



1 South Farm Cottages

Wingates, Longhorsley



SANDERSON
YOUNG





1 South Farm Cottages

Wingates, near Longhorsley, Morpeth,
Northumberland, NE65 8RW

BEAUTIFULLY PRESENTED, TWO BEDROOM STONE SEMI-DETACHED COTTAGE, LOCATED IN THE SMALL HAMLET OF WINGATES, APPROX. 4.5 MILES TO LONGHORSLEY, WITH FABULOUS OPEN ASPECT RURAL VIEWS, GENEROUS SOUTH FACING GARDENS WITH LARGE GARAGE, POTTING SHED AND GARDEN ROOM - NO UPWARD CHAIN

1 South Farm Cottages is a charming and cosy, two bedroom semi-detached, stone built cottage, which has been extended and fully refurbished throughout by the current owners, with fantastic open aspect views over the garden to the open countryside and Simonside hills to Cheviot. The traditional cottage has been refurbished to a lovely standard throughout, incorporating original features and charm, with a modern twist, with exposed stonework and beams.

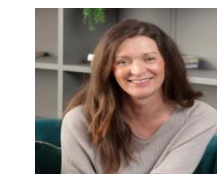
Price Guide:

Offers Over £425,000

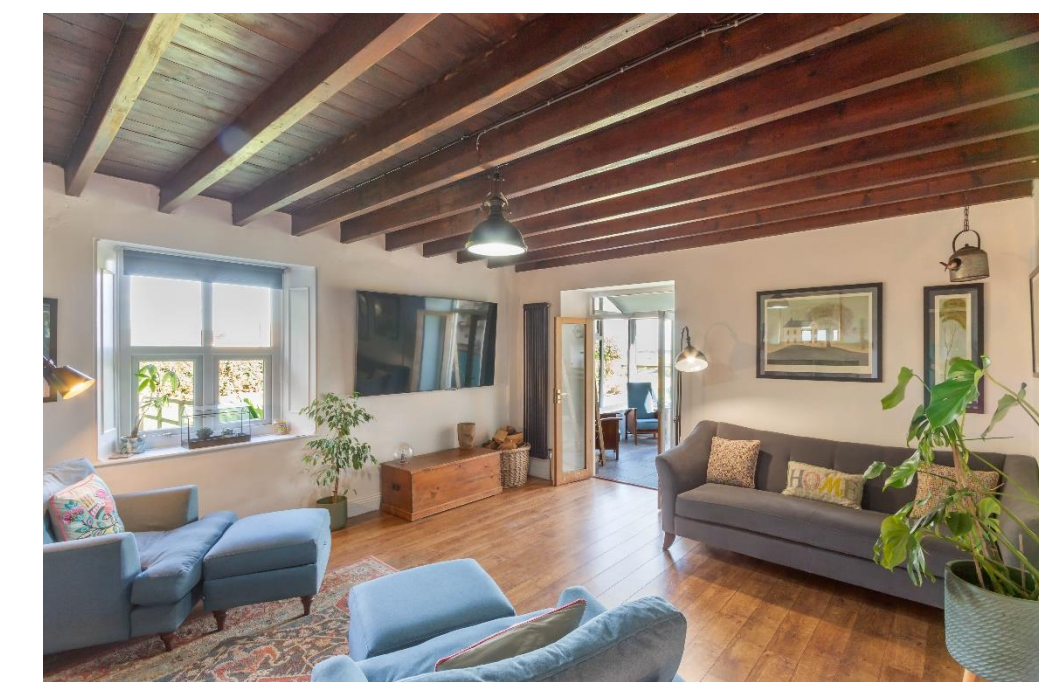
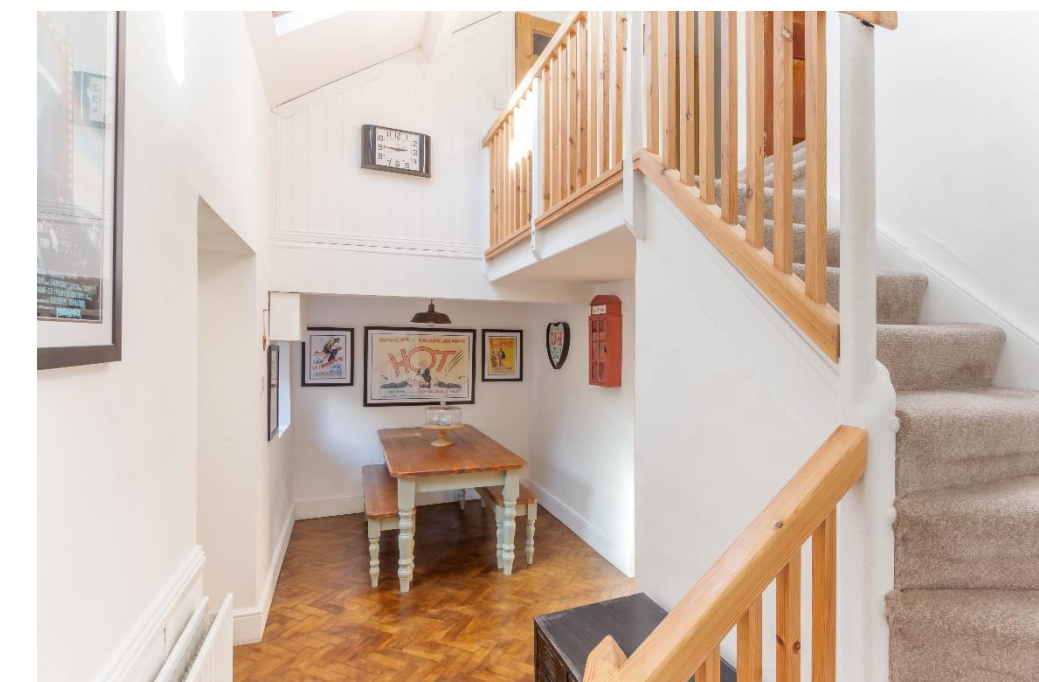




