



HARLOW KEEP, CATTON, HEXHAM
NORTHUMBERLAND, NE47 9LN



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Harlow Keep is nestled in the desirable and tranquil hamlet of Old Town, within walking distance of the village of Catton. The impressive and generously proportioned stone-build residence is set within approximately 11 acres and complimented by a double garage and additional timber outbuilding.

- Detached four- bedroom property
- Tranquil village location
- Detached double garage
- Circa 11 Acres of land
- Ample parking
- EPC rating D

ASKING PRICE £750,000

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





Description

Enjoying a breathtaking setting near the quaint rural hamlet of Old Town in the heart of the Northumberland countryside, Harlow Keep is a distinctive detached family residence offering generous accommodation, character features and superb countryside views. The property occupies an elevated site surrounded by approximately 11 acres of land, which include a former stone quarry, a copse of trees and grazing land.

The property welcomes you into a spacious reception hall, with stairs rising to the first floor and access to a convenient ground floor WC/cloakroom. The kitchen is a bright and contemporary space, thoughtfully designed to blend style with everyday practicality. It is fitted with a range of modern wall and base units in a classic shaker style, offering ample storage alongside generous worktop space. A central breakfast island with a contrasting work surface provides an ideal spot for informal dining. Integrated appliances include an oven, hob with overhead extractor, auto-dosing dishwasher, and a boiling water tap.

A separate utility room is located just off the kitchen, complete with an additional sink and mixer tap, along with plumbing for a washing machine/ dryer.



The sitting room forms the heart of the home, featuring a cosy wood-burning stove set within an inglenook fireplace, complemented by warm spotlighting and characterful beamed ceilings. This inviting space also accommodates a dining area towards the rear, making it perfect for both everyday living and entertaining.

From the sitting room, there is direct access to the conservatory, affectionately known by the current owners as 'The Sunshine Room'. This delightful space is south facing and enjoys views over the garden as well as spectacular far-reaching countryside beyond, creating a wonderful setting to relax and unwind throughout the year. The ground floor accommodation is further complemented by a practical study/home office, ideal for modern living. The property also benefits from app-controlled lighting and heating, along with triple-glazed windows to the south and west elevations, enhancing both comfort and energy efficiency.

To the first floor, there are four generously sized double bedrooms. The principal bedroom features an en-suite comprising a shower cubicle, WC and wash hand basin

set within a vanity unit. All bedrooms enjoy fantastic views, while the fourth bedroom benefits from dual-aspect windows, allowing natural light to flood the space. The family bathroom is well-appointed featuring a freestanding bath, separate shower cubicle, wash hand basin with vanity unit and mirror above and a low-level WC. A Velux rooflight provides additional natural light, and there is the added benefit of a large storage cupboard.

Externally, Harlow Keep benefits from generous gardens and grounds primarily laid to lawn with mature shrubs, fruit trees and a pond, providing a wonderful outdoor environment for relaxation and recreation. There is a detached double garage with remote controlled electric doors and a connecting storeroom/ workshop with its own access door, a further garden shed provides additional storage. Beyond the wrap-around gardens, the property includes approximately 11 acres of grazing land divided into two fields. The upper field incorporates a former stone quarry and copse, currently providing the potential for a secondary income stream as an attractive campsite.

The surrounding countryside offers excellent opportunities for walking, cycling and enjoying Northumberland's renowned natural beauty. The property also provides ample parking and the potential for further use of outbuildings or ancillary accommodation, subject to the necessary consents.

Location

Catton is a small, peaceful village located in the county of Northumberland in the northeast of England. Surrounded by rolling countryside and open farmland, it lies a short distance to the west of the market town of Allendale and within easy reach of the North Pennines Area of Outstanding Natural Beauty. The village enjoys a quiet, rural setting characterized by traditional stone buildings, scenic walking routes and expansive views of the surrounding hills. Despite its tranquil atmosphere, Catton is well connected to nearby towns such as Hexham, it offers access to the wider landscapes and heritage attractions that make Northumberland a distinctive and appealing region.

Services

LPG tank provides gas, mains water and electricity is connected, drainage is via a septic tank. There is a 6Kwh array of solar panels and 10Kwh battery charge from panels and







mains. There is also an electrical vehicle charger.

Charges

Northumberland County Council tax band F.

Viewings

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

Free Market Appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, Easements and Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

