


# SIGNATURE

## NORTH EAST

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 , Morpeth NE61 3HX

# / Morpeth NE61 3HX

**Asking Price**  
**£495,000**

Signature North East proudly presents this exceptional three-bedroom, Grade II listed terraced cottage, located in the picturesque village of Longhirst, Morpeth. Recently renovated to a luxurious standard in 2024, this historic property perfectly blends charm and modern living. The home enjoys a privileged location close to Longhirst Hall Golf Course and Morpeth Cricket, Hockey & Tennis Club. Morpeth Town Centre is just a short drive away, offering excellent transport links, including bus and train stations, and easy access to the A1 for direct routes into Newcastle City Centre.

The property is south-facing and is accessed by a long, private shared driveway. It is surrounded by trees and fields, offering stunning countryside views.

Upon entering the property, you are greeted by a central hallway leading into a luxurious open-plan kitchen and dining area. This beautifully designed space accommodates a dining table and features a stylish breakfast bar. The kitchen is equipped with attractive wall and base units, sleek countertops, and integrated appliances, including a combi oven, hob, extractor, and fridge freezer. Elegant arched French doors open to the front garden, allowing natural light to flood the room. The living room, accessed by a few steps, offers ample space for furnishings and is bright and welcoming. Completing this floor is a convenient utility room and a stylish shower room with a shower, W.C., and hand basin.

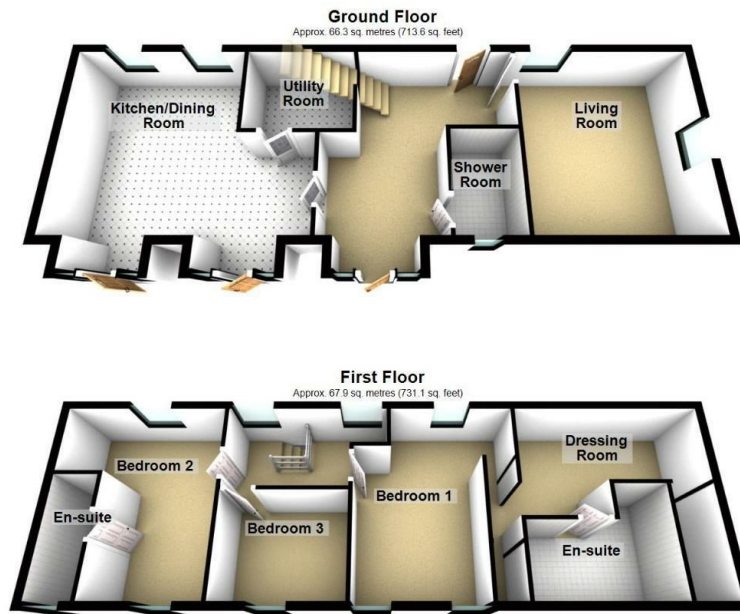
On the first floor, you will find three generously sized bedrooms, each comfortably accommodating a double bed. The master bedroom boasts a large en-suite with a walk-in shower, W.C., hand basin, and a dressing room. Bedroom two also benefits from an en-suite with similar luxurious fittings. Beautiful exposed beams throughout the first floor add character, while abundant natural light enhances the sense of space and tranquillity.

Externally, this home offers a large, well-maintained garden laid to lawn, with a patio area ideal for outdoor furniture. The property also features private parking, with a driveway that comfortably accommodates up to three cars



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 134.2 sq. metres (1444.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
14'4" x 13'3"

Kitchen / Dining Room  
18'8" x 16'6"

Utility Room  
8'2" x 6'9"

Shower Room  
7'10" x 5'0"

Bedroom One  
14'10" x 11'10"

Dressing Room  
14'2" x 8'9"


En Suite  
10'7" x 8'7"

Bedroom Two  
14'10" x 12'2"

En Suite  
9'4" x 3'3"

Bedroom Three  
9'5" x 8'1"

## 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>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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