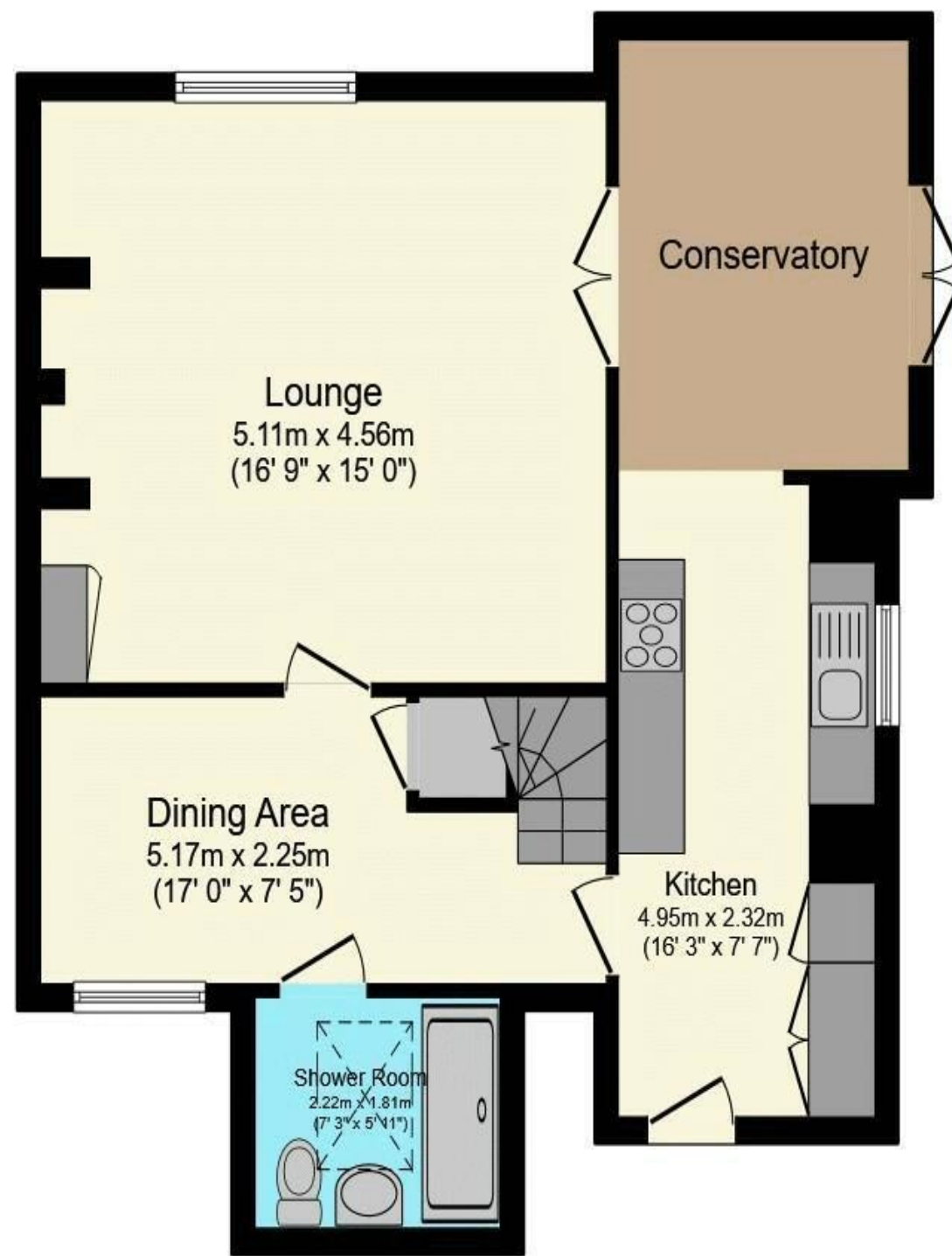
Accommodation - Entrance into the fabulous conservatory extension, with stunning views over the surrounding fields and landscaping, with exposed stonework | Conservatory is open to the newly fitted kitchen fitted by Billy Lamb, with modern shaker style cabinetry, worktops, double Belfast sink, Belling Range cooker with five ring induction hob, and integrated appliances including dishwasher, fridge. There is also access to a pantry, with space for washer/dryer, housing the combi boiler | Substantial living room with exposed beams and feature Inglenook fireplace with original fire surround and 'Jotul' wood burning stove | Hallway with parquet flooring accommodating a dining area, and stairs give access to the first floor | Newly fitted shower room with beautiful 'Fired Earth' tiles and underfloor heating, with double walk-in shower, wash hand basin and wc | First floor landing gives access to two double bedrooms as well as a large storage room.



