



Greenways

Villa Lane, Longframlington



SANDERSON
YOUNG



Greenways

Villa Lane, Longframlington, Morpeth,
Northumberland, NE65 8AJ

**DEVELOPMENT OPPORTUNITY WITH FULL
REFURBISHMENT NEEDED - FOUR BEDROOM, THREE
RECEPTION ROOM, DETACHED DORMER BUNGALOW
OCCUPYING AN APPROXIMATE SITE OF JUST OVER 3
ACRES, IN THE SOUGHT AFTER VILLAGE OF
LONGFRAMLINGTON, WITH EASY ACCESS TO THE
HISTORIC TOWNS OF ALNWICK AND MORPETH AND
A1 - NO UPWARD CHAIN**

This fabulous opportunity to create your own forever home is in the popular village of Longframlington, near Morpeth. A well-proportioned dormer bungalow, it needs complete renovation yet presents buyers with several options in terms of full refurbishment or rebuild, subject to planning consent.

Price Guide:

Offers Over £450,000

4 3 2 F



The property is set in its secluded grounds with abundant mature trees and shrubs that offer a high level of privacy and seclusion. As you approach the property, a white five-bar gate opens onto a long tarmac driveway with a tall hedge on the left and leads to the double garage with an up-and-over door.

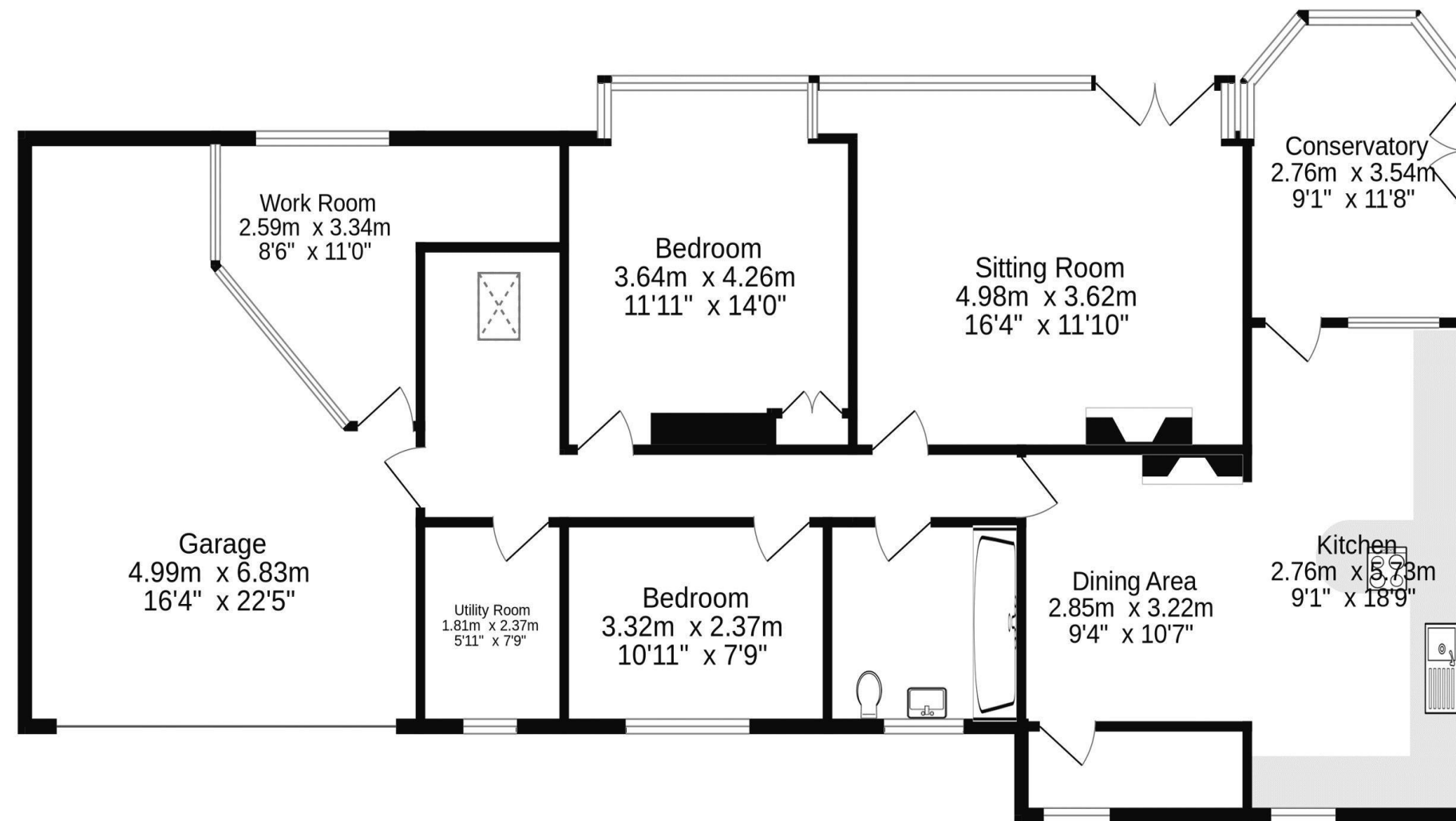
A brick-paved pathway leads around the house and is bordered by extensive wrap-around lawns, hedging, wood fencing and trees. A particular feature of this property and its location and are the most outstanding, far-reaching views over nearby countryside and the hills beyond.

