

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 PENDEMOR LONGHIRST MORPETH NE61 6PB



- Stone Built Barn Conversion
- Three Bedrooms
- Rural Yet Convenient Location
- Council Tax Band E
- Mains Electric & Water, Oil CH, Shared Septic Tank

- Two Large Reception Rooms
- Double Garage, Gardens & Parking
- EPC Rating E
- Leasehold (999 years from 1984)

Price £360,000

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A charming, three bedroom barn conversion situated within a small collection of similar properties in a picturesque setting on the outskirts of Longhirst. Nestled alongside a working farm, Pendemor offers a rural setting with the convenience of town centre amenities being just a few miles away in both Morpeth and Ashington. The accommodation briefly comprises of:- A spacious and welcoming hallway with double doors to an extensive yet cosy lounge with log burning stove, an equally spacious second reception/dining room, ground floor shower room/wc and an attractive breakfasting kitchen. To the first floor there is a master bedroom with front and rear aspect, two further bedrooms and a bathroom/wc. Externally the property does not disappoint with a good size, private rear garden with access to a double garage and parking area and to the front there is an open plan, communal lawned area with further parking.

ENTRANCE HALL

Entrance door to the front leading to a welcoming entrance hall with radiator, timber framed double glazed windows to the front and double doors to the sitting room. The stair case to the first floor is a feature in itself having a stunning stone arch feature having once been part of the original hay loft.



LOUNGE

22'9" x 17'8" (6.95 x 5.41)

A stunning main reception room, flooded with natural lights from the carriage arch windows to the front and further windows to the rear aspect. The present owners have added the welcome addition of a log burning stove and there are radiators and inset spot lighting.



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ADDITIONAL IMAGE



SECOND RECEPTION/DINING ROOM

Another very spacious and versatile reception room with timber framed double glazed windows and doors to the rear garden, radiator and a calor gas real flame stove.



ADDITIONAL IMAGE



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BREAKFASTING KITCHEN

15'6" x 9'8" (4.73 x 2.96)

A cosy, cottage style kitchen in contrast to the two larger reception rooms. The kitchen is fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated microwave, oven and hob with extractor hood and a fridge freezer. There are timber framed double glazed windows to the front and rear, radiator and an external door leading to the rear garden.



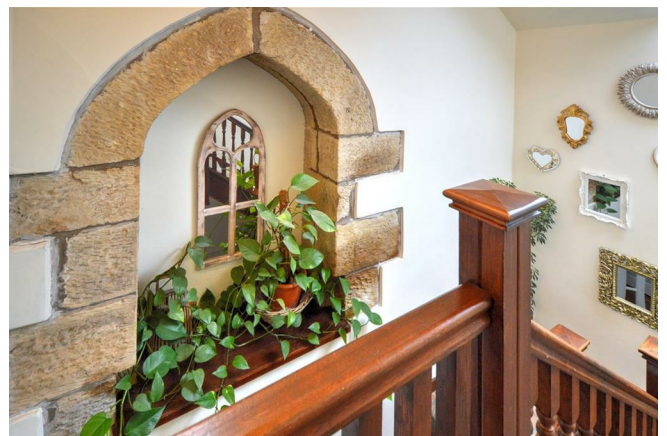
SHOWER ROOM/WC

Fitted with a wc, wall mounted wash hand basin, a mains shower in tiled surround and a built in storage cupboard. Double glazed window to the rear and a heated towel rail.



FIRST FLOOR LANDING

With skylights to both front and rear.



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MASTER BEDROOM

18'0" x 9'10" maximum (5.51 x 3 maximum)

(includes some restricted head height).

A generous double bedroom with windows and skylights to both front and rear, radiator and mirror fronted sliding door wardrobes.



ADDITIONAL IMAGE



BEDROOM TWO

13'0" x 7'5" maximum (3.97 x 2.27 maximum)

(includes some restricted head height).

Sky light and double glazed window to the rear, radiator and fitted wardrobes (included within measurements).



BEDROOM THREE

13'0" x 6'8" maximum (3.97 x 2.05 maximum)

(includes some restricted head height).

Skylight and double glazed window to the front, radiator and fitted wardrobes (included within measurements).



