

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 SOUTH ROAD LONGHORSLEY NORTHUMBERLAND NE65 8UW



- House, Workshop & Gardens
- Village Location
- EPC: E
- Council Tax Band: C
- Services: Mains Electric, Water, Sewage - Oil CH

- No Further Chain
- Viewing Highly Recommended
- Tenure: Freehold
- In Need of Updating

Price £250,000

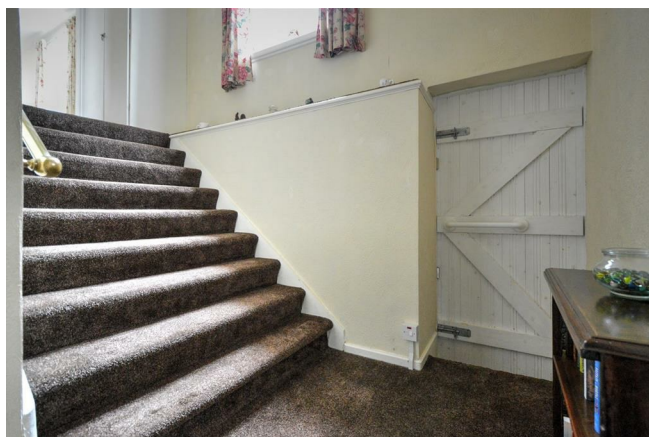
4 SOUTH ROAD LONGHORSLEY NORTHUMBERLAND NE65 8UW

A unique opportunity to acquire this sizeable property with good outside space situated on South Road within the centre of Longhorsley Village. The property is steeped in local history, having once been a dance hall and then a filling station and mechanics with accommodation above. The property is now available for sale with no further chain and is ready to be updated/altered to suit individual requirements. The property has oil central heating and is partially double glazed, the accommodation briefly comprises of:- an entrance hall with the original staircase to the first floor, a ground floor shower room/wc and office which leads through to the garage/workshop. To the first floor there is a kitchen diner, lounge and three bedrooms. The garage/workshop provides a large and versatile space which has vehicle access from the main road. Outside, the property has a good size garden to the rear and side with outhouses.

Longhorsley is a popular village, positioned on the A697 and is approx. 7 miles from Morpeth Town Centre. A range of local amenities are available within the village including a well regarded pub and restaurant, sandwich shop/local store, first school and various activities arranged by local residents.

ENTRANCE HALLWAY

Entrance hall with a double glazed window to the rear, stairs to the first floor (believed to be the original stairs and hand rail from being a dance hall) and a door to the rear garden.



CLOAKS WC

Fitted with a WC, and pedestal wash hand basin.

OFFICE

12'4" x 15'2" (3.78 x 4.64)

With a double glazed window to the front, a single glazed window to the rear, built in cupboard for storage. The walls are clad with panelling and there is believed to be a chimney breast and fireplace behind this. Door leading to the garage.



GROUND FLOOR SHOWER ROOM

Located off the Entrance Hall with a single glazed window to the rear, mains shower in cubicle, pedestal wash hand basin and WC. Under stair cupboard/storage area.



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FIRST FLOOR LANDING

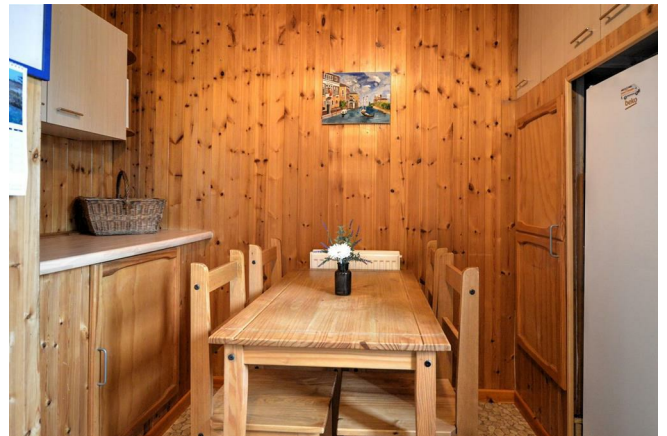
A spacious landing with windows to the rear and radiator.



