

# BRUNTON

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## RESIDENTIAL



**EAST ROAD, LONGHORSLEY, NE65**

Offers Over £1,500,000



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### STUNNING GARDENS WITH EXTENSIVE GROUNDS - GARDEN ANNEXE - SET WITHIN 15 ACRES

Heatherlands is a substantial and unique family residence positioned in the popular village of Longhorsley. The estate is split into different sections which include a main residence, an East Wing which is connected by central hallway and also a one bedroom Annexe which is stand alone.

The property is positioned on an elevated plot and offers views over the picturesque Northumberland Countryside. Heatherlands provides an enchanting and secluded sanctuary, where privacy and tranquillity abound. Immaculately presented, this timeless residence exudes elegance and offers a captivating ambiance.



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The main house features three spacious reception rooms, four bedrooms, and three bathrooms. A delightful orangery connects seamlessly to the East Wing, which provides additional, exceptional accommodation, perfect for guest accommodation, or extended family living. There is also a charming one-bedroom garden annexe within the grounds.

The main residence offers a spacious fitted kitchen with open plan breakfasting room. The kitchen area offers an extensive range of fitted units, a large central island for culinary preparation and a Lacanche range cooker. The breakfast room is ideal for family mealtimes with bi-fold doors leading out onto a delightful, enclosed terrace, perfect for al-fresco dining.

The drawing room with feature fireplace provides views over the grounds while the sunny garden room has French doors taking you out into the gardens along with windows to three elevations providing ample natural light. The dining room offers more space for formal dinners and entertaining guests.

The first floor provides a large master bedroom with ensuite bathroom and wardrobe area, a further two bedrooms both have ensuite shower rooms while a fourth bedroom could make for a perfect home office or nursery.

The East Wing could be incorporated into the house as a whole or could be easily separated for those looking for multi generational living. Connected by the entrance orangery, The East Wing offers its own separate kitchen, a large reception room with connecting office, both benefiting from French Doors providing views over the rear gardens.

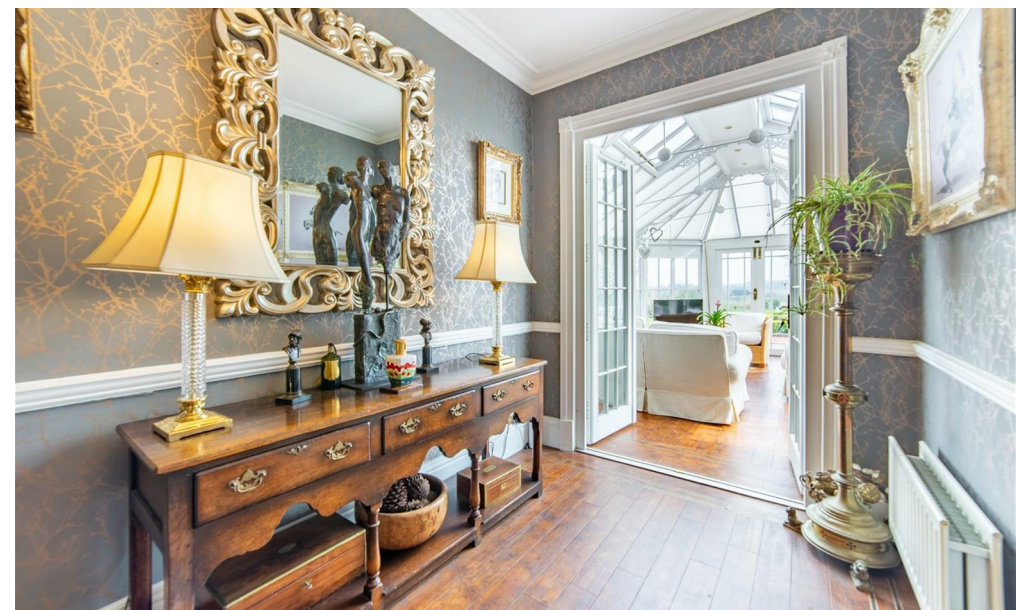
The East Wing first floor provides a spacious double bedroom with en-suite shower room, single bedroom and a vast snooker room.