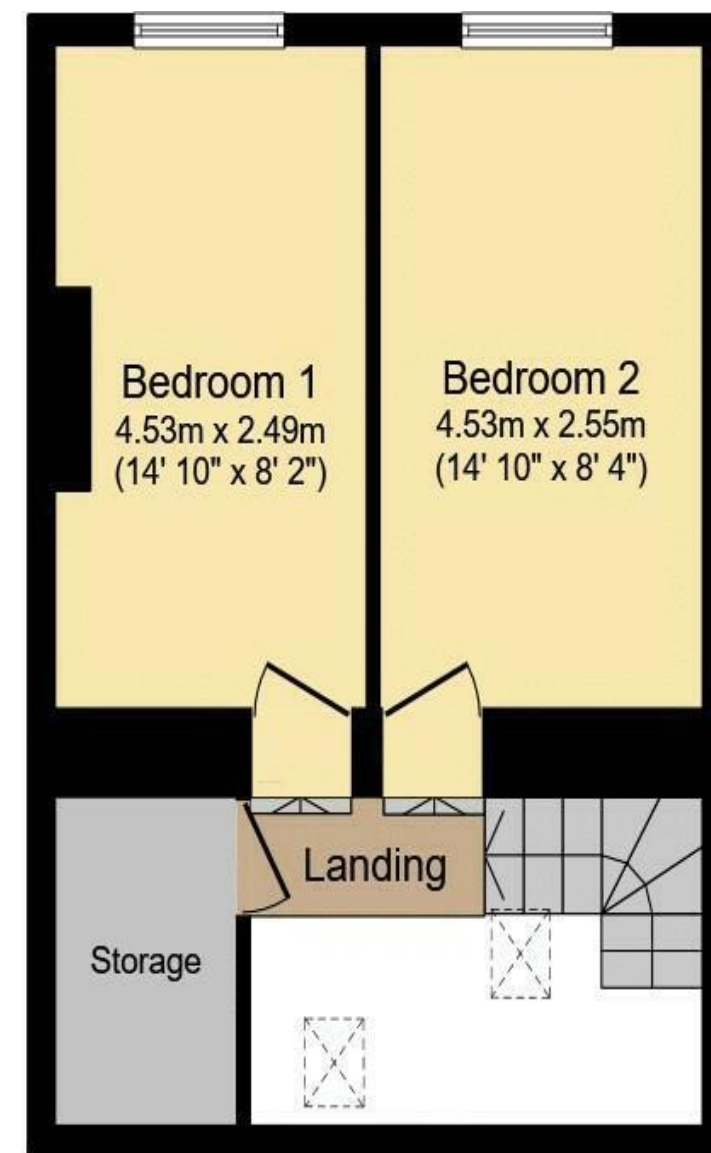
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