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BATHROOM/WC

Fitted with a wash hand basin and wc with concealed cistern in tiled surround, bath in tiled surround and a heated towel rail. Skylight to the front.



EXTERNALLY

The rear of the property has an enclosed rear garden with a good degree of privacy. There is a lawned garden and a large patio area which has access to the double garage.

The front of the property has use of the large, open plan lawned area.



ADDITIONAL IMAGE



2 PENDEMOR LONGHIRST MORPETH NE61 6PB

GARAGE & PARKING

The property has a stone built double garage which has direct access from the rear garden. It has a remote control up and over door, power and lighting.

There are two private parking spaces in front of the garage and further parking is available to the front, beyond the communal gardens.

FLOOR PLAN

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

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 - Septic Tank

Heating - Oil

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

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very low risk.

Planning Permission - There are no current active planning permissions for Pendemor. Checked on Northumberland.gov.uk January 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Leasehold - 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. We have been advised that the length of lease was 999 years starting from 1984 which leaves 960 years remaining. We have been advised there is no ground rent to pay. The management fees are currently £120 per year for each of the five properties on the development.

Council Tax Band: E taken from gov.uk November 2023.

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.

VIEWING ARRANGEMENTS

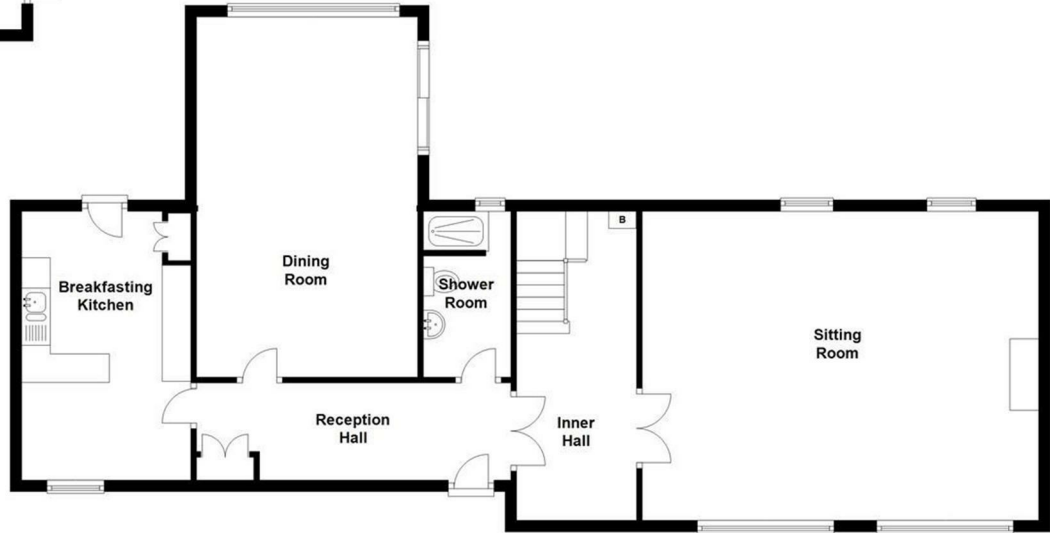
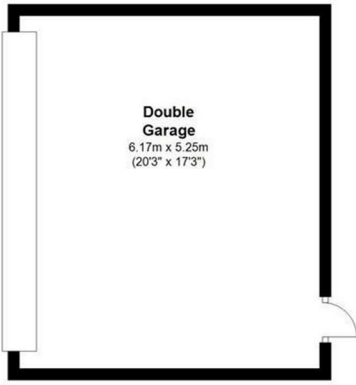
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor

Approx. 103.6 sq. metres (1114.8 sq. feet)



Total area: approx. 154.0 sq. metres (1657.9 sq. feet)

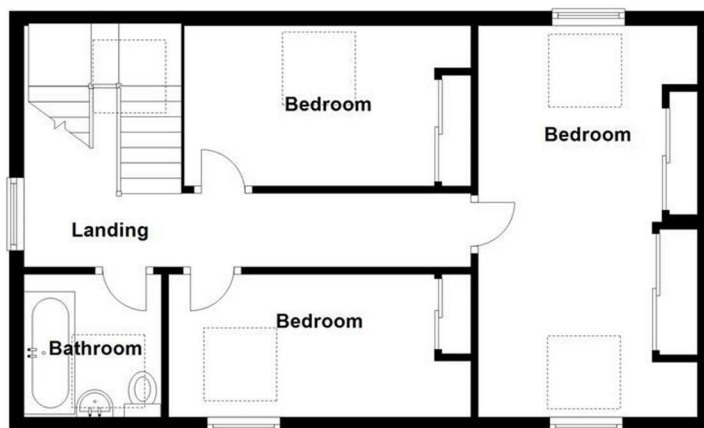
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.


