



ANVIL  
HOMES

# HARLOW HILL

*An exclusive development of four  
luxury barn conversions*

4 NEW HOMES  
FOR 2021

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# HARLOW HILL

## 4 NEW BARN CONVERSIONS

*Due for completion from  
spring 2021*

Anvil Homes is delighted to bring to the market this exclusive development of four individually designed barn conversions, nestled within a rural village setting in the historical hamlet of Harlow Hill.

The four luxury properties are outwardly traditional stone and slate built barns sat within generous plots and benefiting from stunning views across open countryside.

Located within the highly sought-after Tyne Valley, the hamlet of Harlow Hill lies on the line of Hadrian’s Wall, a World Heritage Site, offering ample opportunity for countryside walks and other recreational activities in the great outdoors.

Works have commenced on the new homes, which will comprise of one 3-bedrom and three 4-bedroom barns finished to an exceptionally high standard, characteristic of all Anvil Homes developments.

Internally the properties will provide the highest levels of contemporary living, whilst offering a range of traditional features including vaulted ceilings, exposed stone and brickwork, timber beams and traditional Northumbrian cart arch windows.

Each carefully planned and thoughtfully designed home will enjoy a unique character of its own, whilst incredible attention to detail and a high-quality specification including stylish bathrooms and bespoke kitchens will ensure appealing consistency throughout the development.

Harlow Hill (NE15 0QD) is located only 12 miles from Newcastle City centre, 9.5 miles from Newcastle airport and 6.8 miles from the historic village of Corbridge.



### SITE MAP

- 1: THE PARLOUR
- 2: THE LONG BARN (COMING SOON)
- 3: MIDDLE BARN
- 4: SOUTH BARN.

*Anvil Homes is delighted to bring to the market this exclusive development of four individually designed barn conversions, nestled within a rural village setting in the historical hamlet of Harlow Hill.*



# THE PARLOUR HARLOW HILL

*Pleasantly situated within the  
development on a generous  
half-acre plot*

The Parlour is a four-bedroom single storey stone and slate built traditional barn, pleasantly situated within the development on a generous half-acre plot incorporating beautifully landscaped gardens and a patio seating area. A timber gated entrance leads onto a spacious gravel driveway towards the detached double oak framed garage.

The property is entered via a hallway which provides access to a cloakroom and a useful utility room situated at the front. A large cart arch window allows for an abundance of natural light and a further door opens out onto the rear lawned courtyard. To one side of the hall there is a spacious lounge with a fabulous feature fireplace housing a multi-fuel stove and a large window overlooking the front gardens.

From the hallway feature steps take you into the large kitchen/ family room providing the perfect space for entertaining. The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and porcelain tiled flooring.

Accessed via the kitchen/ family room is the rear hall which provides access to four bedrooms. The spacious master suite includes a walk-in wardrobe and an ensuite shower room comprising of a walk-in shower with contemporary fittings. There are a further three double bedrooms along with a spacious and stylish family bathroom which includes both a bath and separate walk in shower.