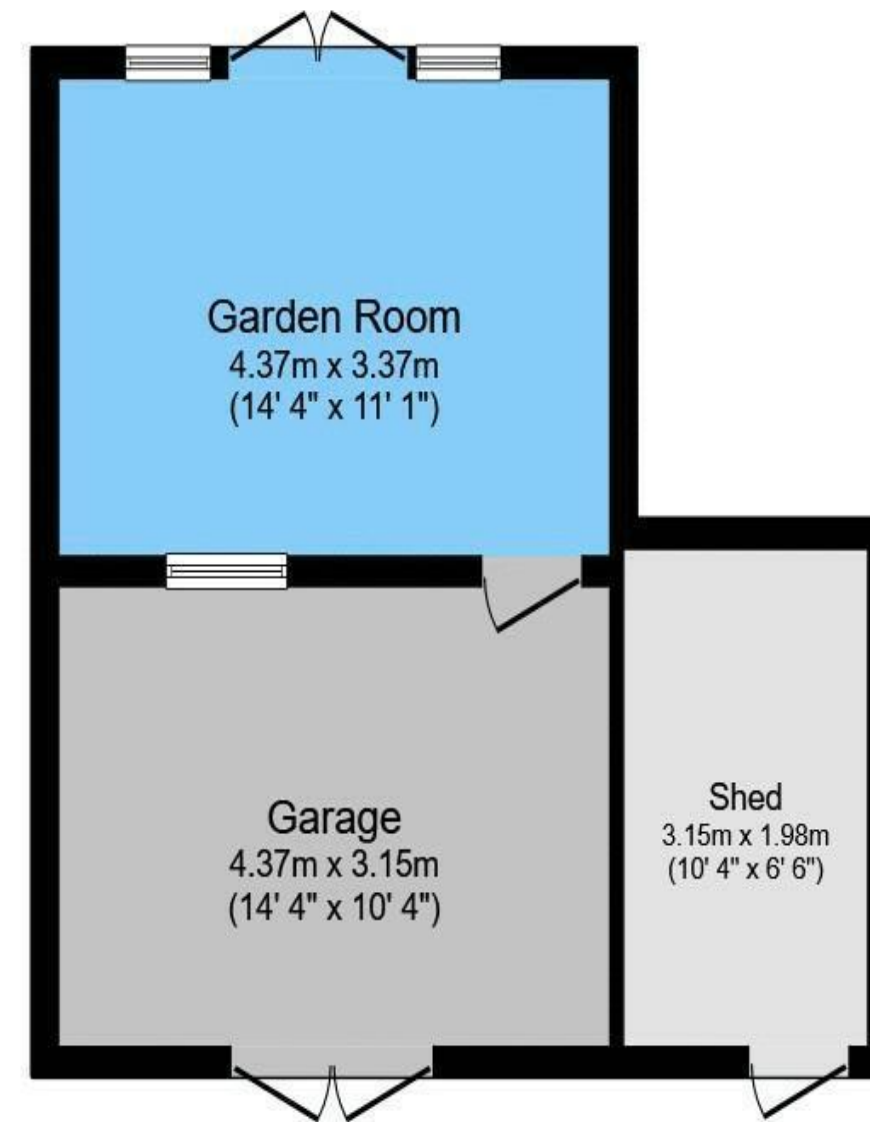




