



## High Town Longframlington

- Detached Four Bed Home
- Two Reception Rooms
- Three Bathrooms
- Lovely Views
- Spacious Rear Garden
- No Onward Chain

**Asking Price: £525,000**

01670 511711  
17 Newgate Street, Morpeth

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

# High Town, Longframlington

Very rarely found on the market sits this spectacular stone built detached home which sits with pride in Longframlington.

The property boasts a superb position with fantastic south facing views, whilst internally offering that overall wow factor. This family home has been finished to a very high standard throughout and is offered chain free.

Longframlington itself is a small and quaint village within Northumberland offering a range of local amenities including a pub, restaurant, village store, doctor's surgery, dog walking field and thriving community hall. The market towns of Morpeth and Alnwick are a short distance away.

The downstairs of the property offers the benefit of under-floor heating and briefly comprises a large entrance hallway, downstairs wc/utility room and cloakroom cupboard. There is an impressive sized lounge with solid oak flooring and double patio doors which lead you to the rear garden.

Double semi-glazed doors lead you from the hallway to the second reception room of tremendous size, currently housing a full sized snooker table. Double patio doors lead you out to the rear garden.

The kitchen was handmade to fit offering two ceramic sinks and a Rangemaster cooker. You also benefit from a separate walk in pantry. There is plenty of space to seat 8 comfortably around your own table.

To the upper floor you have three good sized double bedrooms and a large single. The second bedroom is host to its own en-suite shower room whilst the main master bedroom and fourth bedroom benefit from a jack and jill ensuite.

The large family bathroom has been finished with beautiful ornate tiles, freestanding bathtub and large walk in shower.

Externally is private parking for at least 4 cars with additional on-street parking available.

To the rear you have a generous sized level garden which is low maintenance with a large paved patio area. On a clear day the garden offers tremendous views over the rolling hillside in the distance. This garden will be a real winner with those who enjoy outdoor entertaining.

Guaranteed to impress and with no onward chain, this is a must view.

Lounge: 20'7 x 14'5 (6.27m x 4.39m)  
 Second Reception/Dining Room: 20'7 x 15'2 (6.27m x 4.62m)  
 Kitchen: 18'5 x 12'3 (5.61m x 3.73m)  
 W.C/Utility: 8'8 x 6'8 (2.64m x 2.03m)  
 Bedroom One: 22'0 x 11'7 (6.71m x 3.53m)  
 Jack and Jill Bathroom: 8'7 x 7'0 (2.62m x 2.13m)  
 Bedroom Two: 14'5 x 10'0 (4.39m x 3.05m)  
 En-suite: 11'7 x 3'6 (3.53m x 1.09m)  
 Bedroom Three: 14'6 x 10'2 Max points (4.42m x 3.10m)  
 Bedroom Four: 10'9 x 8'7 (3.28m x 2.62m)  
 Bathroom: 11'7 x 7'10 (3.53m x 2.39m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Oil  
 Broadband: Fibre to Premises  
 Mobile Signal Coverage Blackspot: No  
 Parking: Driveway

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: C

Council Tax Band: F

M00008186.AB.ID.06/03/2025.V6

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

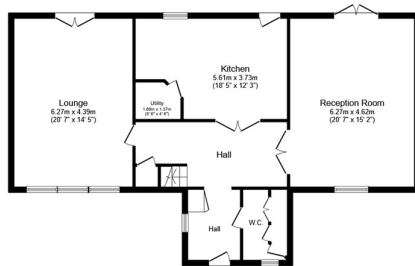
**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

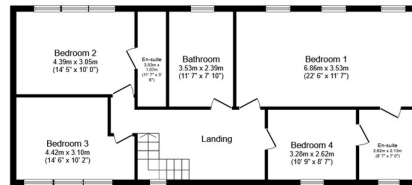




# High Town, Longframlington



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

