



Lismore

Rothbury Road, Longframlington



Lismore, Rothbury Road, Longframlington, Northumberland, NE65 8AH

An excellent, individual architect designed, three bedroom detached house, occupying a lovely approx. 0.36 acre garden site with fabulous south facing open aspect views to the open countryside and fields, gated driveway and detached double garage - the superb family home, with generous accommodation over two floors, offers further development potential for second floor bedrooms (subject to normal planning & building consents). NO UPWARD CHAIN

Lismore is a superb detached family home, located down a driveway off Rothbury Road leading to only four individual dwellings - the house, built by the family around 15 years ago and designed by Duncan Roberts (Architect), is of timber frame construction with a coloured render and larch timber detail, a slate roof with 12 solar panels, heating the hot water and feeding into the National Grid, aluminium guttering and down pipes and under floor heating to the ground floor.

Ground floor - Vestibule with a door to the hallway | Reception hallway with a staircase to the first floor, under stair storage and oak floor - glazed doors lead to the kitchen/dining room and sitting room | Study/home office overlooking the front driveway | Versatile sitting room or ground floor bedroom room with a tiled fireplace and French doors opening to the Conservatory | Impressive 23ft Conservatory overlooking the garden to the open countryside - with windows and French doors opening to the terrace & garden, and French doors connecting to the kitchen/dining room | Fabulous family kitchen/dining room with excellent natural light - fitted with a range of cream cabinets, an induction hob & extractor, oven & microwave, 'Fisher & Paykel' pull out dishwasher, and integrated Fridge/freezer, double stainless steel sink | Cloaks/boot room area with a walk in larder cupboard | Utility room with dual aspect windows, fitted cabinets with a stainless steel sink and plumbing for a washing machine | Ground floor wet room with a Rainfall head shower, WC, wash hand basin in a vanity cabinet and heated towel rail.





First floor - Generous first floor landing with a window to the south elevation, a cupboard housing the water tank, and a pull down ladder to the loft, housing the LPG boiler and Solar panel control/meter | The spacious 37ft loft offers further development potential for second floor bedroom(s) (subject to normal planning and building consents) | Excellent first floor sitting room with windows to three elevations giving lovely elevated rural views, and a cast iron wood burning stove | Master bedroom with dual aspect windows and views, and fitted wardrobes | Ensuite with a shower, with Rainfall head, wash hand basin in a vanity cabinet, WC and heated towel rail | Double bedroom two, positioned to the front of the house, with dual aspect windows and a built in cupboard | Shower room with mains shower, WC wash hand basin in vanity cabinet, and heated towel rail.

Externally - the house has gated access between Gillie Cottage and Rose Tree Cottage, with a gravel driveway with parking for several cars | Detached double garage with two up and over doors, power and lighting | Two large timber storage sheds and a Greenhouse | Four car garage/workshop and inspection pit, and covered car port attached | Fabulous south facing gardens with mature trees and shrubs, and fruit trees.

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.

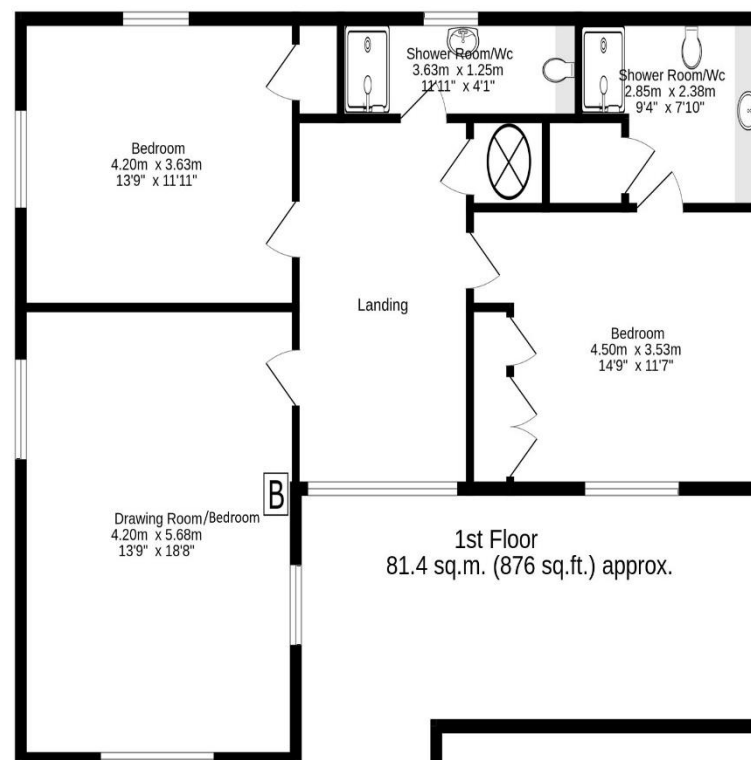
Services: Mains Electric, Water & Drainage | LPG Heating | Tenure: Freehold | Council Tax: Band F | EPC: C

Guide Price £625,000

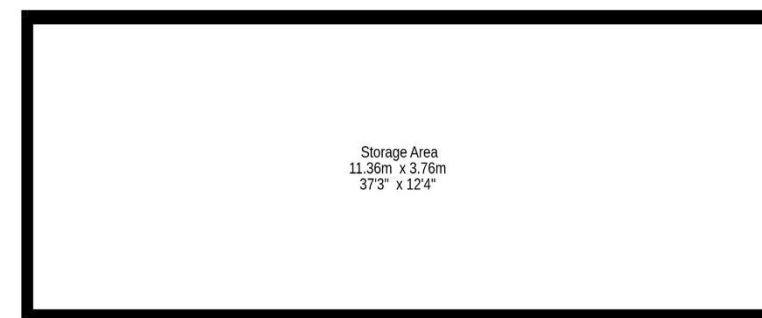




Ground Floor
105.8 sq.m. (1139 sq.ft.) approx.



1st Floor
81.4 sq.m. (876 sq.ft.) approx.



2nd Floor
42.8 sq.m. (460 sq.ft.) approx.

TOTAL FLOOR AREA : 230.0 sq.m. (2475 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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LANDMARK INFORMATION

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