The Parlour benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

## THE PARLOUR

### FRONT ELEVATION

*The Parlour benefits from underfloor  
heating throughout the ground floor*





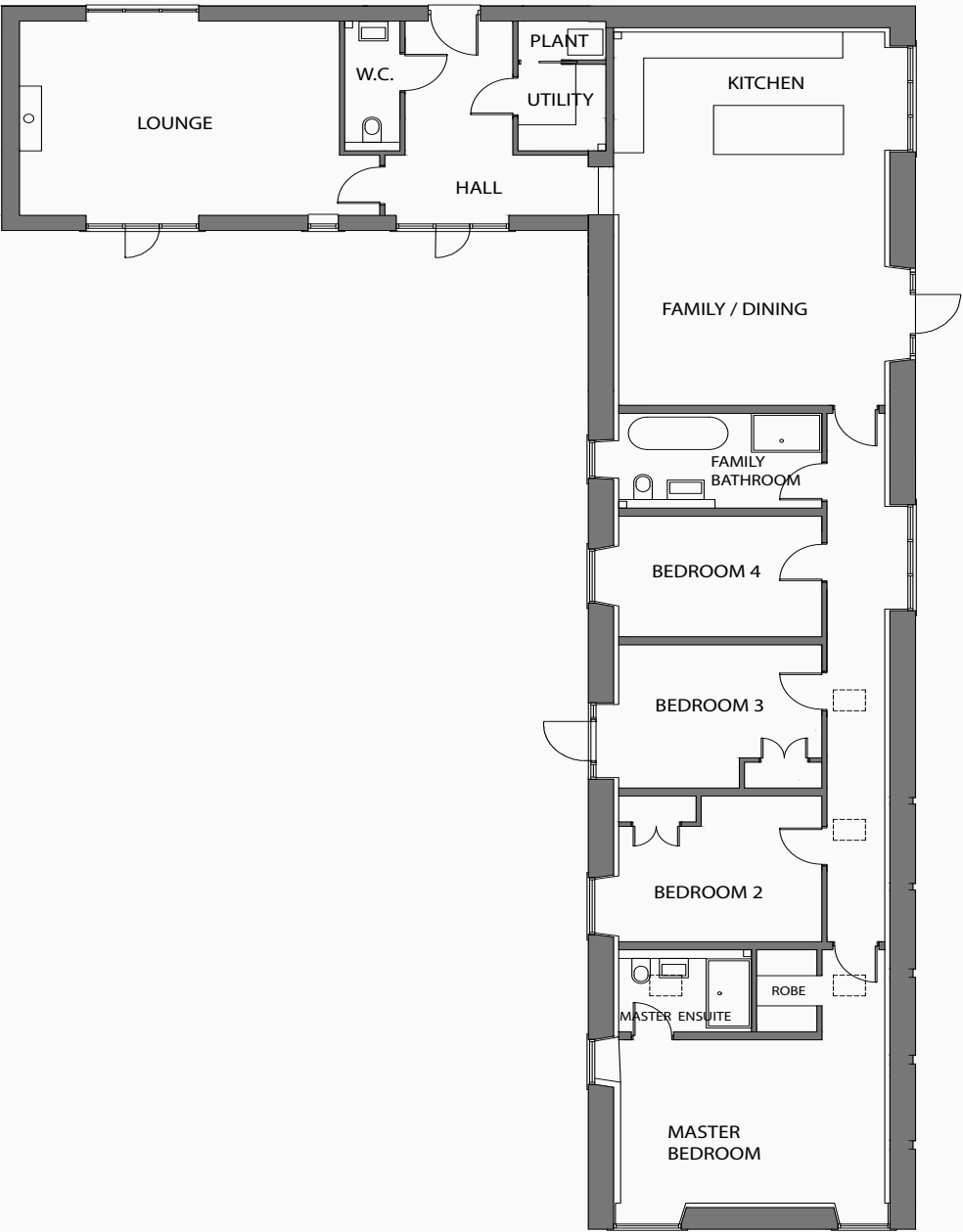
THE PARLOUR  
FLOOR PLANS

*Internally the properties will provide the  
highest levels of contemporary living*

GROUND FLOOR PLAN

|                 |                                |
|-----------------|--------------------------------|
| KITCHEN         | 5289 x 8646 - 17' 4" x 28' 4"  |
| LOUNGE          | 6340 x 4451 - 20' 9" x 14' 7"  |
| FAMILY BATHROOM | 4039 x 2195 - 13' 3" x 7' 2"   |
| BEDROOM 4       | 4039 x 2794 - 13' 3" x 9' 2"   |
| BEDROOM 3       | 4039 x 3318 - 13' 3" x 10' 10" |
| BEDROOM 2       | 4039 x 3374 - 13' 3" x 11'     |
| MASTER BEDROOM  | 5289 x 3784 - 17' 4" x 12' 5"  |

From the hallway feature steps take you into the large  
kitchen/ family room providing the perfect space for entertaining.



