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HARTLEY HOUSE, NEW HARTLEY, WHITLEY BAY, NE25

Offers Over £265,000


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Substantial Three-Bedroom Family Home with Separate Study, Conservatory, Landscaped Gardens & Exceptional Multi-Functional Outbuildings

Situated in the village of New Hartley, Hartley House is an impressive three-bedroom end-terrace home offering generous internal proportions, a versatile layout, and an extensive range of upgrades that set it apart from typical properties in the area. Combining spacious reception accommodation with dedicated work, fitness, and lifestyle spaces, the home provides exceptional flexibility both inside and out.

The core living accommodation features a sizeable lounge and dining room, flowing into a bright conservatory with French doors opening directly onto the rear grounds. A well-appointed modern kitchen includes integrated appliances, complemented on the ground floor by a separate study area and a family bathroom. Upstairs, the first floor provides three well-proportioned bedrooms, including two generous doubles.

Outside, a block-paved driveway provides off-road parking for up to three vehicles. The private, enclosed rear garden has been extensively landscaped with timber decking, raised planting beds, dedicated seating areas, and a pergola.

A defining feature of the property is its trio of high-specification detached outbuildings:

* Fully insulated, dedicated garden office—ideal for permanent remote working.

* Powered workshop / home gym with robust floor-load capacity.

* Feature geodesic garden dome fitted with integrated power and LED lighting.

Situated in the semi-rural village setting of New Hartley, the property is moments from open countryside, scenic walking trails, and the historic grounds of Seaton Delaval Hall, with Seaton Sluice beaches just minutes away. Commuters are well served by direct road links via the A19 and A189, local bus routes, and regular direct rail services to Newcastle Central via the Northumberland Line at Seaton Delaval station.

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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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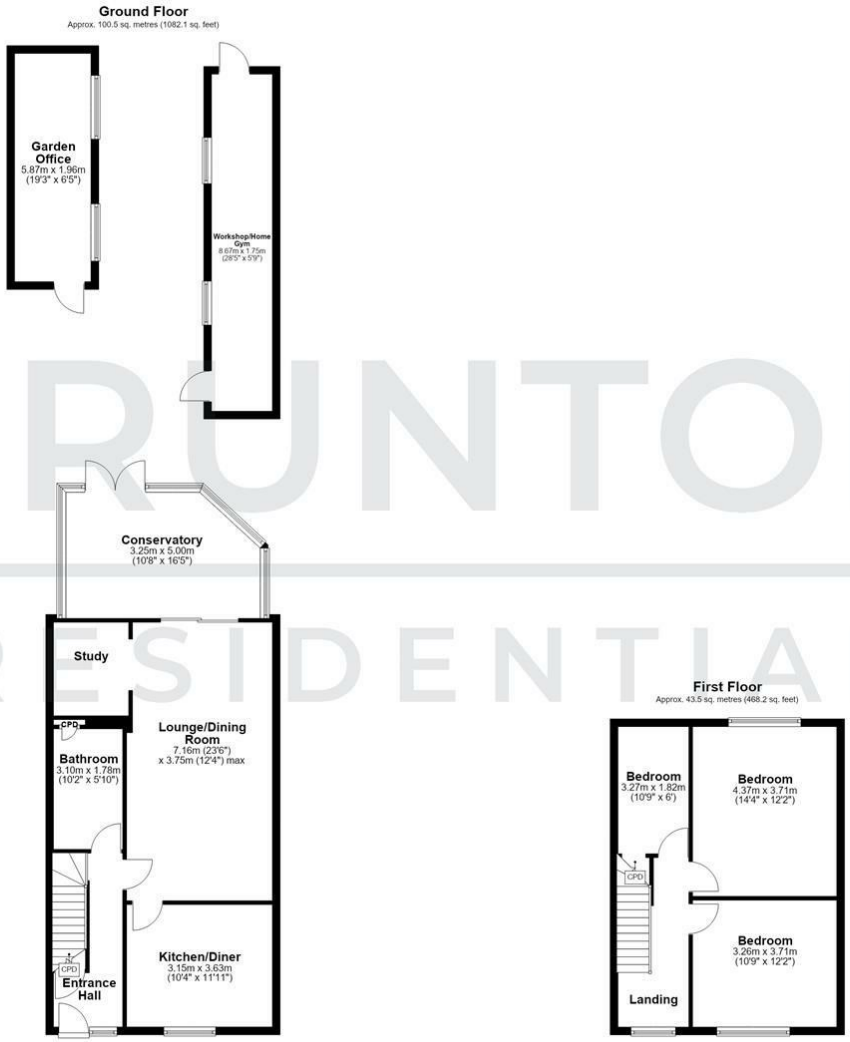
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 144.0 sq. metres (1550.3 sq. feet)



