Overgrass Mill Cottage

Longframlington

SANDERSON YOUNG

Overgrass Mill Cottage
Longframlington, Morpeth, Northumberland, NE65 8EQ

Fabulous country Lifestyle opportunity - A beautiful, traditional four bedroom, stone built cottage in a stunning rural setting close to Longframlington & Swarland villages - fabulous private gardens of circa 0.75 acres with extensive lawns and well stocked borders, Summerhouse & Treehouse, gated driveway parking for several cars, and many traditional features including a lovely Range cooker, beamed vaulted ceilings, exposed stonework and a wood burning stove.

Overgrass Mill Cottage offers a fantastic opportunity for those buyers seeking the 'good life' in rural Northumberland, with immaculately presented and versatile single storey accommodation, beautiful private, south facing garden setting close to Swarland Burn, and lovely mature woodland and fields close by.

Price Guide:

Guide Price £850,000

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The Cottage has been sympathetically refurbished in recent years, creating a stylish and peaceful haven and yet only a short drive to the nearby villages and Alnwick town for a wider range of amenities.

Design and décor features include - Farrow and Ball heritage colours, oak internal doors with pewter furniture, Designer's Guild soft furnishings and blinds, Roca sanitary ware, bespoke timber shutters, traditional latch internal doors and 'Marazzi' porcelain tiles to the bathroom.

The property benefits from a new electricity supply, and a new water treatment plant (shared with Roe Deer Barn).

Living space - Vestibule/Boot room with vaulted ceiling, new composite door and Karndean flooring | Reception hallway with barn style/split composite door and herringbone style floor | Cloakroom/WC with a 'Tavistock Lansdown' hand painted cabinet | Magnificent family kitchen/breakfast room with a range of hand painted saker style cabinets with copper handles and knobs and herringbone style floor - superb double height Larder cupboard with pull out pan drawers, display cabinet & spice drawers, 'Sandyford' range/central heating boiler, 'Rangemaster Professional Plus' double oven stainless steel range cooker with six ring induction hob top, 'Bosch' integrated fridge/freezer, wine cooler and washing machine with a separate vented tumble dryer | Stunning 27ft sitting/dining room with full height vaulted and beamed ceiling and great natural light from the south facing French doors and windows to the garden - the cosy and comfortable room has an inglenook style fireplace with a reclaimed oak mantel and cast iron wood burning stove.