REAR ELEVATION  
THE PARLOUR





# THE LONG BARN HARLOW HILL

*The property is entered via a hallway  
with cloakroom and glazed double doors  
opening into a large dining kitchen.*

The Long Barn is a four-bedroom stone and slate built traditional barn on an impressive 0.9-acre plot incorporating beautifully landscaped gardens and a patio seating area. A timber gated entrance leads onto a spacious gravel driveway towards the detached double oak framed garage.

The property is entered via a hallway with cloakroom and glazed double doors opening into a large dining kitchen. This light filled room provides the perfect space for entertaining and features two fabulous cart arch style windows overlooking both the front and rear gardens.

The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and porcelain tiled flooring. Accessed via the kitchen is a useful utility room.

The spacious lounge has a feature fireplace housing a multi-fuel stove and door leading out to the rear lawned courtyard.

The large master bedroom is located on the ground floor and benefits from double doors leading out onto the landscaped gardens. This bedroom includes an ensuite shower room comprising of a walk-in shower with contemporary fittings. A feature timber staircase with a classic oak balustrade and newels leads to the first floor.

The first floor includes three further double bedrooms, one of which enjoys an ensuite shower room, and a spacious contemporary family bathroom which includes both a bath and separate shower cubicle.

The Long Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

## THE LONG BARN

### FRONT ELEVATION

*The Long Barn benefits from  
underfloor heating throughout*





# MIDDLE BARN HARLOW HILL

*Glazed door opens into a fantastic open  
plan kitchen/day room*

Middle Barn is a three/four-bedroom stone and slate built traditional barn which is full of character and features a fabulous gin gang. The entrance leads onto a spacious gravel driveway towards a detached double oak framed garage.

The two-storey property is entered via a hallway with cloakroom and feature curved wall leading through to a study/bedroom 4. A glazed door opens into a fantastic open plan kitchen/day room providing the perfect space for entertaining.

The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and porcelain tiled flooring.

Double doors lead into a characterful Gin Gang providing a wow-factor sitting room with lovely views over the landscaped gardens and benefitting from a free-standing multi-fuel stove. Bi-folding doors provide direct access onto the landscaped gardens and patio seating area.

A feature timber staircase with a classic oak balustrade and newels leads to the first floor where there are three further bedrooms, all with wonderful views of the open countryside.

This floor incorporates a contemporary family bathroom fitted with both a bath and separate shower cubicle. The master bedroom benefits from an ensuite shower room comprising of a walk-in shower with contemporary fittings.

Middle Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

## MIDDLE BARN

### FRONT ELEVATION

*A feature timber staircase  
with a classic oak balustrade  
and newels*





MIDDLE BARN  
FLOOR PLANS

*Internally the properties will provide the highest levels of contemporary living*

