



4 Harrogate Cottages

Longframlington



SANDERSON
YOUNG



4 Harrogate Cottages Longframlington, Morpeth, Northumberland, NE65 8EB

A fabulous two bedroom, fully refurbished, stone built cottage, enjoying a quiet position off Harrogate Lane in Longframlington, with mature front garden and parking on the lane - previously a successful AirBnB (figures available on request) or ideal as a main home. NO UPWARD CHAIN

The stylish cottage has been thoughtfully refurbished over the last 2 years, with the reinstatement of many original features including: works to the stone inglenook fireplace, redecoration throughout with Farrow & Ball heritage colours, repainting of the beams, and the original door added to the larder storage cupboard.

Price Guide:
Guide Price £195,000

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Traditional Bakelite door furniture been added to the doors, the kitchen has been repainted with new tiles and new handles, and the hallway and staircase stripped, to expose the original wood panelling to both the walls and ceilings, new flooring and carpets fitted. New electric wall heaters have been fitted throughout, and also new soft furnishings and blinds to the windows. Externally, there is a new fence erected to one side of the garden.

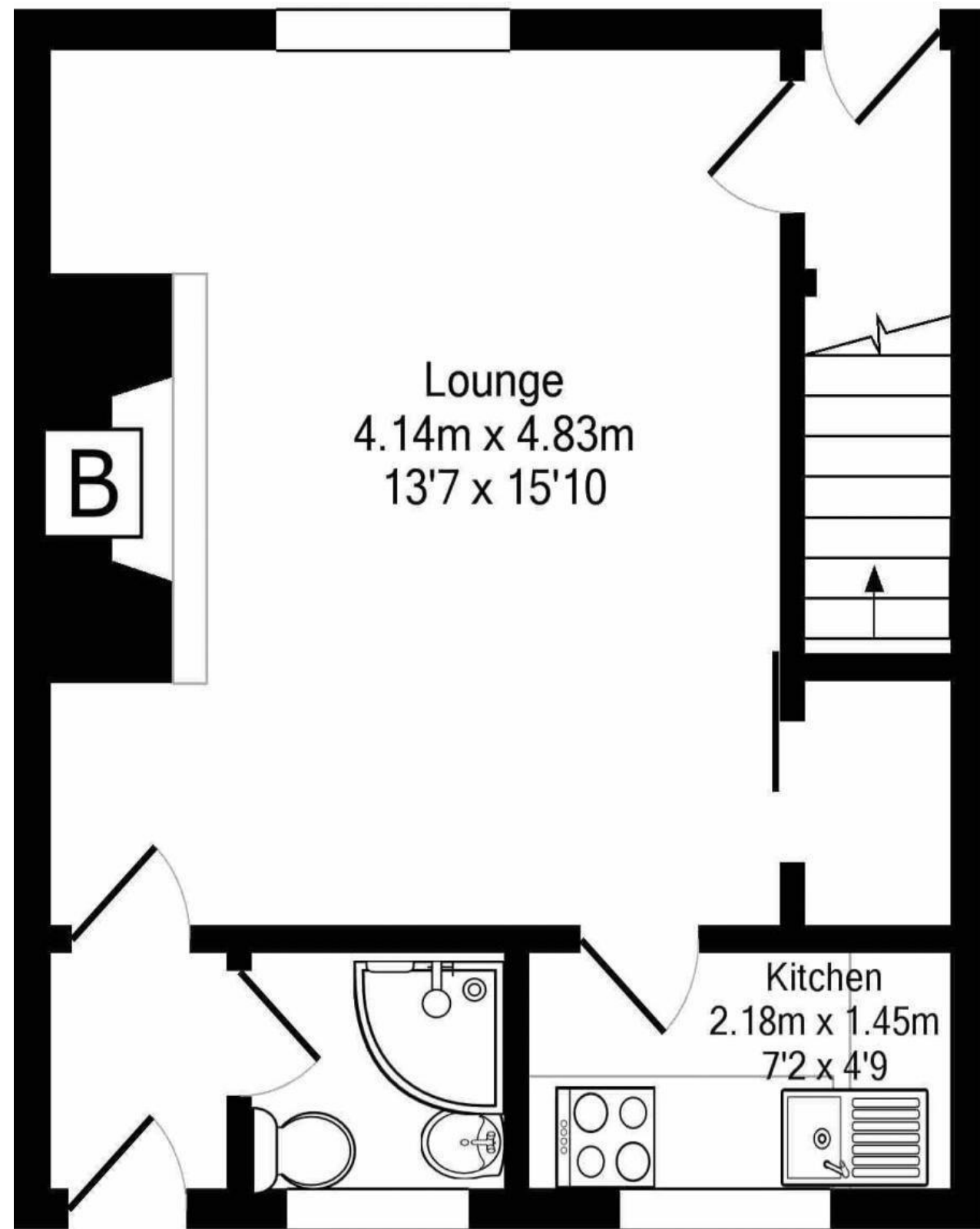
Ground floor - Hallway with stairs leading to first floor, and attractive exposed wood panelling | Charming sitting/dining room with a stone Inglenook fireplace with exposed brick and wood burning stove, hand painted beams to ceiling and a door leading to a walk in larder/storage cupboard | Painted kitchen with an integrated electric hob & oven, and space for a dishwasher and washing machine | Rear lobby with decorative tiled floor and external rear access door | Ground floor shower room/wc.

