

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

OLD SCHOOL COTTAGE LONGHORSLEY MORPETH NE65 8UY



- Three Bedroom Detached Cottage
- Substantial Gardens, Drive & Garage
- Ensuite To Master Bedroom
- Tenure: Freehold
- Council Tax Band: E

- Village Location
- Two Reception Rooms & Conservatory
- EPC Rating: F
- Services: Mains Electric, Water, Drainage & Sewage. Oil CH

Price £450,000

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Old School Cottage is a sizeable, detached bungalow occupying a good size plot along West Road in the sought-after village of Longhorsley, Morpeth. The property is believed to have been built around 1875 as a Village School and has been subsequently extended over the years to provide a spacious and versatile family home with lots of character.

The accommodation has double glazing, oil central heating and briefly comprises:- A welcoming entrance hall, traditional kitchen diner with separate utility room, a dining room, lounge with lpg gas stove and a conservatory with its own bar area. There are also three well proportioned bedrooms, the master having a modern ensuite shower room/wc and the third comfortably accommodating an office space. A family bathroom/wc completes the accommodation.

The well-maintained gardens are a true highlight of this home, providing a serene outdoor space for gardening enthusiasts and still has ample space for younger ones to burn off some energy! Additionally, the property benefits from off-street parking for multiple cars, a garage, garden room and sheds for further storage.

This cottage presents a wonderful opportunity to embrace village life in a picturesque setting and is perfectly placed to enjoy Northumberland's beautiful countryside and visitor attractions. The village itself offers a range of local amenities including a village store, popular pub and restaurant, first school and transport links to the surrounding areas. A full range of Town Centre amenities are available within Morpeth, including a train station serving the east coast mainline.

ENTRANCE HALL

Entrance door providing access to the hallway and accommodation beyond.



KITCHEN

17'0" x 11'1" (5.2 x 3.4)

A traditional, farmhouse style kitchen fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for dishwasher and space for range cooker (both appliances can be included by negotiation). Double glazed window with electric blinds, tiled floor, radiator.



UTILITY ROOM

5'10" x 4'11" (1.8 x 1.5)

Fitted with wall and base units with plumbing for washing machine and space for freezer.

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DINING ROOM

13'5" x 9'2" (4.1 x 2.8)

A versatile space, used as a dining room but has also been used as a bedroom. It has panel detailing to the walls, wood floor, double glazed window and radiator.



LOUNGE

17'0" x 16'8" into bay (5.2 x 5.1 into bay)

A bright main reception room with windows to two elevations, LPG gas fire and a radiator.



ADDITIONAL IMAGE



OLD SCHOOL COTTAGE LONGHORSLEY MORPETH NE65 8UY

BAR AREA

6'2" x 8'10" (1.9 x 2.7)

Originally used as a study, it now provides access to the conservatory making it an excellent space for entertaining.



CONSERVATORY

14'9" x 10'5" (4.5 x 3.2)

With double glazed windows and external door, tiled floor and a pitched roof with fitted ceiling fan.



MASTER BEDROOM

15'1" x 11'5" *excluding wardrobes* (4.6 x 3.5 *excluding wardrobes*)

A spacious master bedroom with two sets of built in wardrobes, double glazed window and radiator.



OLD SCHOOL COTTAGE LONGHORSLEY MORPETH NE65 8UY

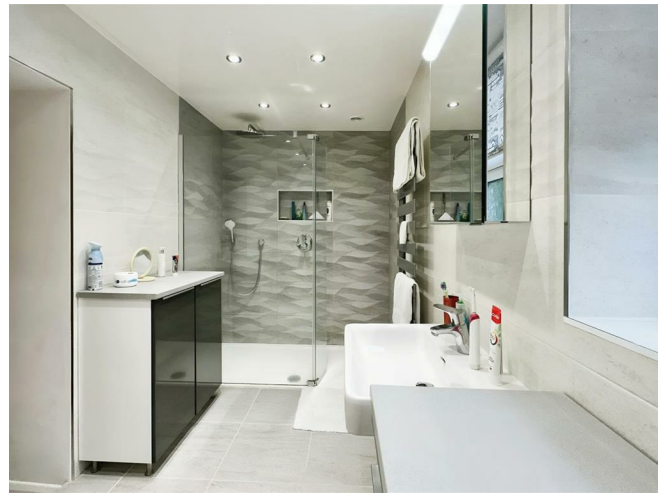
ADDITIONAL IMAGE



ENSUITE

13'5" x 5'10" (4.1 x 1.8)

A modern ensuite comprising of a wc, separate urinal, wash hand basin in vanity unit and shower in cubicle. Double glazed window, heated towel rail and extractor fan.



