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HARTLEY HOUSE, NEW HARTLEY, WHITLEY BAY, NE25

Offers Over £265,000

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Well-presented three-bedroom end-terrace home, offering generous accommodation, a modern kitchen and a thoughtfully enhanced rear garden with three fantastic outbuildings.

The accommodation includes a spacious lounge/dining room with a feature fireplace and DEFRA-approved multi-fuel stove, a conservatory with twin-wall polycarbonate roof, double-glazed windows and French doors to the garden, a separate study area and a modern kitchen with integrated appliances.

The ground floor also provides a well-appointed bathroom, while the first floor has three bedrooms, including two generous doubles. The home also benefits from a high-efficiency gas combi boiler which was installed only two years ago and has been annually serviced. Outside, there is block-paved off-road parking which can fit up to three cars, while the enclosed rear garden provides extensive decking, raised planting beds, seating areas and a pergola. Further benefitting the outside space are three outbuildings, including a powered detached workshop/home gym, geodesic garden dome with integrated LED lighting and power, and a fully insulated detached garden office.

Hartley House enjoys a semi-rural village setting surrounded by open countryside, scenic walking routes, and the historic grounds of National Trust Seaton Delaval Hall, with the coastline and beaches of Seaton Sluice only minutes away. The property benefits from exceptional transport links, positioned within easy reach of the A19/A189 spine road corridors, regular bus routes, and the new Northumberland Line passenger rail station at Seaton Delaval—providing rapid, direct train links into Newcastle Central for an effortless city commute.

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The internal accommodation comprises an entrance hall with oiled engineered oak flooring and stairs to the first floor with an understairs storage cupboard, providing access to the bathroom, kitchen and lounge/dining room. The generous lounge/dining room also features oiled engineered oak flooring, while also benefiting from a feature fireplace with real oak mantle and limestone surround and a DEFRA-approved multi-fuel stove which can be used to burn mineral fuels and seasoned wood, and ample space for seating and dining.

Double glazed doors open from the dining area into the conservatory, featuring a twin-walled polycarbonate roof, double glazed windows, tiled flooring, and French doors leading to the rear garden. A study area opens from the lounge/dining room, offering flexibility for home working.

The modern kitchen is fitted with sleek white gloss wall and base units, extensive wood-effect work surfaces and high-grade Luxury Vinyl Tile flooring and integrated appliances, including an oven, hob and fridge-freezer. A granite-effect composite sink sits beneath the window, with flush ceiling LEDs, over-cabinet RGB uplighting, and under-cabinet task lighting completing the practical layout. The bathroom is beautifully presented with a freestanding-style bath, oversized curved shower enclosure, WC and wash basin, seamless waterproof wall cladding/panels, high-grade Luxury Vinyl Tile flooring, plumbed central heating radiator and recessed lighting.

The first-floor landing provides access to three bedrooms, including two generous doubles and a further single bedroom, with the main bedroom currently housing a super king bed, the second bedroom currently accommodating a king sized bed and the third bedroom with a storage cupboard and the capacity to fit a double bed, though it is currently staged with a sofa bed. Also accessible from the first floor is the loft via a hatch/ladder which is insulated and boarded with lights and sockets. Another benefit is the recently fitted high-efficiency gas combi-boiler.

Externally, the property benefits from a substantial block-paved frontage providing off-road parking for up to three cars, with a side pathway leading to the enclosed south-east facing rear garden. The garden features extensive timber decking with 4 external all weather power sockets, raised planting beds, timber seating areas and a substantial pergola, alongside paved areas and established planting as well as rear access to playing fields/parks/football pitches via a gate on the rear fence.

The garden also benefits from three outbuildings, including a substantial timber-built fully insulated detached garden office with double glazed windows, independent alarm, independent consumer unit, fitted storage and work surfaces with its own entrance.

There is also a separate powered detached workshop/home gym, which comes without insulation, with an independent consumer unit, while a geodesic garden dome with integrated LED lighting and power adds to the useful outdoor space.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C