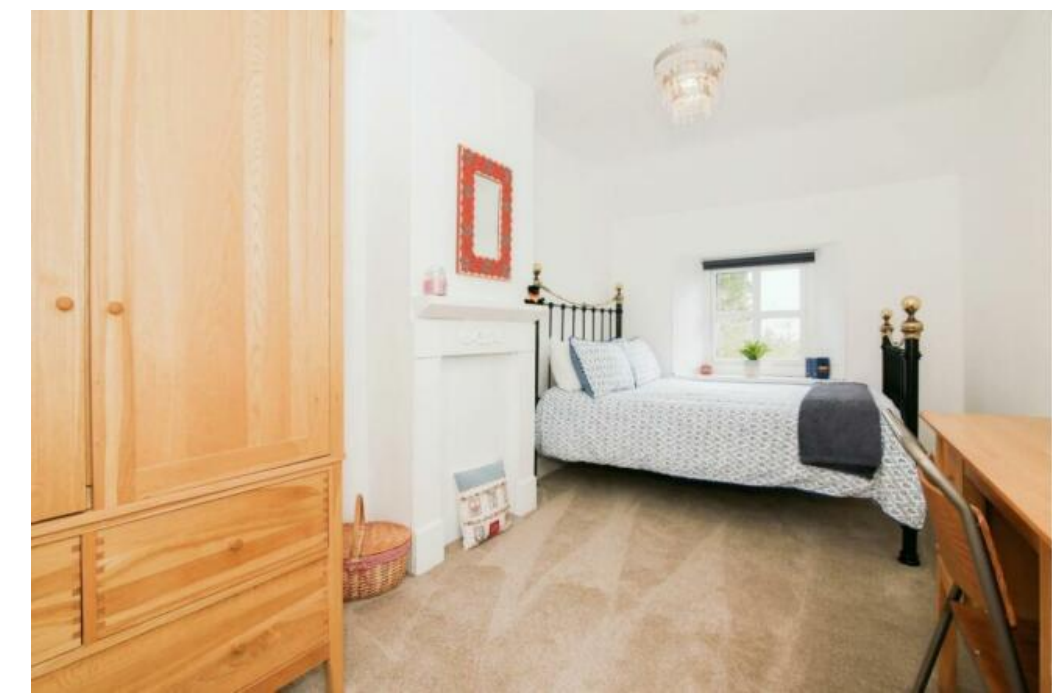
Ground Floor



First Floor



Outbuilding



Externally - The property is accessed via a gravel driveway (owned by the local farmer with unrestricted access and rights to park at all times) providing parking for at least 4 cars, which then leads to a detached outbuilding/garden room - the front housing the garage and the potting shed, and access via the rear garden, to the garden room which could be utilised as a variety of uses. Stunning south facing gardens are laid to lawn with large patio area, decked seating area with pagoda, planted borders and fantastic views to the surrounding countryside.

Wingates is a charming hamlet approximately 4.5 miles to Longhorsley, with village Pub 'Shoulder of Mutton', village shop, hairdressers and transport links. Located only 5 miles from the market town of Rothbury, and 11.8 miles is the popular historic town of Morpeth, with its stylish independent shops, restaurants and large supermarkets, and Linden Hall Hotel, Golf and Spa is close by.

Approx. distances; Longhorsley 4.5 miles | Rothbury 5 miles | Morpeth 11.8 miles | Rothbury 5 Alnwick 18.5 miles | Newcastle upon Tyne 25 miles | Newcastle International Airport 27 miles

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: D

Total floor area 134.0 m² (1,442 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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