

# Harlow Keep

OLD TOWN | CATTON | HEXHAM | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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# A fantastic rural Northumberland property with magnificent views in around 11.5 acres of land

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Allendale 2.9 miles | Haydon Bridge 6.2 miles | Hexham 9.2 miles  
Newcastle International Airport 31.5 miles | Newcastle City Centre 32.1 miles





## Accommodation in Brief

Entrance Vestibule | Reception Hallway | Sitting Room/Dining Room  
Garden Room | Snug/Office | Breakfasting Kitchen | Utility & Laundry Room  
Cloakroom/WC | Principal Bedroom with En-suite Shower Room  
Three Further Bedrooms | Family Bathroom

Detached Double Garage | Parking | Gardens | Workshop  
Greenhouse | Rough Grazing Land | Around 11.5 Acres in All







## The Property

Harlow Keep is a hugely attractive traditional stone-built house nestled in the quiet area of Old Town on the outskirts of the pretty village of Catton. Built around the 1700's and historically named "Flake Gate" the property has been redeveloped over the years to offer all the comforts of modernity whilst retaining charm and character. Adjoining approximately 11 acres of rough grazing land within glorious Northumbrian countryside with spectacular uninterrupted views, this spacious family home will appeal to a number of buyers who would like to embrace a semi-rural lifestyle with all the additional benefits of being within easy reach of popular market towns and city centres.

A partially glazed door leads into the entrance vestibule with quarry tiled floor and onward access to the reception hallway, principal accommodation, cloakroom/WC and staircase to the upper floor.



The first of the reception rooms is the sitting room and dining room. This is a room of generous proportions and benefits from an open fire set in an attractive brick surround with a wood mantel over providing a lovely cosy focus to the room. Off the sitting room is a lobby with fitted storage and shelving that leads into the fabulous garden room at the front elevation. Designed in a traditional "Gin-Gan" style with vaulted roof and coffee cup height walls, this fabulous space is truly relaxing, naturally light and bright and offers glorious countryside views from every side. A side door leads out to the garden. A cosy snug is also located off the reception hallway which could lend itself to a host of uses, such as a playroom or a perfect home office.

To the rear elevation is the breakfasting kitchen offering a fine selection of contemporary shaker style units with complementary oak work surfaces and discreet under-bench lighting. Integral appliances include an electric oven, gas hob with extractor over and plumbing for a dishwasher. There is generous space for a good sized table and chairs and a fridge freezer.

A useful utility sits to the side of the kitchen and offers further storage and plumbing for a washing machine, a door to the garden and also houses the boiler.

The ornately carved spindled staircase rises to the upper floor with galleried landing and the bedroom accommodation. The principal bedroom is located to the rear elevation and offers an en-suite shower room with walk-in shower, wash hand basin and WC. Three further bedrooms are available to the front elevation and enjoy fabulous views; two benefit from fitted wardrobes and one has a dual aspect. These are served by the family bathroom comprising a modern white suite with corner bath, separate shower, wash hand basin set within an attractive vanity unit, bidet and WC. In addition there is substantial eaves storage available from the bathroom.



## Externally

A gravelled parking area leads to the double detached garage at the rear of the property with up and over doors, power and lighting. The garage has a generous boarded storage area to the apex and is currently used as a workshop. There could be scope for development as further ancillary accommodation or as a holiday let for an additional income stream, subject to the necessary planning consents. The wrap-around landscaped gardens are primarily laid to lawn with a good selection of mature shrubs, trees and perennial plantings, a wildlife pond and fruit trees. Stone wall and hedged boundaries add to the privacy. Several areas are available to sit to enjoy outdoor entertaining, the sounds of nature and fabulous views. A workshop with power and light is also located in the garden along with a garden shed and greenhouse.

There are several access points to the adjoining rough grazing land which is spring fed with water troughs. The land extends to around 11 acres.







## Local Information

Old Town is a rural hamlet nestled on the outskirts of Catton, a small village set in the peaceful Allendale valley and within the North Pennines Area of Outstanding Natural Beauty (AONB). The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep and the C2C cycle route and the Pennine Way are both nearby. Slightly further afield, yet still within easy reach, are Hadrian's Wall, Northumberland National Park, Cheviots, Scottish Borders, Lake District and the stunning North East Coast. Catton has a popular village pub and nearby Allendale Town offers everyday amenities including health centre, post office, supermarket, tea rooms, butcher and pubs. The market town of Hexham provides several supermarkets, a good range of shops and eateries, leisure facilities, cinema, professional services and a hospital. Both Newcastle and Carlisle provide comprehensive cultural, educational, recreational and shopping facilities.

For schooling there is a primary school in Allendale while senior schooling is offered at Haydon Bridge Community High School and Sports College (HBCHS) and Queen Elizabeth High School in Hexham. In addition Mowden Hall Prep School is just outside Corbridge, together with several private day schools in Newcastle.