Pendemor


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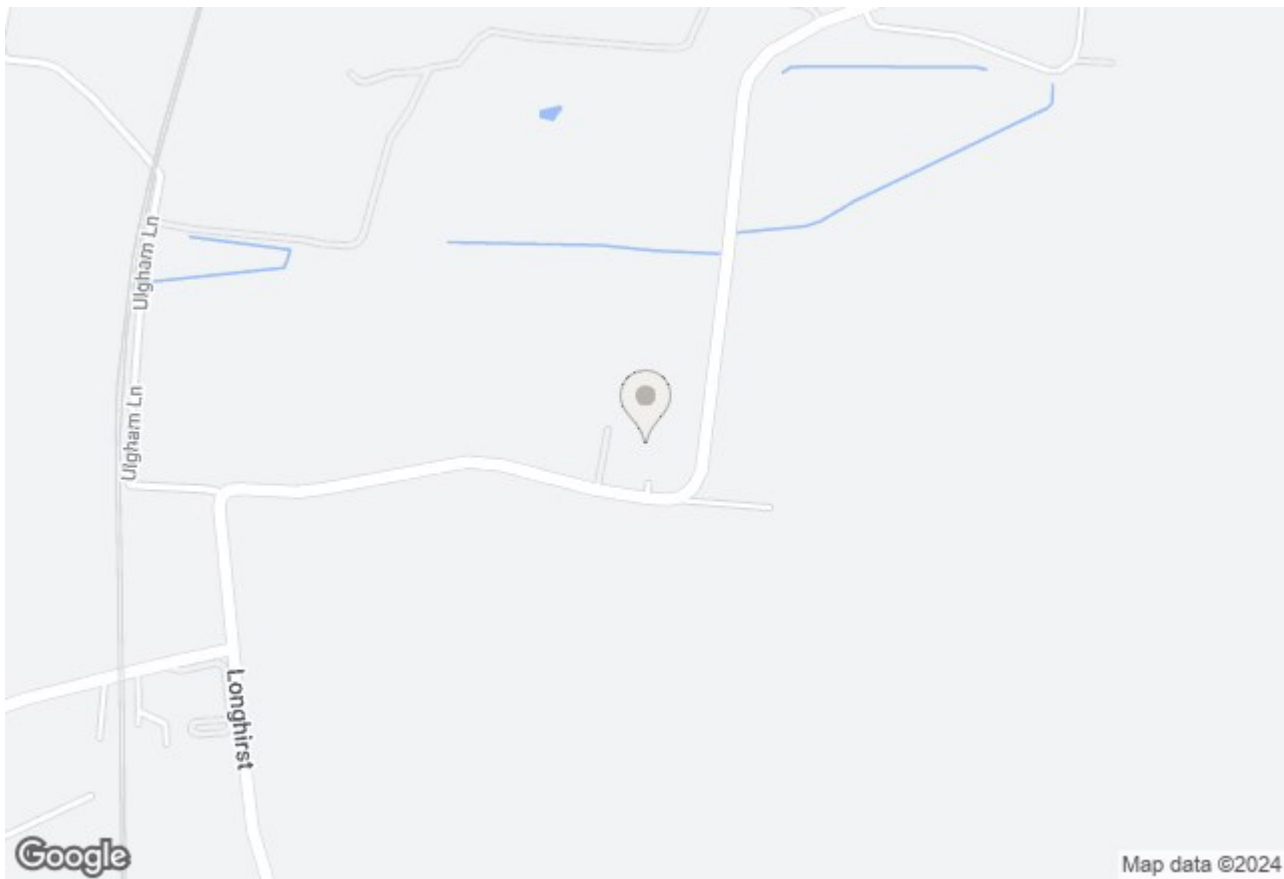
First Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	51	
(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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