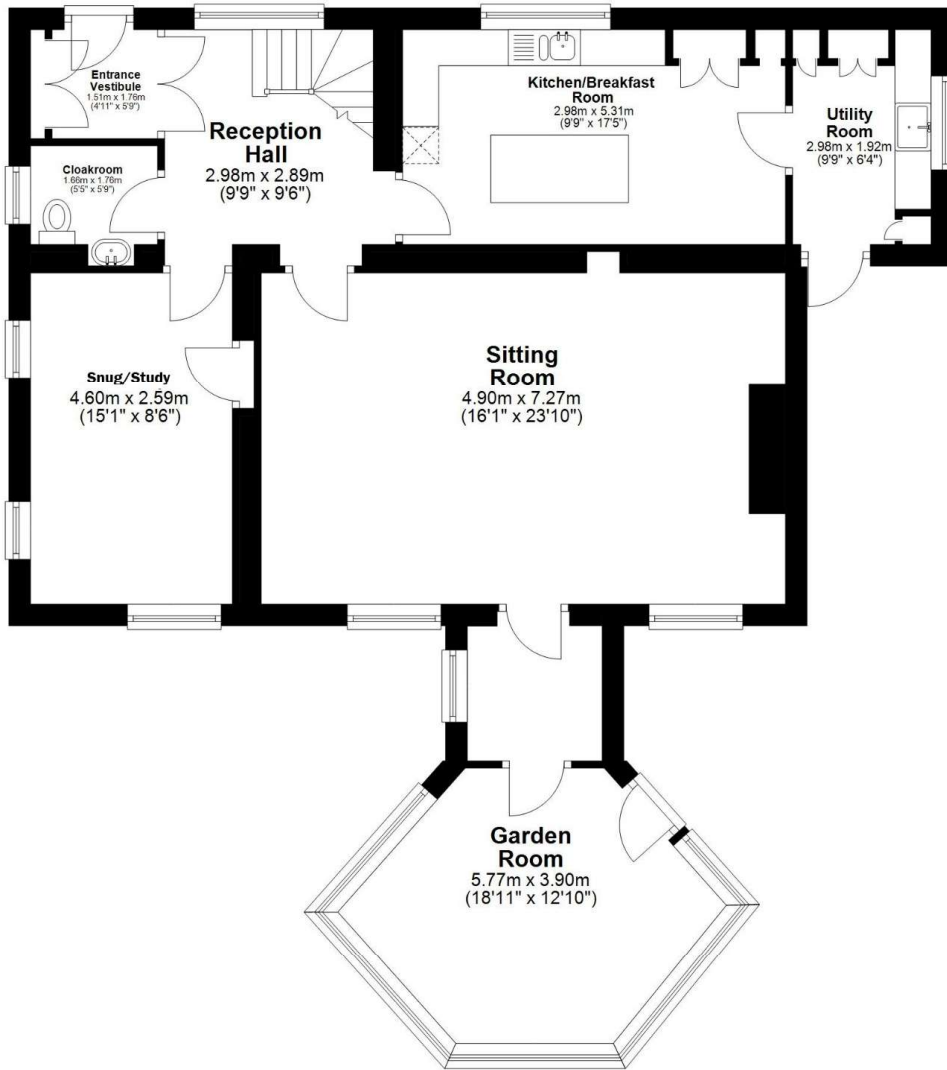






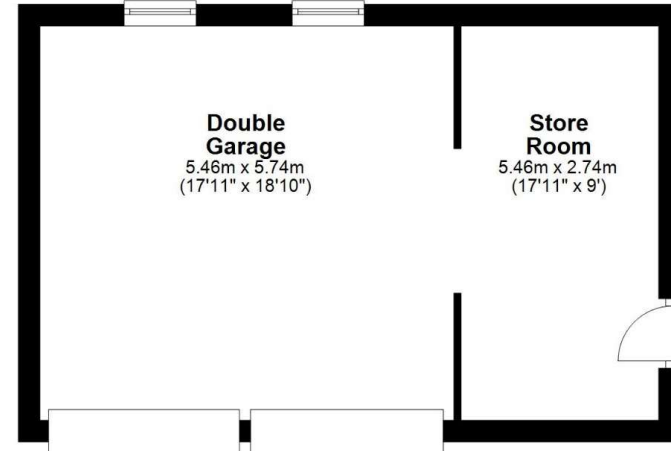
Ground Floor

Approx. 107.0 sq. metres (1151.7 sq. feet)



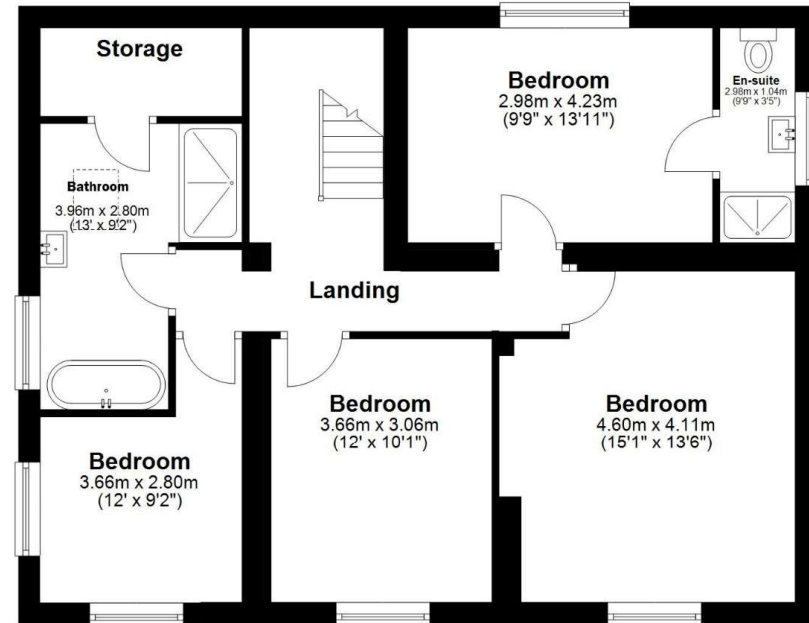
Garage

Main area: approx. 15.0 sq. metres (161.0 sq. feet)
Plus garages, approx. 31.3 sq. metres (337.3 sq. feet)



First Floor

Approx. 83.5 sq. metres (898.3 sq. feet)



Main area: Approx. 205.4 sq. metres (2211.0 sq. feet)

Plus garages, approx. 31.3 sq. metres (337.3 sq. feet)

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.