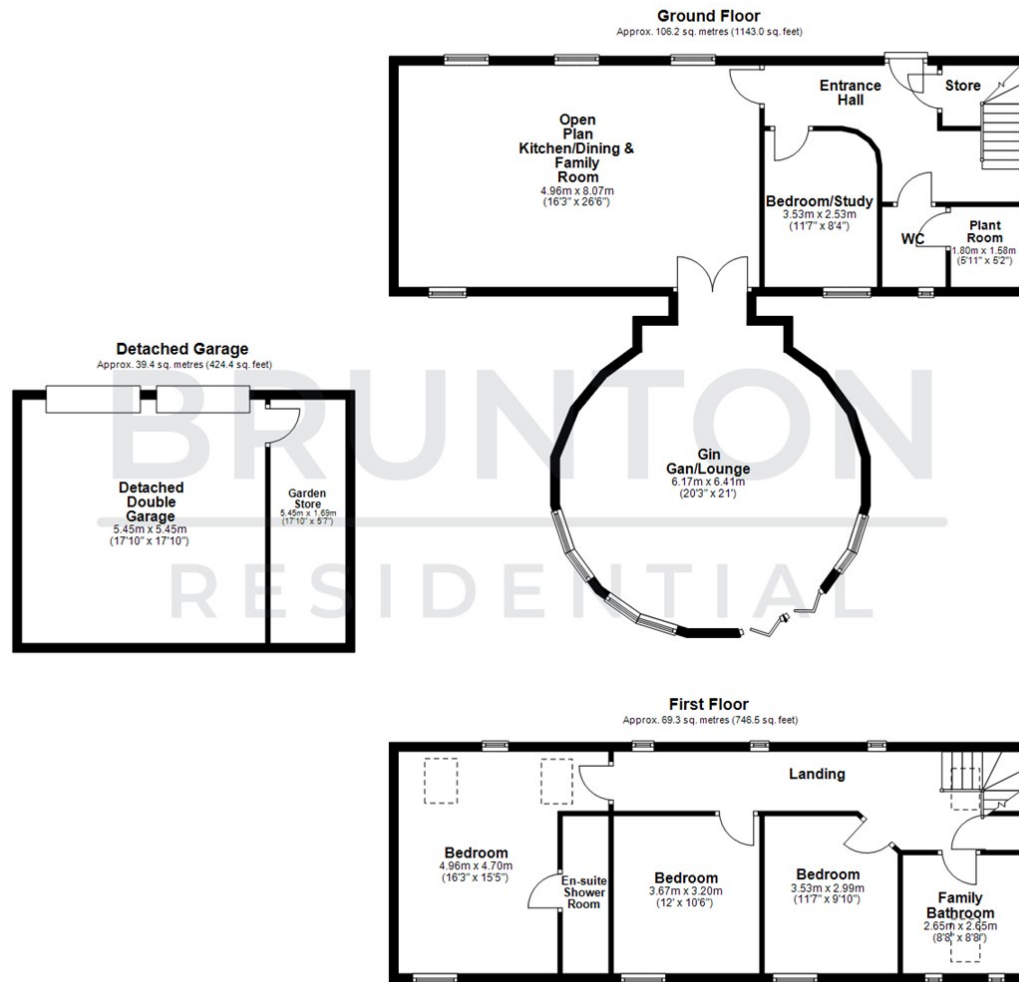
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



All measurements are approximate and are for illustration only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			