BREAKFASTING KITCHEN

10'1" x 14'11" max (3.09 x 4.56 max)

With a double glazed window to the front, fitted with a range of wall and base units with roll top work surface, 1.5 sink drainer unit, electric cooker, and plumbing for a washing machine.



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LOUNGE

13'5" max x 16'11" (4.09 max x 5.16)

A spacious reception room with a double glazed windows to the front and rear and a radiator.



BEDROOM ONE

8'9" excluding robes x 12'2" (2.69 excluding robes x 3.71)

With a double glazed window to the front, radiator and sliding door wardrobes.



BEDROOM TWO

7'10" x 12'2" (2.39 x 3.73)

With a double glazed window to the front and a radiator.



BEDROOM THREE

7'11" x 12'0" (2.43 x 3.67)

With a double glazed window to the front and a radiator.



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GARAGE/WORKSHOP

25'1" x 16'9" (7.67 x 5.12)

A large space with a fitted with a remote control roller door to the front for vehicle access, single glazed windows to the rear and side and a door leading to the office.



EXTERNALLY

The property has a good size garden, elevated from the road, to the rear and side of the property. The garden is mainly lawned and has brick built outhouses and steps down to the front of the property.

The neighbouring property has access across the path to the rear of the property as is typical of properties of this age and type.



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GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Oil CH

Broadband and Mobile - Available - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low Risk. Source - gov.uk. January 2024

Planning Permission - There is one current active planning permissions for South Road. Source - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> - January 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is not located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: C taken from gov.uk August 2023

VIEWING ARRANGEMENTS

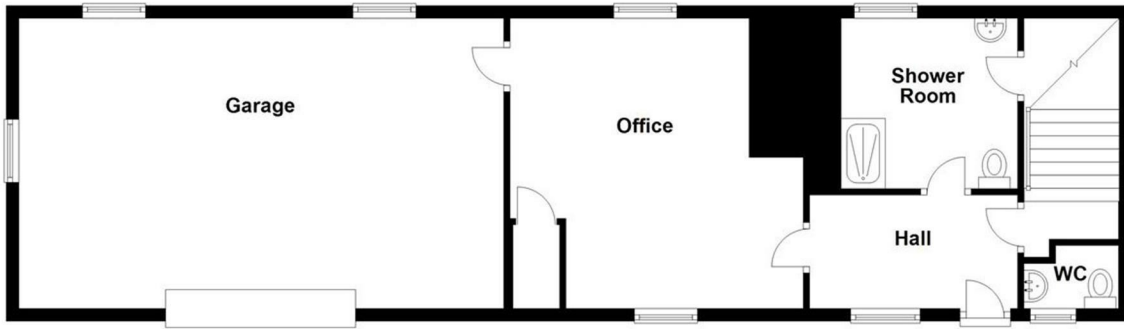
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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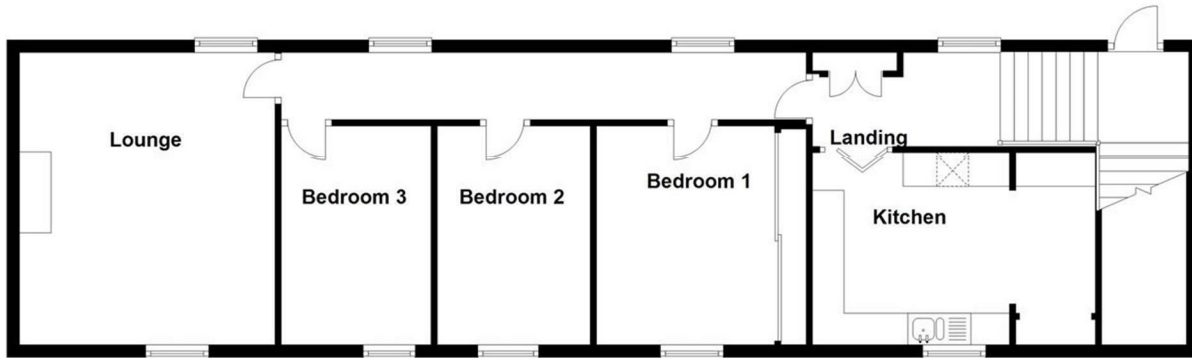
Ground Floor

