



4 The Orchard

Longframlington



SANDERSON
YOUNG





4 The Orchard
Longframlington, Morpeth,
Northumberland, NE65 8AS

Fabulous, four bedroom stone built house, set within an exclusive and quiet courtyard setting to the rear of Embleton Hall in Longframlington, with superb open aspect rural views, an enclosed private garden and excellent raised balcony terrace, driveway & visitor parking and a single attached garage - refurbished by the current owners to a high standard throughout.

The four bedroom, end terraced house, one of only four individual dwellings constructed in 2005, has deceptively spacious accommodation set over two floors - the house has been further refurbished by the current owners over the last 10 years with works to include; new modern kitchen/breakfast room fitted with a range of cabinets with granite worktops, central island and new appliances, new 'Rock' high quality external doors added, Plantation shutters added to the majority of the rooms, the former ground floor WC, refitted as a contemporary shower room WC .

Price Guide:
Guide Price £450,000

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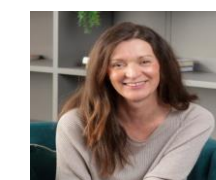




The sitting room, now opened up to the dining room, has a lovely brick and oak fireplace with a cast iron wood burning stove installed, bespoke fitted wardrobes have been added to three of the four bedrooms, the master ensuite and family bathroom all fully refurbished, new balcony terrace with glass balustrade added from the sitting room, new decking area to the side, and also a Smart heating system installed.

Ground floor - Generous reception hallway with stairs to the first floor and space for a study area | Lovely open plan sitting/dining room with a glazed door leading out onto a raised balcony overlooking the garden, wood burning stove in a brick and oak fireplace - a glazed door opens from the dining area to the decked area to the side | Excellent family kitchen/breakfast room fitted with a range of cabinets, central island/breakfast bar and integrated dishwasher, range style cooker and space for an American style fridge/freezer | Utility room with plumbing for a washing machine and space for a tumble dryer | Ground floor shower room/WC.

First floor - Spacious first floor landing | Impressive master bedroom with an extensive range of fitted wardrobes | Well appointed ensuite shower room/WC | Three further double bedrooms, two with fitted wardrobes | Family shower room/WC.