Gillian Greaves
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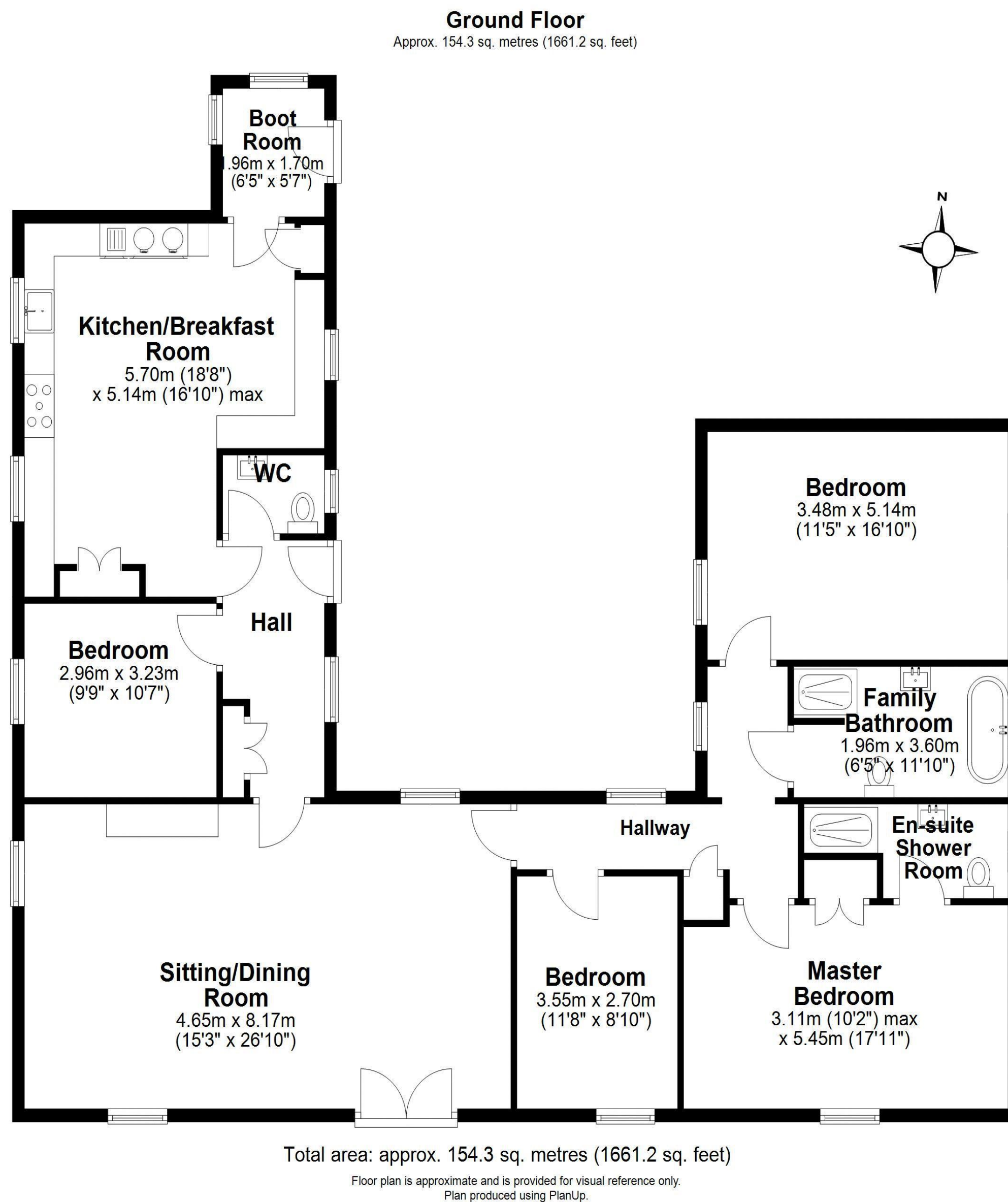gillian.greaves@sandersonyoung.co.uk

Ground Floor

Approx. 154.3 sq. metres (1661.2 sq. feet)

Boot Room
1.96m x 1.70m
(6'5" x 5'7")

Kitchen/Breakfast Room
5.70m (18'8")
x 5.14m (16'10") max

WC

Bedroom
3.48m x 5.14m
(11'5" x 16'10")

Hall

Bedroom
2.96m x 3.23m
(9'9" x 10'7")

Family Bathroom
1.96m x 3.60m
(6'5" x 11'10")

En-suite Shower Room

Hallway

Sitting/Dining Room
4.65m x 8.17m
(15'3" x 26'10")

Bedroom
3.55m x 2.70m
(11'8" x 8'10")

Master Bedroom
3.11m (10'2") max
x 5.45m (17'11")

Total area: approx. 154.3 sq. metres (1661.2 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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Bedrooms - Versatile 4th bedroom, a double bedroom with views over the garden | Bedroom hallway from the sitting room | Fabulous master bedroom with south facing aspect over the gardens, and fitted double door wardrobes | Luxury Ensuite shower room with walk in shower, basin WC and underfloor heating | Double bedroom two with views over the pastures and courtyard | Double bedroom three with south facing views over the gardens | Beautifully appointed family bathroom with a free standing slipper bath,'Bristan' free standing tap with shower attachment, sink with vanity unit, and WC.

Externally - Overgrass Mill Cottage offers has stunning gardens, with borders filled with cottage garden plants, grasses and mature shrubs and trees - there are wildflower areas for pollinators, kitchen garden, ancient orchard, Treehouse and timber shed (both with power & lighting).

The Summerhouse has water, power and lighting, with a timber Scandi style sauna (by separate negotiation).

Services: Electric & Water| Shared Treatment Plant with Roe Deer Barn | Oil Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D

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