Main area: approx. 44.4 sq. metres (477.8 sq. feet)
Plus garages, approx. 39.4 sq. metres (423.8 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.3 sq. feet)





Main area: Approx. 129.8 sq. metres (1397.2 sq. feet)

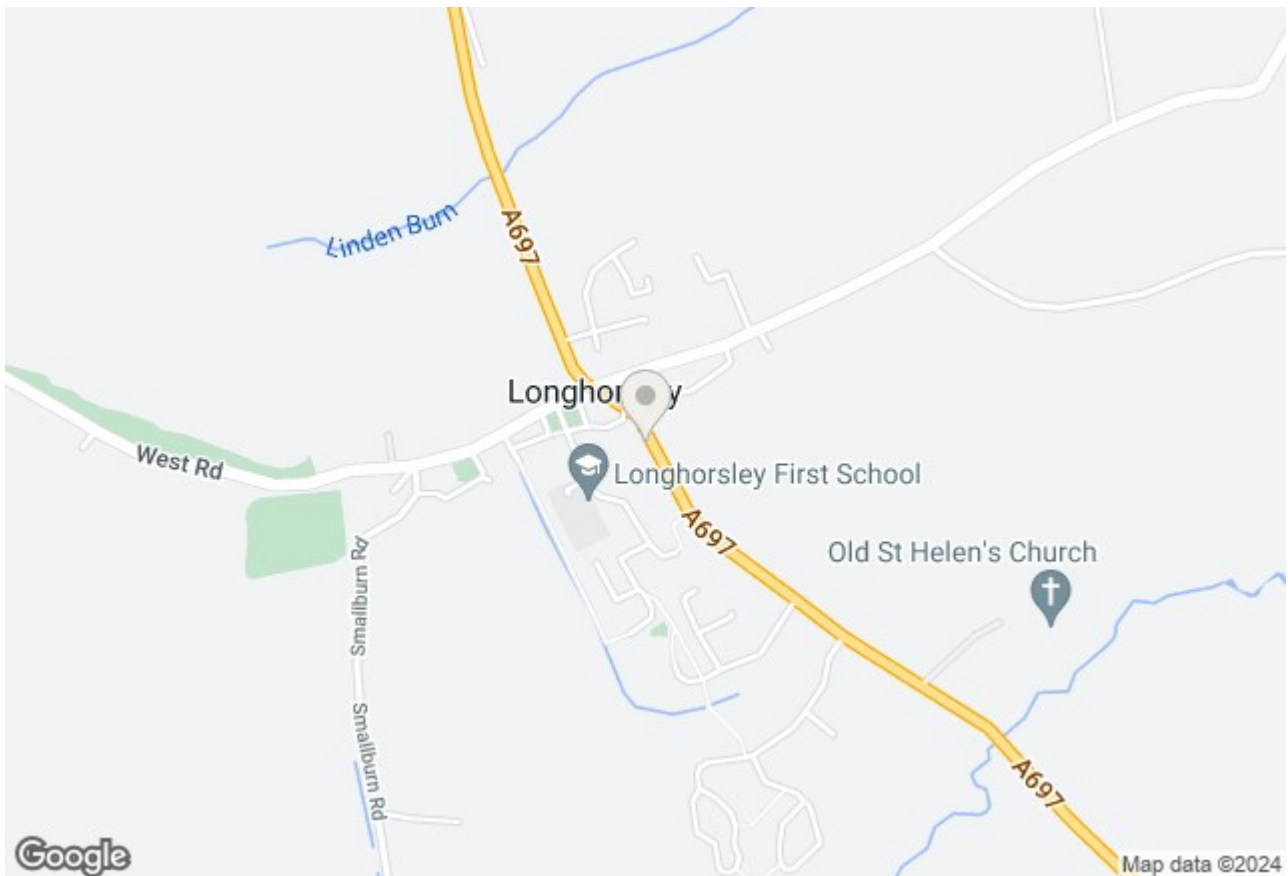
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Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Front Street, Longhorsley

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



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