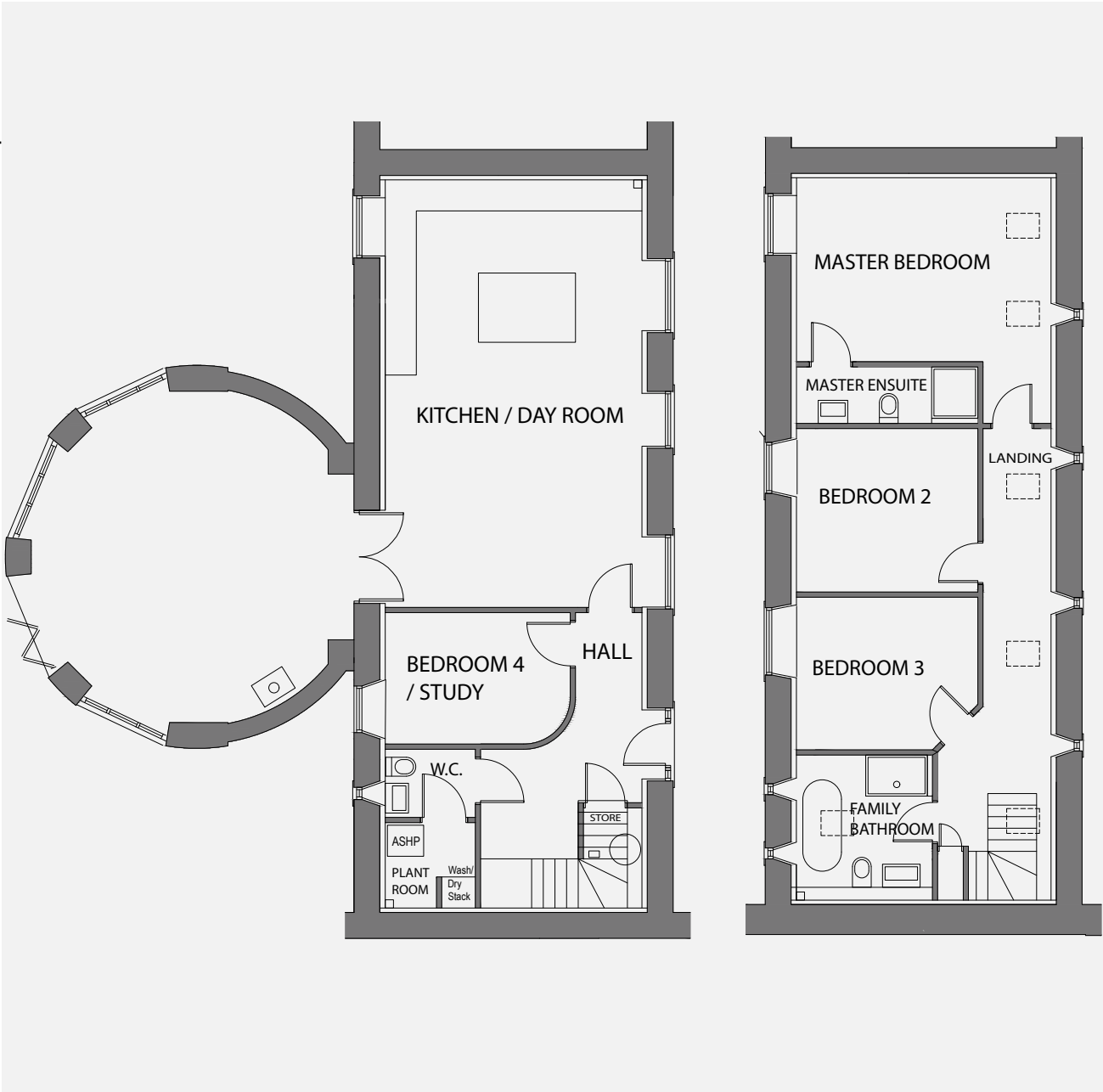
GROUND FLOOR PLAN

|                   |                              |
|-------------------|------------------------------|
| KITCHEN/ DAYROOM  | 4959 x 8258 - 27'1" X 16'3"  |
| SUN ROOM          | 6236 x 6400 - 20' 5" X 21'   |
| BEDROOM 4 / STUDY | 3574 x 2539 - 11' 8" X 8' 4" |

FIRST FLOOR PLAN

|                 |                               |
|-----------------|-------------------------------|
| MASTER BEDROOM  | 4955 X 3583 - 16' 3" X 11' 9" |
| BEDROOM 2       | 3532 X 3183 - 11' 7" X 10' 5" |
| BEDROOM 3       | 3532 X 2973 - 11' 7" X 9' 9"  |
| FAMILY BATHROOM | 2650 X 2825 - 8' 8" X 9' 3"   |

Double doors lead into a characterful Gin Gang providing a wow-factor sitting room with lovely views over the landscaped gardens and benefitting from a free-standing multi-fuel stove.



