

# Hartlaw Manor

Guzance | Nr. Alnwick | Northumberland



RICHARD BROWN  
& PARTNERS

Galbraith



A handsome and recently modernised C17 family home with beautiful walled garden in an outstanding and elevated location with an imperial view. About 26 acres of adjoining land available separately.

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Warkworth 5 miles | Alnwick 7 miles | Morpeth 17 miles  
(All distances are approximate)

Attractive 4-bedroom Grade II listed house with 3 reception rooms, 3 bathrooms (2 ensuite)

Extensive lawn and attractive walled garden with an imperial view

Large Detached garage

Planning permission for a swimming pool

Unrivalled far-reaching views

**In all about 1.16 acres (0.46ha)**

**By separate agreement:** 26 acres (10.52 ha) of quality land including grazing and comprehensive equestrian facilities including American Barn style stables (six boxes plus Tack Room) and a floodlit outdoor arena measuring approximately 41m x 24m.

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## Description

The opportunity to purchase a stunning Grade II listed country home steeped in history in an outstanding yet accessible location just to the south of Alnwick. Hartlaw Manor is a spacious four-bedroom property, finished to an especially high standard throughout. The property formed part of Hartlaw Farm and has been described in writings from around 1715 “as a goodly house, on an eminence”. The current owner purchased Hartlaw Manor in 2010 when it was in a state of considerable disrepair.

Since then, significant investment has not only restored the property to its former grandeur but also added a modern extension that compliments the historic core and character of this remarkable, centuries-old house.

The combination of the accessible location, quality of the house together with the privacy and outstanding views to the south make Hartlaw Manor a rare and wonderful family home with considerable appeal for “lifestyle buyers”.

## The Property

Hartlaw Manor is a well-proportioned yet manageable sized country house measuring just over 5,000 sq. feet. This impressive Grade II listed home has been well maintained and improved to provide excellent family accommodation with a warm, homely layout whilst retaining many period features. The mullioned windows have been fitted with high quality wooden sash fittings while gothic-inspired features sit beautifully alongside contemporary oak panelling and polished stone floors. Careful attention has been paid to preserve and expose original ceiling timbers, which are believed to have once served a maritime purpose.



A striking entrance hall, complete with an oak staircase immediately leaves you under no illusion as to the high standard of fitting that runs throughout the property. On the ground floor two south facing principal rooms take advantage of the astonishing view to the south. At the heart of the house is the magnificent open plan family kitchen/dining room with French doors to the rear courtyard and garden. This creates a fabulous versatile living and dining space. The luxuriously appointed kitchen is fitted with attractive cabinets, a large central island, and Aga. A utility room and a boot room complete the ground floor accommodation.

On the first floor the master bedroom suite includes a dressing room and en-suite bathroom. There is also an en-suite guest bedroom and two further double bedrooms sharing a family bathroom. An office and a substantial first floor sunroom with a perfectly positioned balcony from which to enjoy the surrounding countryside can also be accessed from the first floor landing.







## Outside

The generous grounds centre upon the magnificent Grade II listed walled garden, offering sheltered and uninterrupted views stretching south across open farmland and sight of some miles of the coastline including Amble Harbour and Coquet Island.

A substantial garage complex, with ample space for multiple vehicles (3+ cars), is accessed directly from the private driveway and is flanked by beautifully maintained lawns. There is an excellent sense of arrival at this impressive property.

Alongside the formal walled gardens, a paved rear courtyard offers a perfect sun trap for enjoying the late afternoon and early evening light. Planning permission exists for a swimming pool here.

The garden and grounds extend to about 1.16 acres but a further 26 acres with buildings and outdoor school are available by separate negotiation.



## Grade II Listed Walled Garden

Listed as “Garden and Paddock Walls to South of Hartlaw Farm Cottages,” these Grade II listed gardens reflect a scale and grandeur that hint at a time when the property was perhaps more than a simple farmhouse. Now laid to beautifully maintained tiered lawns, the garden offers a rare combination of privacy and panoramic, uninterrupted views to the coast.

Historic records make particular note of the impressive gardens, describing them as “enclosed by high stone walls, which have heavy moulded and dressed coping stones...”

## Location

Hartlaw Manor lies in a private yet accessible location in unspoilt countryside a short drive from the historic market town of Alnwick. Occupying an elevated position, the property enjoys some of the most spectacular views stretching south across the Vale of Coquet to Longhorsley Moor and as far as Cresswell Point. Everyday amenities are available at Alnwick where there is a wide variety of independent shops, cafes, bars/restaurants boutique hotels, a weekly market and excellent cultural and leisure facilities. Central to the town is the historic Alnwick Castle, with Alnwick Garden and Lilidorei visitor attractions close by. The stunning Northumberland Heritage Coastline famed for its beautiful beaches and dramatic castles is a short drive, as is the main line Railway Station at Alnmouth with direct regular services to Newcastle Central, London Kings Cross and Edinburgh Waverley stations. Thanks to easy access onto the A1, a journey into central Newcastle can be completed in a little over 40 minutes.



## Directions

Heading north on the A1 take the right hand turning off the dual carriageway signed Acklington and Guyzance. At the T junction before Guyzance Bridge turn left. Follow the road then take the right hand turn signed Hart Law and Bank House. After the road bears right the entrance to the drive of Hartlaw Manor is at the bottom on the right.

  **Postcode: NE65 9AR**

## General Information

### Plans, Areas and Schedules

These are based on the areas provided by the Rural Land Registry and Ordnance Survey and are for reference only. Although they have been carefully checked, the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

### Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the above, please note a third-party septic tank is situated within the bounds of the property with all associated rights to it.

### Method of Sale

The property is offered for sale by private treaty. Prospective purchasers should make their interests know to one of the joint selling agents as soon as possible. The vendors reserve the right to conclude negotiations by any other means.

### Tenure

Freehold

### Services

Hartlaw Manor is connected to a private water supply, mains electricity, mains gas and served by a private septic tank.

General Binding Regulations (GBR) 2020 It is understood the outflow from the septic tank discharges to a soakaway. However, the vendor nevertheless does not give any undertaking that the property fully satisfies the GBR 2020 and any expressions of interest or offers made should take this into consideration.

Underfloor heating and excellent insulation have helped achieve an Energy Performance Certificate (EPC) rating of "C" - a rare accomplishment for a property of this age.

### Local Authority

Northumberland County Council

### Viewings

Strictly by prior appointment with the selling agents.

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# Floor plans

Approx. Gross Internal Area  
5047.6 Sq Ft - 468.9 Sq M

For identification only. Not to scale.



**Anti Money Laundering (AML) Regulations:** Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

**IMPORTANT NOTES:** 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared January 2026. Photographs taken May 2025. 21/01/2026 SG/RB.

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