



The High Barn, Harehope Farm
Alnwick, Northumberland

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The High Barn Harehope Farm Harehope Alnwick NE66 2DW

An appealing rural dwelling set amidst a farmstead with delightful gardens and guest cottage.

Eglingtonham 1.2 miles, A1 7.4 miles, Alnwick town centre 8.8 mile, Alnmouth railway station 12.6 miles, Morpeth 28 miles, Newcastle International Airport 43 miles, Newcastle Upon Tyne 44 miles

Porch | Reception hall | Sitting room | Office
Kitchen/Dining/Family room | Utility
Cloakroom | Principal bedroom with en suite
shower room | 2 Further bedrooms (1 en suite)
Family bathroom | Guest cottage | Garden | EPC
rating D

The property

High Barn forms one part of a small collection of a converted steading and features charming retained architectural detail with 2563 sq ft of characterful accommodation and a versatile layout. The attractive entrance portal is reached via a series of stone steps at the frontage, with the porch offering a spot to cast off outdoor wear and giving access to the reception hall on the first floor level. With a double aspect and the drama of a vaulted ceiling, the sitting room provides a bright and airy reception area centred around a stone fireplace, whilst further living space is offered on the floor below. Distinctive arches and exposed beams are showcased within the orangery room which offers a unique and sociable open-plan setting for causal seating and dining with the three sets of French doors connecting to the rear garden. A cream electric Aga in a tiled recess takes centre-stage in the large adjoining kitchen area, which features base level cabinetry, open

shelving and a Belfast sink, with ancillary space provided by an adjacent utility.

The bedroom accommodation is arranged over two floors, with two bedrooms, one en suite and a cloakroom/shower room occupying the easterly wing of the first level. In a tucked-away position on the ground floor, a further double bedroom provides a restful retreat with adjoining walk-in wardrobe and shower room, as well as a door which offers a link to the walled garden. An office and family bathroom are also located at this level. A further double bedroom with separate double bunk area and en suite is available in the adjoining guest cottage in the walled garden; an enchanting addition with various-use options.

Outside

The gardens at High Barn are particularly noteworthy being beautifully landscaped and maintained creating visual appeal and providing an inviting outdoor sanctuary. At the frontage with direct access to Bewick Moor, a timber five-bar gate set within low-level stone walling opens onto a swathe of gravelled driveway with features including areas of lawn, topiary areas and specimen trees. The walled garden to the rear has a stunning geometric design, with paved pathways partitioning grassed zones and extending to terracing alongside the home and cottage offering opportunities for outdoor dining and sitting. With a southerly aspect, this secluded and completely private setting has a delightful selection of planting including climbing shrubs to the walls, yew trees, topiary, floral shrubs and pretty perennial plants.



Location

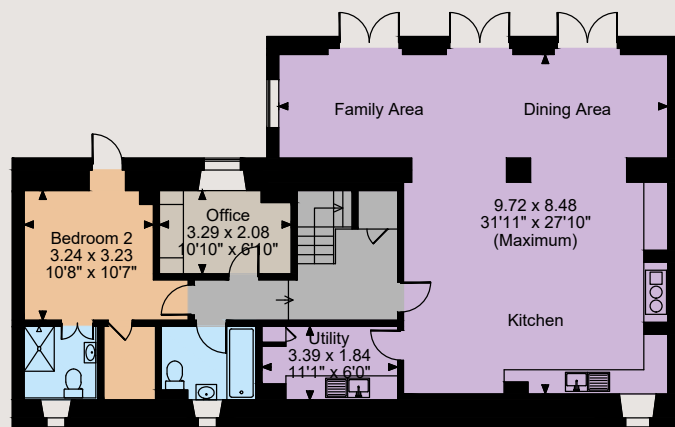
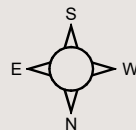
The rural hamlet of Harehope offers a picturesque unique setting surrounded by the undulating Northumberland landscape. The nearby village of Eglingham, on the tributary of the River Aln, benefits from the popular Tankerville Arms inn, a village hall which hosts events and activities, a parish church, a recreation ground and tennis court. The picturesque town of Alnwick is within easy reach and provides a wide range of amenities including shops, supermarkets, public houses, restaurants, a hospital, medical and dentist practices, and leisure facilities, as well as being renowned for its mediaeval castle and the Alnwick Gardens. The stunning Northumberland coastline, which has been designated an Area of Outstanding Natural Beauty, is within easy reach offering shoreside walks and water sports activities.

The A1 trunk road provides access to Berwick to the north and southwards to Newcastle City Centre and Newcastle International Airport, whilst commuters are provided with services from Alnmouth which offer regular links to Edinburgh, Newcastle, York and London. The area offers a good selection of state schooling whilst Newcastle upon Tyne offers a wide range of independent schools for pupils aged 3 to 18 years.

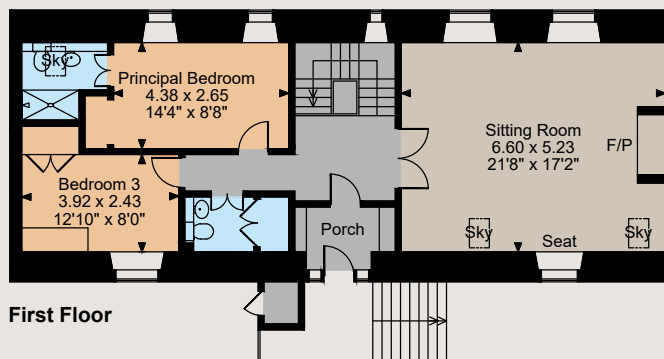


Floorplans

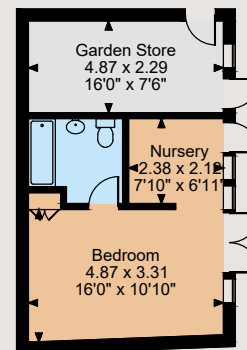
Main House internal area 3,120 sq ft (290 sq m)
Garden Cottage internal area 416 sq ft (39 sq m)
Total internal area 2,563 sq ft (238 sq m)
For identification purposes only.



Ground Floor



First Floor



Garden Cottage

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

what3words///enter.direction.purchaser

General

Local Authority: Northumberland County Council

Services: Mains electricity, private spring water, oil heating and private drainage (installed in 2021)

Council Tax: Band E

Tenure: Freehold

Asking Price: £745,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

North East

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