ADDITIONAL IMAGE



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BEDROOM TWO

15'1" x 9'2" (4.6 x 2.8)

Double glazed window and radiator.



BEDROOM THREE

13'5" x 8'10" (4.1 x 2.7)

Used as a home office and bedroom with double glazed window, radiator and fitted storage.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath. Cupboard housing floor standing boiler, double glazed window, radiator.



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EXTERNALLY

The property is accessed through a gateway leading to a gravelled drive providing ample off street parking, an EV charging point and access to the garage. Beyond this are the well established, mature gardens and recent addition of a garden room.



GARDEN ROOM

10'9" x 10'9" (3.3 x 3.3)

Built in 2022 it has power, lighting and bifolding doors to offers a useful space suitable for a range of purposes including a home office or as a sheltered space to enjoy the gardens.



GARDENS

The garden is divided by established hedgerows into two sections, they are primarily lawned with established borders and fitted play apparatus. (to be included within the sale).



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ADDITIONAL IMAGE



ADDITIONAL IMAGE



ADDITIONAL IMAGE



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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

Photographs are produced 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

Broadband - available and Mobile - Likely, limited inside.

(Ofcom Broadband & Mobile Checker September 2024).

Flood Risk - Rivers & Sea - very low. Surface Water - high (greater than 3.3% chance).

Planning Permission - no applications pending

Coalfield & Mining Areas - not located on a coalfield.

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

We have been advised that the property is 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 E

VIEWING ARRANGEMENTS

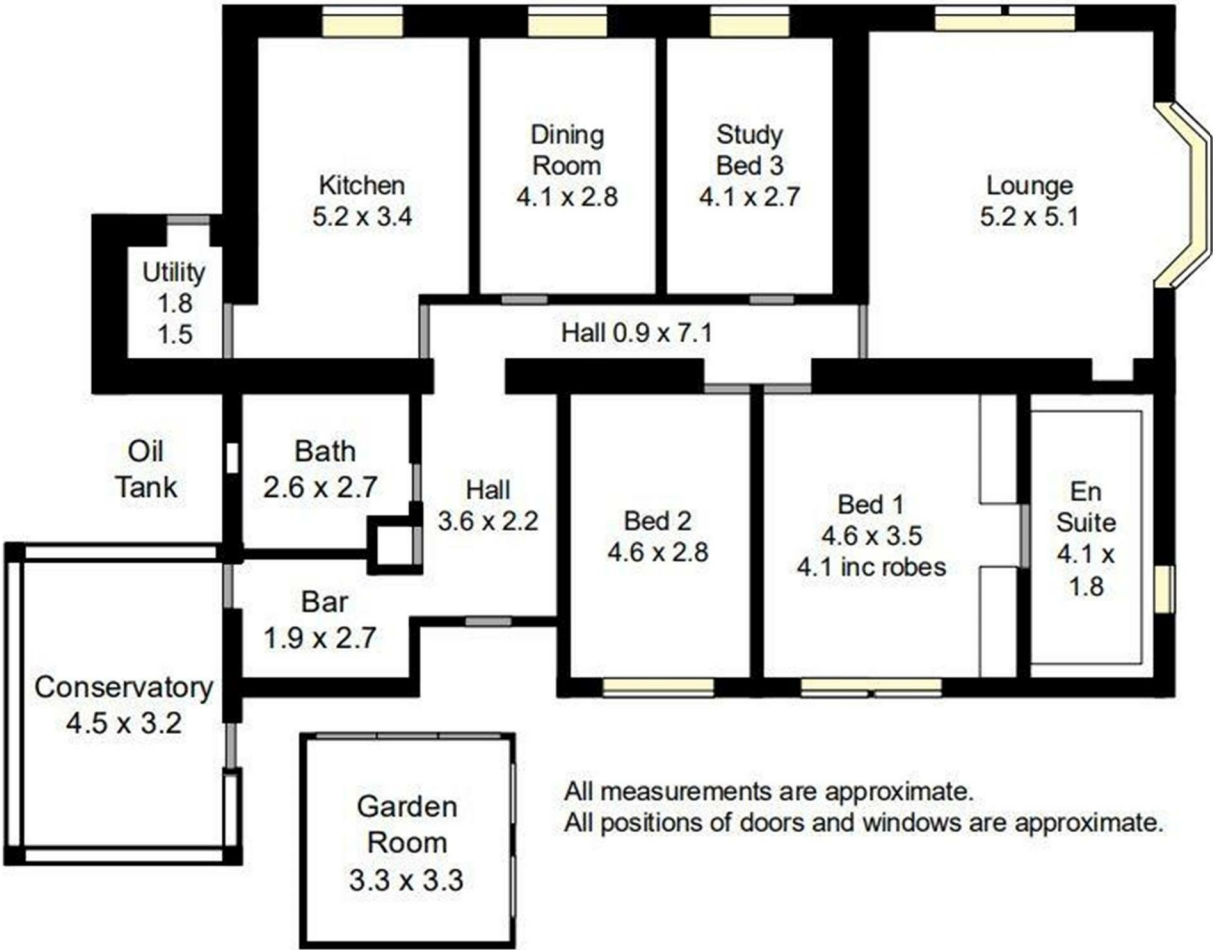
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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FLOOR PLAN


