

BRUNTON

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ST. LAURENCE COURT, LONGFRAMLINGTON, MORPETH, NE65

Offers Over £725,000

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SUBSTANTIAL 5 BEDROOM DETACHED - STONE BUILT MODERN HOME - GENEROUS CORNER PLOT

Situated at the head of a desirable cul-de-sac, this impressive stone-built detached home occupies a premium plot on the estate and includes a double garage. The spacious accommodation features a bright, spacious lounge, a generous kitchen/dining room, a useful utility, and a ground-floor WC. Upstairs, there are five well-proportioned bedrooms and three bathrooms, two of which are en-suites, all having Villeroy & Boch sanitary ware and Hansgrohe taps, showers and fittings, providing excellent quality and versatility for family living.

Located in the sought-after village of Longframlington, residents benefit from a welcoming community, local amenities such as the renowned Running Fox bakery, village shop, two pub/restaurants, as well as a well-regarded first school nearby at Longhorsley and primary school at Swarland. Excellent transport links via the A697 provide easy access to Morpeth and surrounding areas.

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The internal accommodation comprises: a spacious hallway with Karndean flooring with underfloor heating extending across the entire ground floor, complemented by oak doors, bannisters, and detailing throughout. The lounge is generously proportioned, featuring dual-aspect windows to the side and French doors opening onto the rear garden, with a log burner set within a fire surround. Also on this level is a ground-floor cloakroom. The L-shaped dining kitchen incorporates an extended breakfast bar with Silestone work surfaces. Integrated appliances include a wine cooler, oven, combi microwave oven, fridge, and freezer. Bi-fold doors open onto the large rear garden, and the kitchen also benefits from windows to the front. A generous utility room provides further access to the rear and into the double garage, which houses the boiler, features two remote-controlled up-and-over doors, and an upgraded EV charging point. Also at ground-floor level is a study/home office, currently used as a playroom, but versatile for a variety of purposes.

Stairs lead up to a galleried landing and the master suite on the first floor. This suite includes a large walk-in wardrobe and dressing room with fitted storage and window. Frosted glass doors open into a luxurious en-suite bathroom, featuring a walk-in shower, a large bath with central mixer taps, and upgraded tiling throughout. A further double bedroom also benefits from an en-suite shower room. In addition, there is a well-appointed family bathroom, complete with a walk-in shower with monsoon head and a freestanding bath. In total, there are five double bedrooms.

Externally, the property sits on a large corner plot bordered by open fields, with secure fencing and laurel hedging providing an excellent degree of privacy to the large rear garden. Walk-around paths further enhance the outdoor space.



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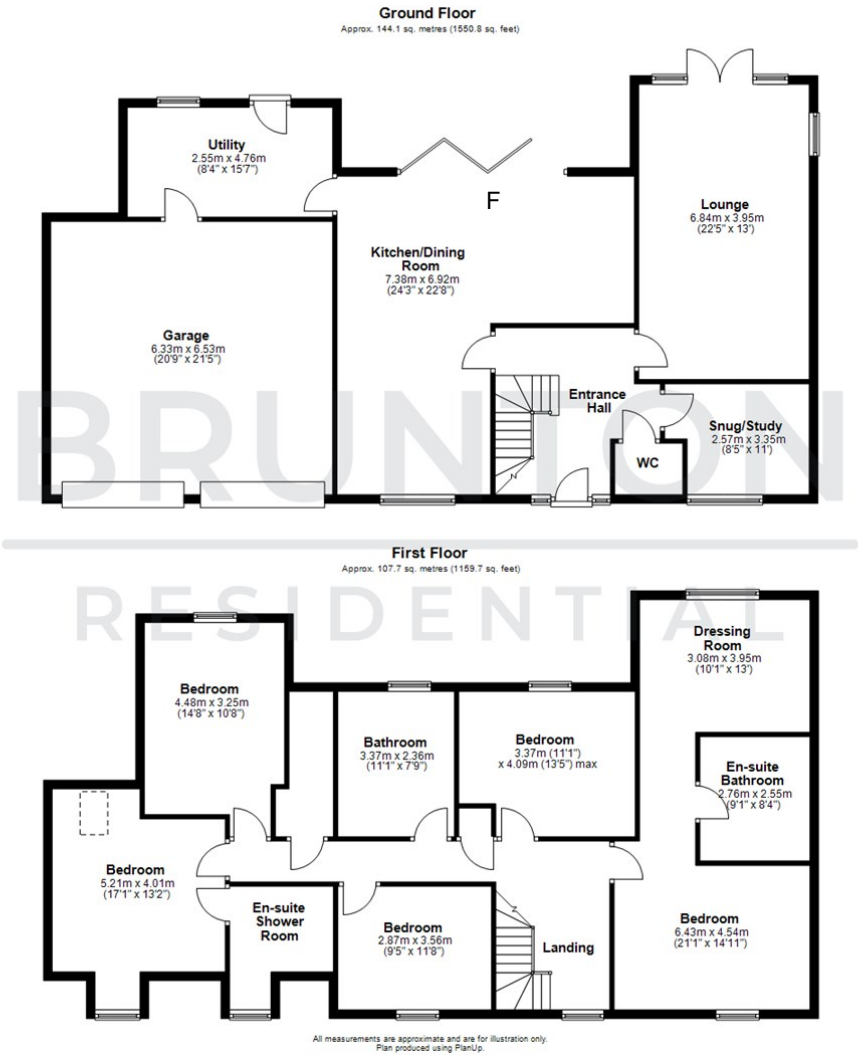
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	73	80			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		