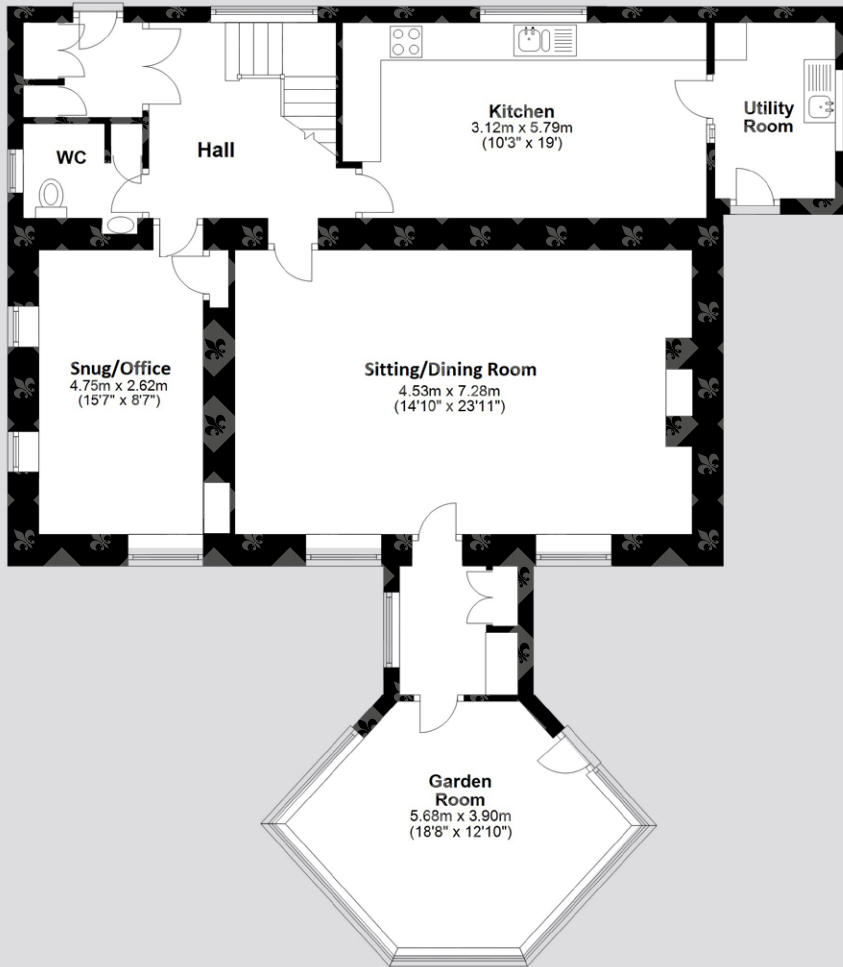
For the commuter, the A69 provides excellent access to Newcastle in the east and Carlisle in the west, while the A1 and M6 are also within easy reach for access north and south to other regional centres. There is a rail station at Hexham which provides regular cross country services and in turn links to other main line services to major UK cities north and south. Newcastle International Airport is also very accessible.

# Floor Plans

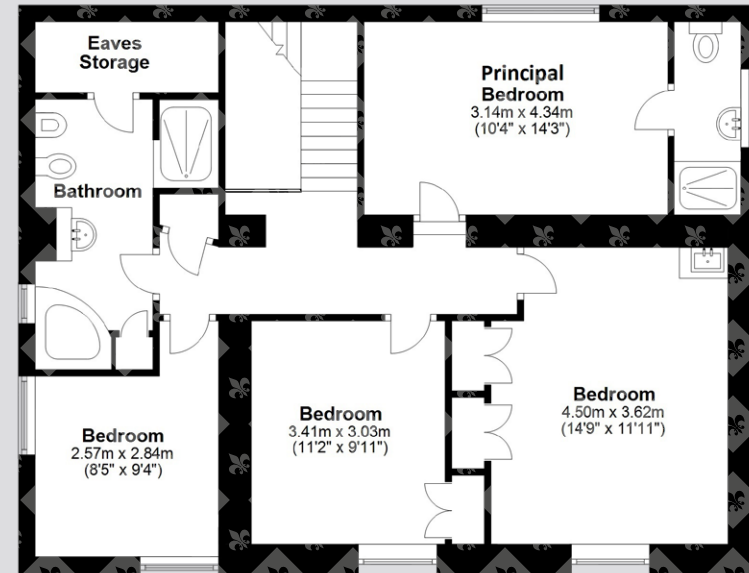
Total area: approx. 244.4 sq. metres (2630.4 sq. feet)



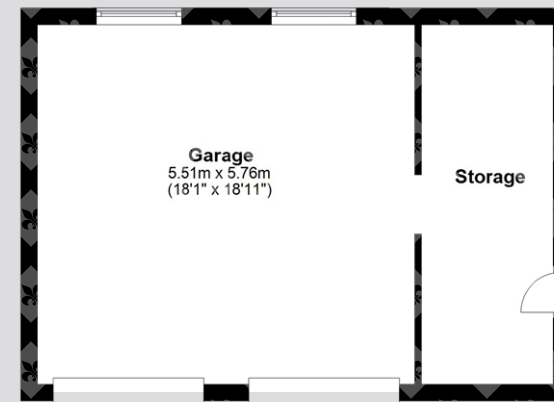
Ground Floor



First Floor



Garage



## Directions

From Hexham take the Allendale Road (B6305). Stay on the road for 7.7 miles then turn right onto Folly Lane and continue for 0.8 miles. Turn left and then almost immediately turn right. At the next T-junction turn left. Harlow Keep can be found on the left-hand side a short way ahead.

## Wayleaves, Easements & 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.

## Services

Mains electricity and water. LPG gas to radiators.  
Private drainage to septic tank.

### Postcode

NE47 9LN

### Council Tax

Band F

### EPC

Rating F

### Tenure

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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