



High Town

Longframlington

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

Asking Price: £525,000

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High Town, Longframlington

This substantial stone-built detached house, constructed in 2010, sits in the heart of the popular and desirable village of Longframlington and has the benefit of both distant views of the Coquet Valley to the south and the village green to the north.

It briefly comprises:

Reception hallway with cloak cupboard and understairs storage area.

A generous sized lounge with solid oak flooring, two windows to the north, and south facing patio doors leading on to the garden and driveway.

Double semi glazed doors lead from the spacious hallway to the second large reception room, currently housing a full sized snooker table. It too has oak flooring and double patio doors leading to the garden.

The farmhouse style kitchen features hand made storage units, two ceramic sinks, a Rangemaster cooker and a useful walk in pantry. The kitchen is spacious enough to comfortably accommodate a large kitchen table and 8 chairs.

The utility room is located off the hallway and is plumbed for washing machine/tumble drier and has a small boot sink together with a WC and wash hand basin.

The entire ground floor benefits from under floor heating.

To the upper floor there are three well proportioned double bedrooms together with a large single bedroom. The master bedroom has an adjacent ensuite which includes a large shower cubicle. This ensuite can also be separately accessed from the fourth bedroom. The second bedroom also has an attached ensuite shower room.

The spacious family bathroom has been finished to a high standard with a freestanding bathtub and large walk in shower.

To the rear there is a generous sized south facing garden offering spectacular long distance countryside views. The garden area is designed to be low maintenance and features a large paved patio area and ample space to park up to 4 cars.

Longframlington lies in the heart of the spectacular Northumberland countryside and yet the attractive and popular towns of Morpeth, Alnwick and Rothbury are just a short drive away. The village itself offers a range of local amenities including 2 pubs, a café, village store, doctor's surgery, sports and dog walking fields, a children's play area and a thriving community hall.

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

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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		

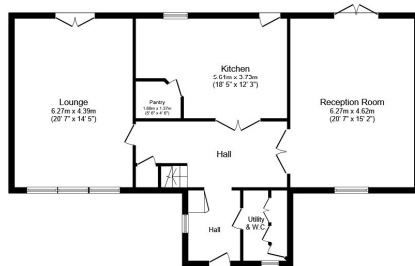
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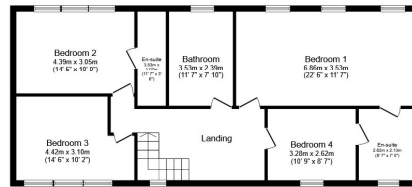
16 Branches across the North-East



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



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