

# BRUNTON

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RESIDENTIAL



**ST. LAURENCE COURT, LONGFRAMLINGTON, MORPETH, NE65**

**£675,000**

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An impressive three-bedroom detached bungalow, occupying a substantial plot within an exclusive private development of just ten properties, ideally situated in the highly desirable village of Longframlington. Offering beautifully presented accommodation, extensive gardens, and stunning open countryside views.

The property benefits from a generous rear lounge with French doors opening onto the gardens, an exceptional open-plan kitchen/dining/family room with central island and dual-aspect bi-folding doors, utility room with access to the integral garage, three well-proportioned bedrooms, en-suite facilities to the master bedroom, and a stylish family bathroom. Externally, the property enjoys extensive lawned gardens, beautifully maintained planted borders, generous patio seating areas, and substantial driveway parking, creating an excellent environment for both entertaining and everyday living.

Longframlington remains one of Northumberland's most desirable villages, conveniently positioned for access to Morpeth, Alnwick, and the wider region via the A1. The village offers a strong sense of community alongside local amenities, popular pubs and restaurants, scenic countryside walks, and excellent access to the Northumberland National Park and coastline.

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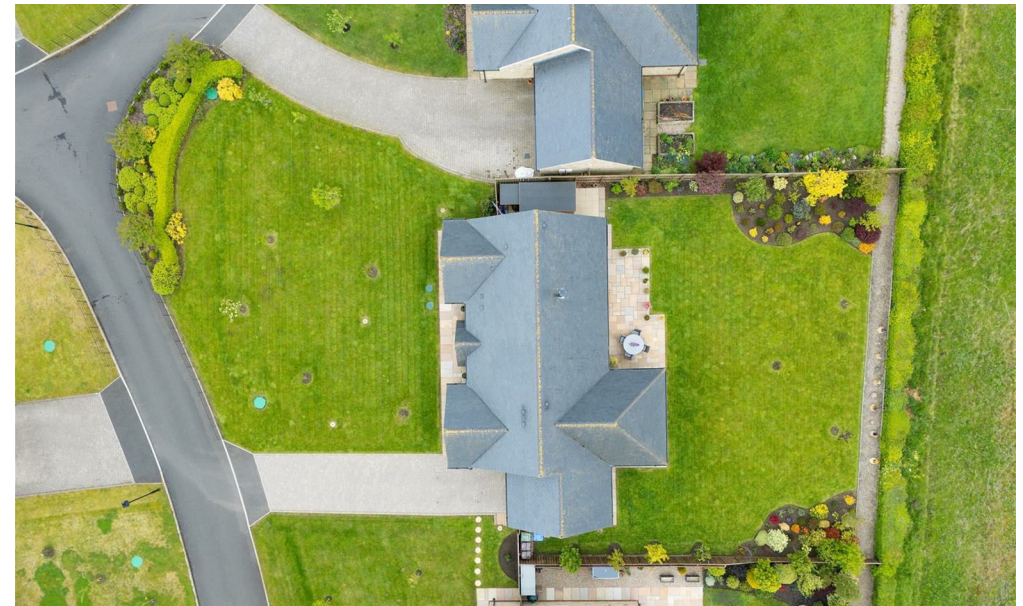
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The internal accommodation comprises: an entrance hallway providing access throughout the property and creating an immediate sense of openness upon entering. Positioned to the rear of the property is an impressive open-plan kitchen/dining/family room extending across a substantial footprint and forming the heart of the home. The space is beautifully appointed with a comprehensive range of modern wall and base units, a large central island, generous dining and seating areas, and two sets of bi-folding doors creating a dual-aspect feel whilst opening onto the rear patio and gardens, allowing for exceptional natural light and far-reaching countryside views.

Leading from the kitchen is a useful utility room providing additional storage and appliance space, together with internal access into the integral garage, enhancing the practicality of the layout. To the rear elevation is a generous lounge benefitting from French doors opening directly onto the rear gardens, creating a bright and welcoming reception space.

The property further benefits from three well-proportioned bedrooms, including a substantial master bedroom with fitted wardrobes and en-suite shower room, whilst the bedroom to the rear benefits from French doors opening onto the gardens. The remaining accommodation is served by a stylish family bathroom, with a separate WC further enhancing practicality.

Externally, the property occupies an impressive plot with extensive lawned gardens, beautifully maintained planted borders, patio seating areas, and uninterrupted open countryside views to the rear, creating an exceptional outdoor environment ideal for entertaining and relaxation. The property also benefits from a substantial driveway providing ample off-street parking alongside the integral garage.



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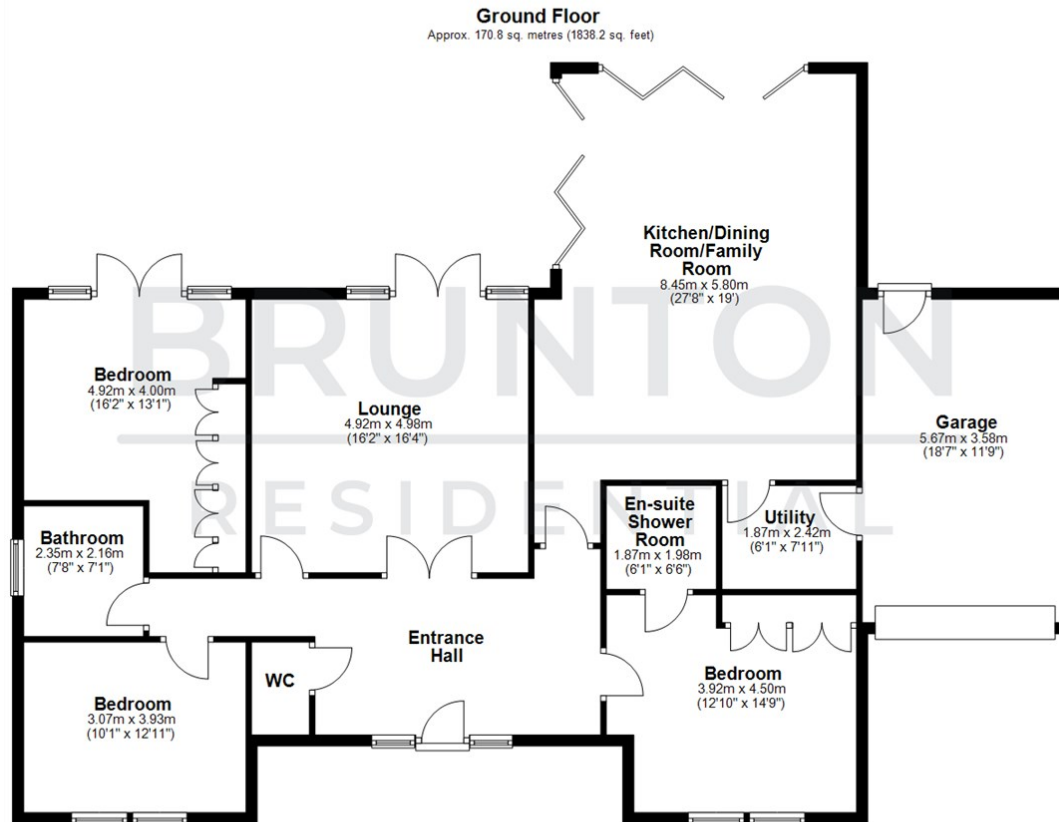
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 170.8 sq. metres (1838.2 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	