REAR ELEVATION  
MIDDLE BARN





# SOUTH BARN HARLOW HILL

*Features a traditional cart arch style window allowing an abundance of natural light*

South Barn is a four-bedroom stone and slate built traditional barn with fabulous views across the Tyne Valley. A timber gated entrance leads onto a generous gravel driveway towards the detached double oak framed garage.

The property is entered via a spacious hallway which features a traditional cart arch style window allowing an abundance of natural light to flood in. The hallway includes a convenient cloakroom and a feature staircase leads to the first floor.

A glazed door leads from the hallway into the good-sized kitchen which also has a traditional cart arch style window overlooking the front landscaped gardens. The kitchen exudes quality with bespoke handmade painted furniture, integrated appliances, a central island, granite work surfaces and tiled flooring.

A glazed door to the other side of the hallway leads into the lounge which benefits from a feature fireplace housing a multi-fuel stove and a further cart arch window with fabulous views across the Tyne Valley.

The master bedroom is located on the ground floor and benefits from a contemporary ensuite shower room comprising of a walk-in shower cubicle with contemporary fittings. There is also a separate study ideal for a home office.

A feature timber staircase with a classic oak balustrade and newels leads to the first floor which includes three bedrooms, one with fitted wardrobes, and a spacious family bathroom which includes both a bath and a walk-in shower.

South Barn benefits from underfloor heating throughout the ground floor with air source heat pumps providing both heating and hot water.

## SOUTH BARN

### FRONT ELEVATION

*South Barn benefits from underfloor heating throughout the ground floor*





SOUTH BARN  
FLOOR PLANS

*Internally the properties will provide the  
highest levels of contemporary living*