Accommodation - The property itself, a detached bungalow on two levels currently consists of a living room, large sun room, conservatory, kitchen, two bedrooms and bathroom on the ground floor. On the first floor are two bedrooms, a further bathroom and access to a large loft storage space. An attached double garage offers further opportunities for conversion, subject to planning permission. Sitting in approx. 3 acres there is great scope for equestrian, small holding opportunities.

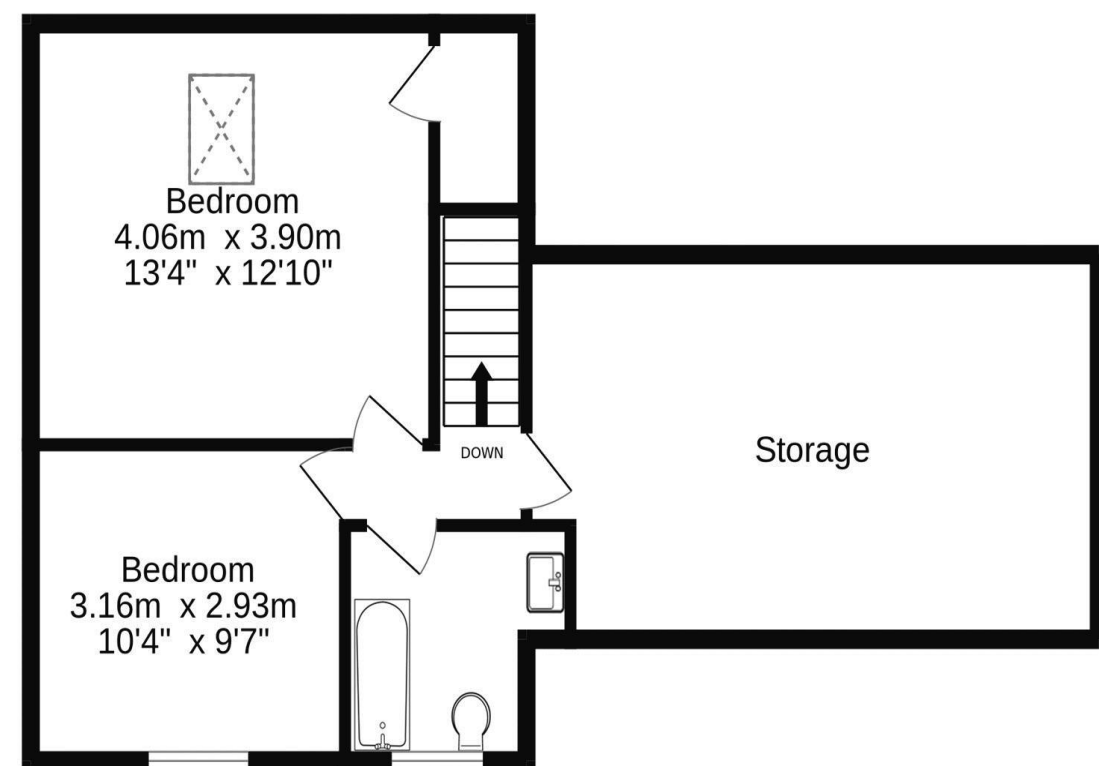


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Ground Floor
136.9 sq.m. (1474 sq.ft.) approx.



1st Floor
54.6 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 191.5 sq.m. (2061 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 - This interesting house, its garden and grounds represent a superb opportunity to develop your perfect family home within the sought-after village of Longframlington, which enjoys fabulous woodland paths in the sweeping Coquetdale countryside. The village is well-known for its award-winning corner shop, traditional pubs and stone-fronted residences, there is also a butcher and coffee shop. A thriving community, it is a much sought-after location in which to live.

The towns of Morpeth, Rothbury and Alnwick offer more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. Plenty of transport links within a few miles, including the A697, lead to other major cities and the motorway, while Morpeth rail station offers regular train services to major cities in the area.

Services: Mains Electric & Water | Propane Gas | Septic Tank | Tenure: Freehold | Council Tax: Band F | EPC: F

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