The Garden Annexe offers a kitchen/dining room, with a wood-burning stove, a double en-suite bedroom and a conservatory/sitting room. This area would make a perfect area for guest looking for their own space or possibly even a viable income stream. Connected to the Annexe is the studio, this room carries a different theme, constructed in a mixture of solid oak and natural stone.

The grounds of this property extend to circa 15 Acres.

The current title includes some of the most comprehensive, luxury gardens we have seen. Mature trees, shrubs, and three ponds provide a haven for local wildlife. This impressive property also encompasses paddocks, a stable, garden shed, several outbuildings, a sizable kitchen garden, and greenhouses.

Electric gates open onto a lengthy gravelled driveway, the driveway opens out onto a larger parking area offering off street parking for multiple cars along with access to the attached garages.





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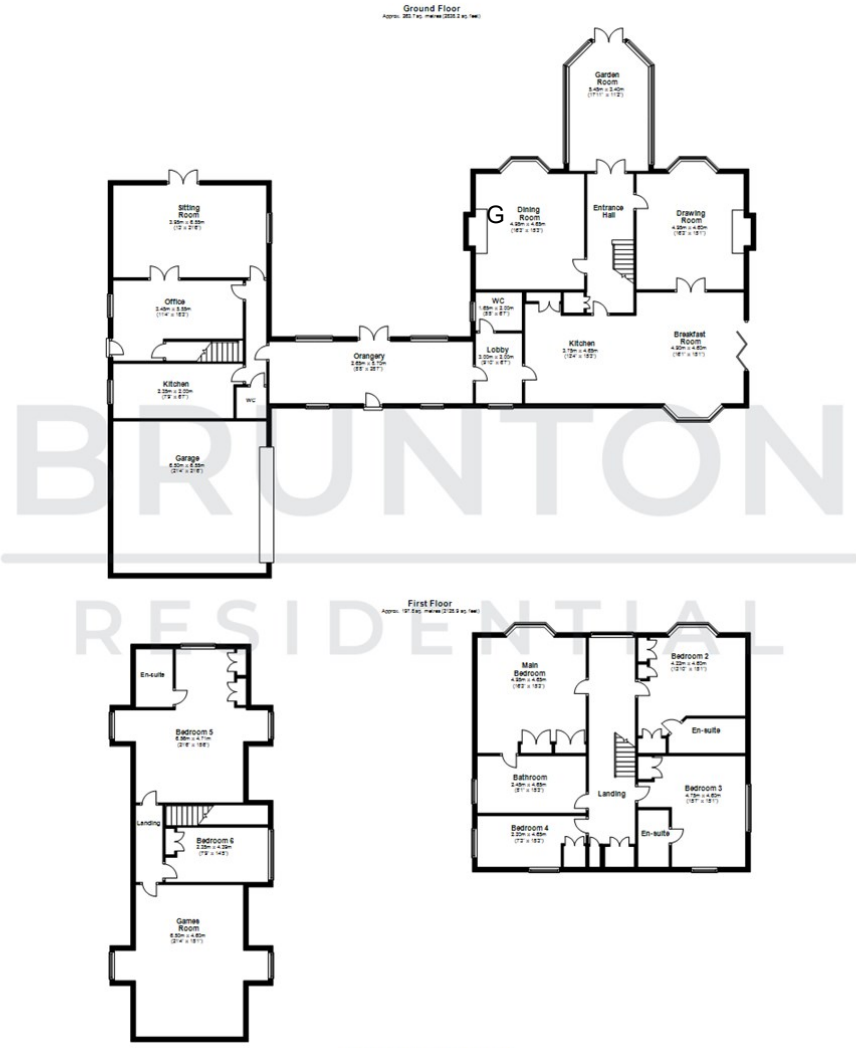
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : D

SERVICES :



Total area: approx. 451.5 sq. metres (4971 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>81</b>
	<b>57</b>
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	