



A generously proportioned three bedroom stone-built detached property occupying a conveniently central position within the popular village of Longframlington. The versatile accommodation would undoubtedly benefit from modernisation, however, we anticipate it should appeal to a variety of buyers; particularly given the individual charm and attractive scope to improve. Externally is ample driveway parking, mature gardens and a generous detached garage with an adjoining studio/workshop and a further separate outhouse. The location is well placed for local amenities and transport links. Viewings are highly recommended - There is no forward chain.

- Three Bedroom Detached
- Scope to Improve/Modernise
- Central Village Location
- Spacious Rooms Throughout
- Parking, Garage & Workshop
- No Forward Chain

**Entrance Porch** 7' 2" by 3' 9" (2m 18cm by 1m 15cm)

Tiled Floor, Two double glazed windows.

**Hall**

Stairs to first floor with under stair cupboard, Double glazed window, Two single central heating radiators.

**Lounge-Diner** 29' 3" by 15' 11" (8m 92cm by 4m 84cm)

Multi fuel stove with feature brick surround, Double glazed bay window, Two Double glazed windows, Two double central heating radiators.

**Study** 9' 7" by 6' 2" (2m 91cm by 1m 87cm)

Two double glazed windows, Single central heating radiator.

**Rear Hall**

Built in cloaks cupboards.

**Breakfast Room** 13' by 11' 3" (3m 97cm by 3m 43cm)

Two double glazed windows, Double central heating radiators.

**Kitchen** 12' 8" by 10' 2" (3m 87cm by 3m 11cm)

Wall and floor units with laminate worksurfaces over, 1&1/2 sink with drainer unit and mixer tap, Integrated oven and hob with extractor hood, Plumbed for dishwasher, Two double glazed windows.

**Utility** 11' by 8' 3" (3m 36cm by 2m 51cm)

Wall and floor units with worksurfaces over, Sink and drainer unit, Plumbed for washing machine, Wall mounted boiler, Double glazed window.

**WC**

WC, Wash hand basin, Tiled floor and walls, Double glazed window.

**Conservatory** 11' 10" by 10' 3" (3m 60cm by 3m 12cm)

Dwarf wall with double glazed windows over, Polycarbonate roof, Two doors to external.





## Landing

Built in cupboard.

## Bedroom One *22' 2" by 13' 4" (6m 75cm by 4m 7cm)*

Two double glazed windows, Single central heating radiator.



## Bedroom Two *14' 4" by 11' 1" (4m 38cm by 3m 39cm)*

Feature fireplace, Built in wardrobes, Two double glazed windows, Single central heating radiator.



## Bedroom Three *13' 9" by 11' 1" (4m 18cm by 3m 37cm)*

Feature fireplace, Built in wardrobes, Double glazed windows, Single central heating radiator.



## Bathroom *13' 3" by 7' 3" (4m 3cm by 2m 20cm)*

Bath, Walk in shower, Wash hand basin with vanity unit, WC, Tiled floor and walls, Double glazed window, Double central heating radiator.



## Garage *21' 1" by 18' 2" (6m 43cm by 5m 53cm)*

(Slight L-shape) With power and light.

## Workshop/Studio *20' 9" by 11' 1" (6m 33cm by 3m 37cm)*

With power and light.

## Outhouse *9' 1" by 5' 5" (2m 77cm by 1m 64cm)*

With power and light.



## External

Ample driveway parking. Enclosed lawned garden with a variety of established trees, shrubs and bedded plantings.

## Tenure

Freehold.

**A&G Land & Property Agents.**

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## Services

LPG central heating, Mains electricity, water and drainage.  
Council tax band G.  
EPC F Rating.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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