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

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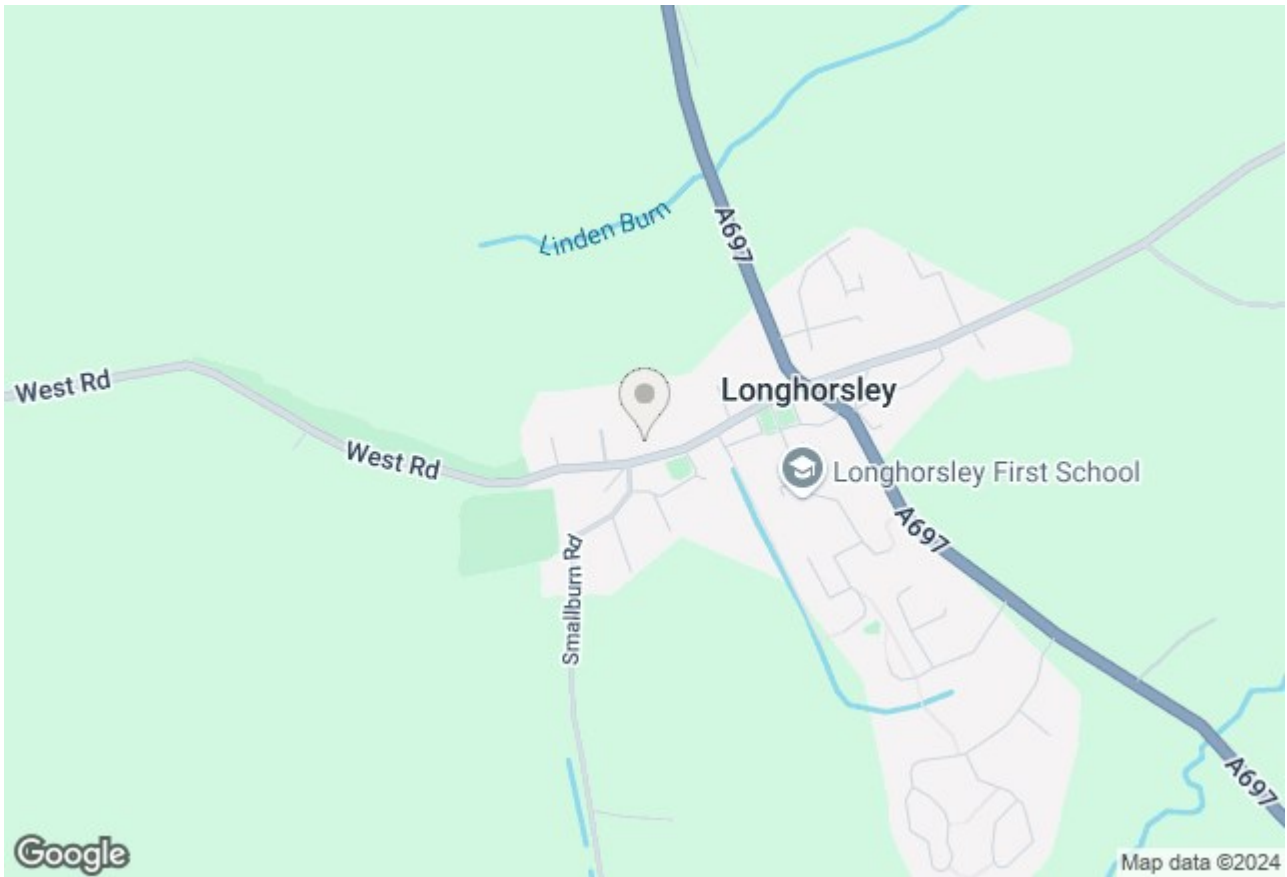
All measurements are approximate.
All positions of doors and windows are approximate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E	32	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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