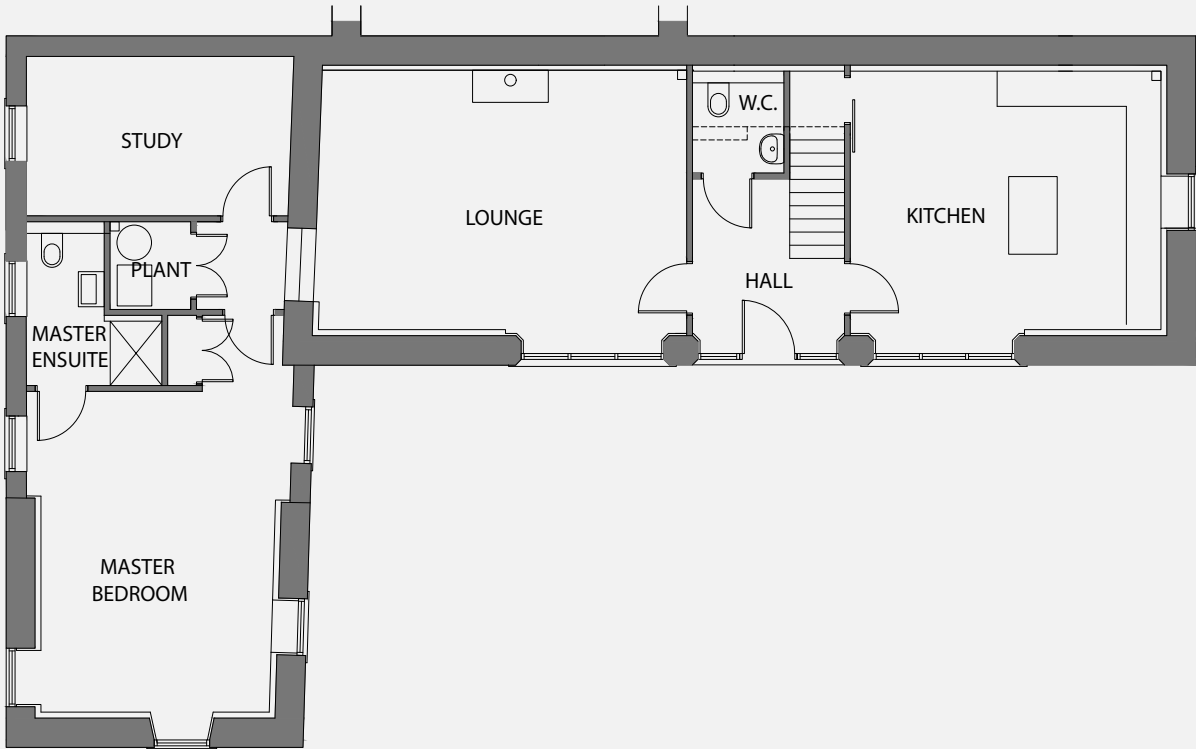
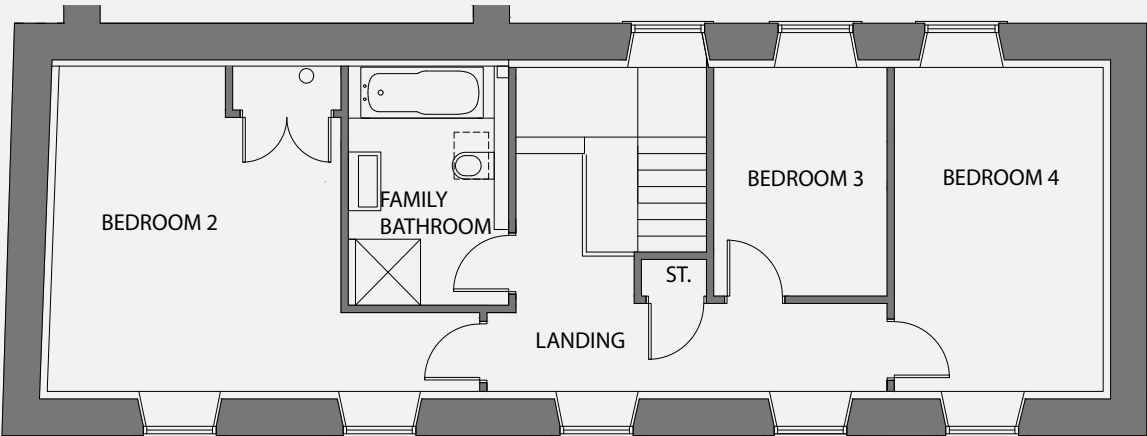
GROUND FLOOR PLAN

|                |                                |
|----------------|--------------------------------|
| KITCHEN        | 5391 x 4417 - 17' 8" x 14' 5"  |
| LOUNGE         | 6320 x 4434 - 20' 8" x 14' 6"  |
| MASTER BEDROOM | 4034 x 5481 - 13' 2" x 17' 11" |
| STUDY          | 4577 x 2725 - 10' 9" x 8' 11"  |

FIRST FLOOR PLAN

|                 |                               |
|-----------------|-------------------------------|
| BEDROOM 2       | 3200 x 4435 - 10' 6" x 14' 6" |
| BEDROOM 3       | 2400 x 3117 - 7' 10" x 10' 2" |
| BEDROOM 4       | 2891 x 4417 - 9' 5" x 14' 5"  |
| FAMILY BATHROOM | 2220 x 3260 - 7' 3" x 10' 8"  |

The master bedroom is located on the ground floor and benefits from a contemporary ensuite shower room comprising of a walk-in shower cubicle with contemporary fittings.



REAR ELEVATION  
SOUTH BARN







*Disclaimer: Although every care has been taken to ensure the accuracy and illustration in this brochure, the contents do not form part of, or constitute, any representation, warranty or contract.  
Any fixtures and fittings shown in the floor plans are for illustration purposes only.*