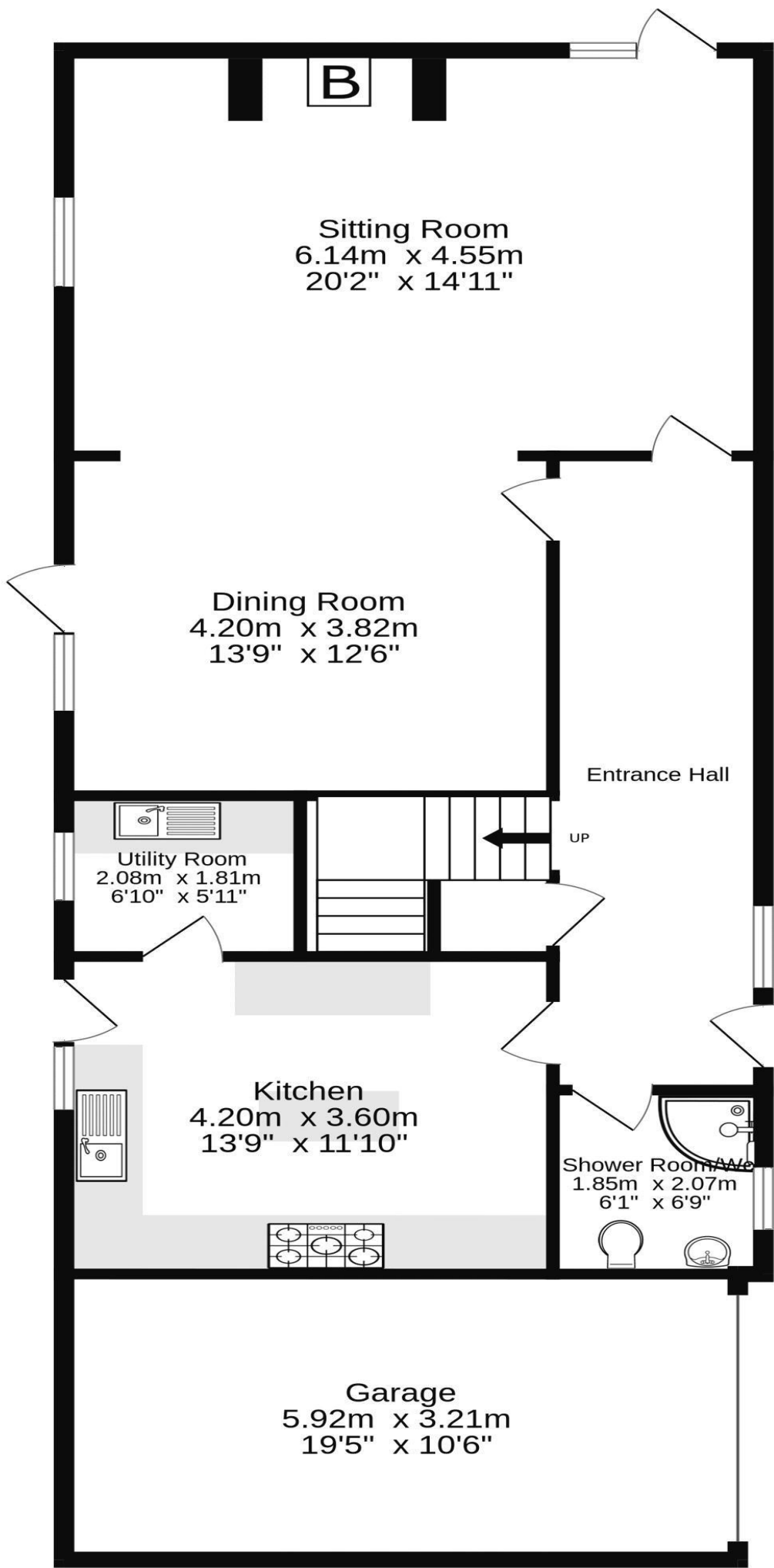


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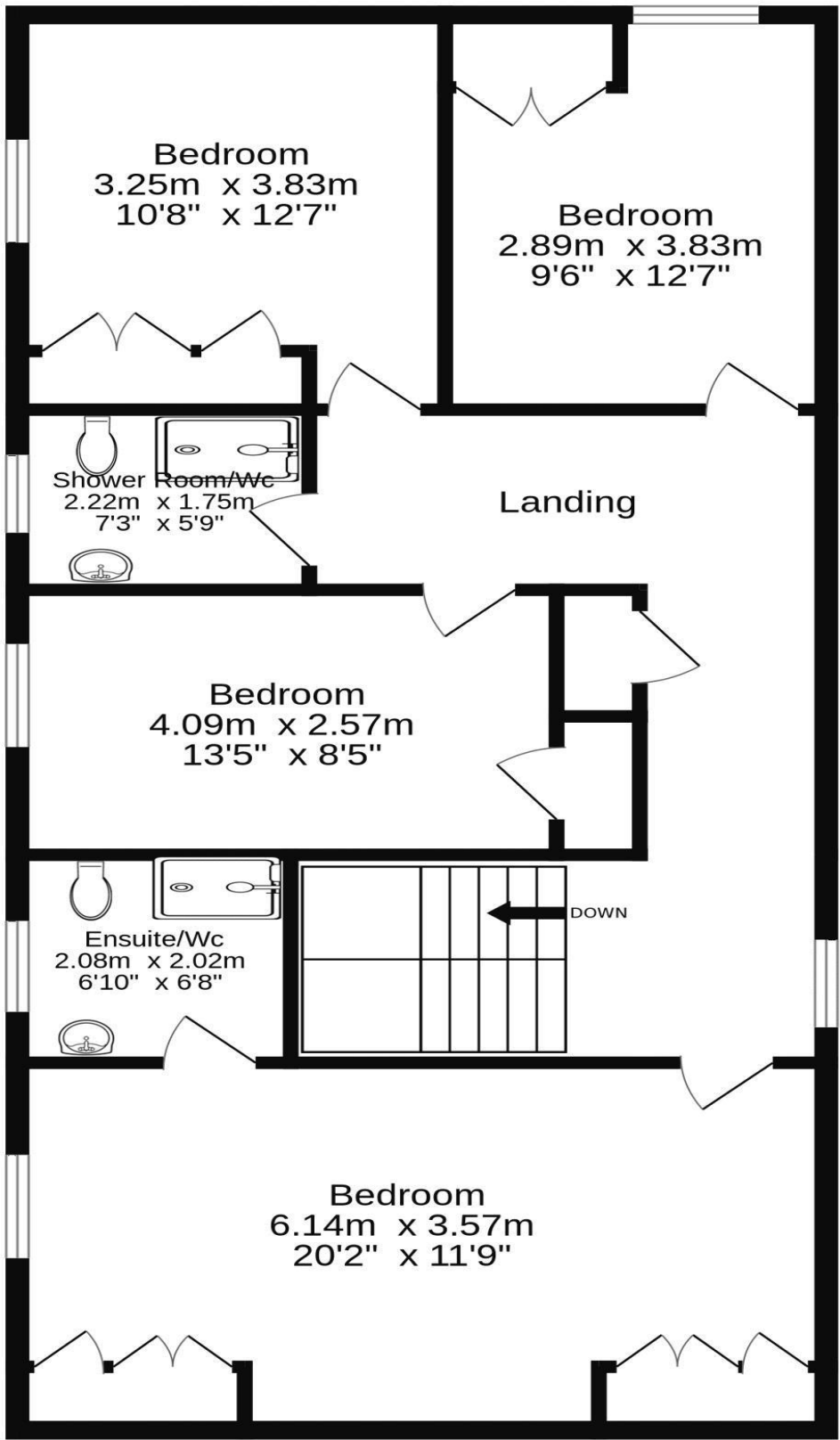




Ground Floor
103.0 sq.m. (1109 sq.ft.) approx.



1st Floor
84.4 sq.m. (909 sq.ft.) approx.



Externally - The property has town style garden to front, with a paved patio terrace - to the side of the property is an attractive decked terrace, with stone wall to the boundary and overlooking the surrounding fields and countryside | The rear garden has a central lawn, planted shrubs & trees, and a raised balcony/terrace leading from the sitting room | Single attached garage with an electric up and over door, driveway parking for one car and courtyard visitor parking.

Longframlington is situated approx. 11 miles south west of the historic market town of Alnwick, offering a good range of shops, bars/restaurants and leisure facilities as well as schooling for all ages. Longframlington village offers excellent local amenities with two village pubs, a village shop, 'Greens' butchers, 'the Running Fox' cafe, Burgham Golf Club, and easy access to Morpeth (11 miles) & Newcastle (26 miles) is gained via the A697 or A1 trunk road leading south.

Services: Mains Electric, Water & Drainage | Oil Central Heating & Calor Gas for Cooker Hob | Tenure: Freehold | Council Tax: Band E | EPC: C

TOTAL FLOOR AREA : 187.4 sq.m. (2017 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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