BRUNTON

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LONGFRAMLINGTON, MORPETH, NE65

Price Guide £925,000

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LONGACRE HOUSE

This distinctive, Edwardian style, five double bedroom house with detached annex cottage, dates back to 1910 and lies at the heart of a sought-after Northumberland village. This is a handsome property with versatile living space, perfect for families or entertaining.

It has been sympathetically renovated, retaining many original features, with traditional brick and stonework, high ceilings, generous light airy rooms, complete with original fireplaces. All windows are modern double glazed, wooden sash or casement, with traditional styling, maximising natural light and energy efficiency.

The whole plot is approximately 1.65 acres, including a paddock field. There are stunning views to the rear of the property to the Coquet valley and across to the coast.

Longframlington is a popular Northumberland village with good amenities including a village shop, doctors surgery, popular cafe, pubs, village hall, village green and park. It’s well connected by road to Morpeth, Alnwick and beyond with transport links to the city, the coast and national parks.

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An entrance porch leads to a reception room with a multi fuel stove with a hallway leading to an ample kitchen dining room, with triple bay window, a utility boot room and downstairs shower room.
Double doors, lead to the stairs as well as the lounge with triple bay window and original fireplace, a garden room with fireplace and French doors leading to the rear patio.
Upstairs there are five generous double bedrooms. The master has built in wardrobes and ensuite shower room and boasts fantastic views of the gardens, paddock and Coquet valley beyond.
Two further bedrooms have original fireplaces and one has built in wardrobes and shelving. A good size family bathroom with separate shower leads off the spacious landing alongside a separate toilet and built in linen cupboard.
Outside is a detached brick and render garage with Velux roof lights, water, electrics plus two integrated tool stores and log store.
The detached stone built, annex cottage, converted from an old byre, features vaulted ceilings, wooden floors, and views to the front garden from a window seat and to the rear patio doors open from the generous double bedroom. An ensuite shower room and built in wardrobes make this a versatile additional living space with ambulant disabled access.
Both properties have Calor gas combi boilers supplying central heating and hot water, including showers.
A spacious driveway to the front of the house, has dual access from the lane, with parking for numerous cars plus access to the garage, field and tractor shed.
The house and annex overlook mature front gardens and the village green. To the rear a raised patio leads to the substantial south facing garden, with extensive flower beds, lawn and fruit trees, and a summerhouse, with a further access gate to the paddock. Beyond the hedge is a separate raised bed vegetable patch with potting shed. Behind the garage is a further stone enclosed sheltered patio, with outside fireplace, for star gazing on chilly nights.

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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

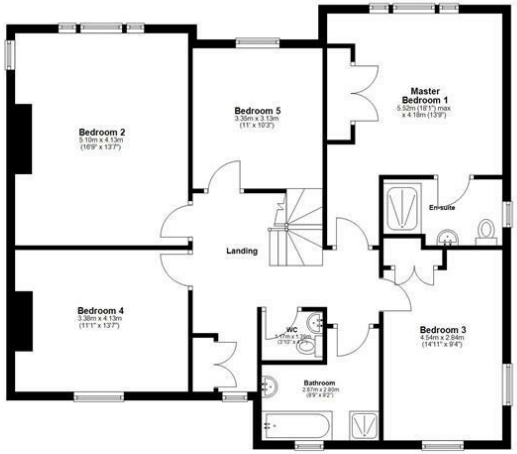
COUNCIL TAX BAND : E

EPC RATING : E

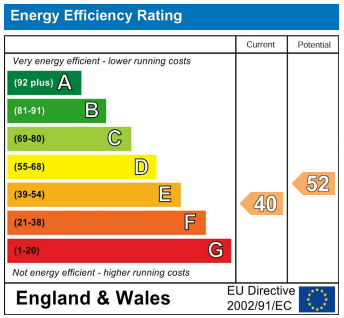
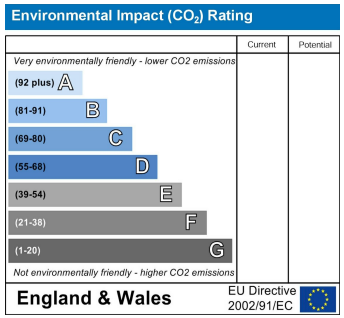
E

Ground Floor

First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

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