First floor - Staircase with original wood panelling | Double bedroom to the front with period cast iron fire surround | Second bedroom to rear, set up at a twin room.

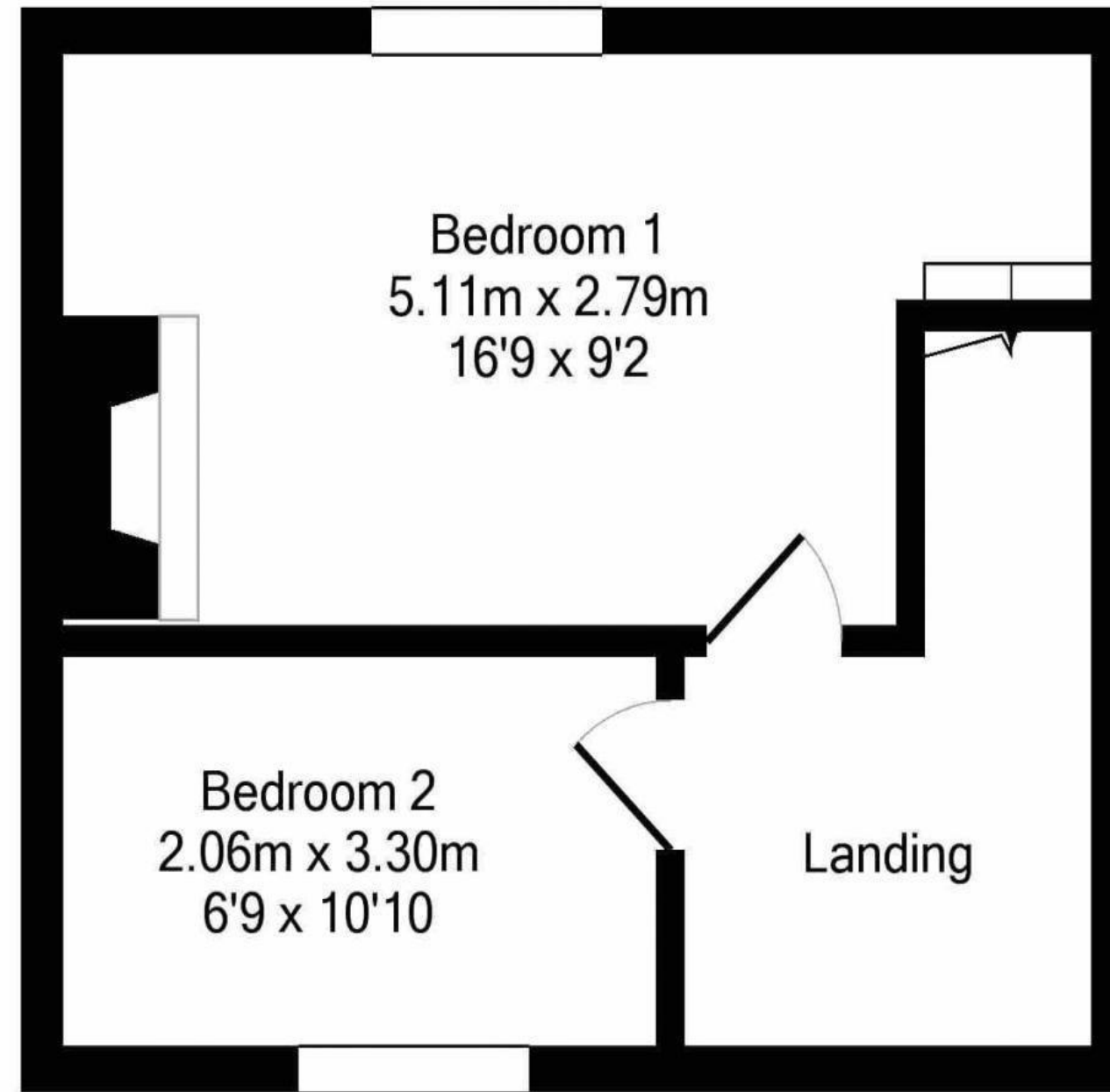


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Ground Floor
 Approx. Floor
 Area 35.0 Sq.M.
 (377 Sq.Ft.)



1st Floor
 Approx. Floor
 Area 27.0 Sq.M.
 (291 Sq.Ft.)

Total Approx. Floor Area 62.0 Sq.M. (668 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Externally- The front of the property is accessed via a pedestrian walkway across the terrace and there is a generous mature lawned garden, with a hedge and fence to the boundary. The rear is also accessed along the terrace via a surfaced pedestrian walk way. The private garden is lawned with ample space for seating areas and outside dining. On street parking is available on Harrogate Lane.

Services: Mains Electric, Water & Drainage |
 Electric Radiators | Tenure: Freehold | Council
 Tax: Band A | EPC: E

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