



8 ROTHBURY ROAD LONGFRAMLINGTON

£265,000

GUIDE
PRICE

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A detached bungalow on a generous plot, situated in an excellent position opposite the Village Green in the popular village of Longframlington. The property requires a degree of modernisation and upgrading but offers huge potential to become a very comfortable family home. The Accommodation extends to 235 sq. mts (2,500 sq ft) and comprises; Entrance Hall, Hallway, Sitting Room, Kitchen, Dining Room (Bedroom 3), Two Bedrooms, Sun Room and Family Bathroom. There is a generous drive to the property and a cavernous double garage. The gardens to the front of the property are down to lawn with mature borders, to the rear of the property there is a large patio area, which could easily be incorporated into the footprint of the property. Conveniently there is a bus stop outside of the bungalow for easy access to the local transport services.

Longframlington

The popular village of Longframlington has facilities that include a Doctors Surgery, an award winning village shop, a renowned butchers and a Country Club. popular Running Fox is a great 'go to' venue for those looking for refreshements.

Longframlington has a Village Hall that hosts a full itinery of activities and creative groups.

There are numerous popular pubs and restaurants close by. The small market town of Rothbury, the National Park and the Northumberland Coast are all within easy reach.

Postcode
NE65 8HU

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property is in Band C
(£2,2120.73 - 2025/26).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Connectivity

Broadband

Standard	9 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

Mobile Coverage

Outdoor

EE	None	None
Three	None	None
O2	Limited	Limited
Vodafone	Limited	None

Indoor

EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

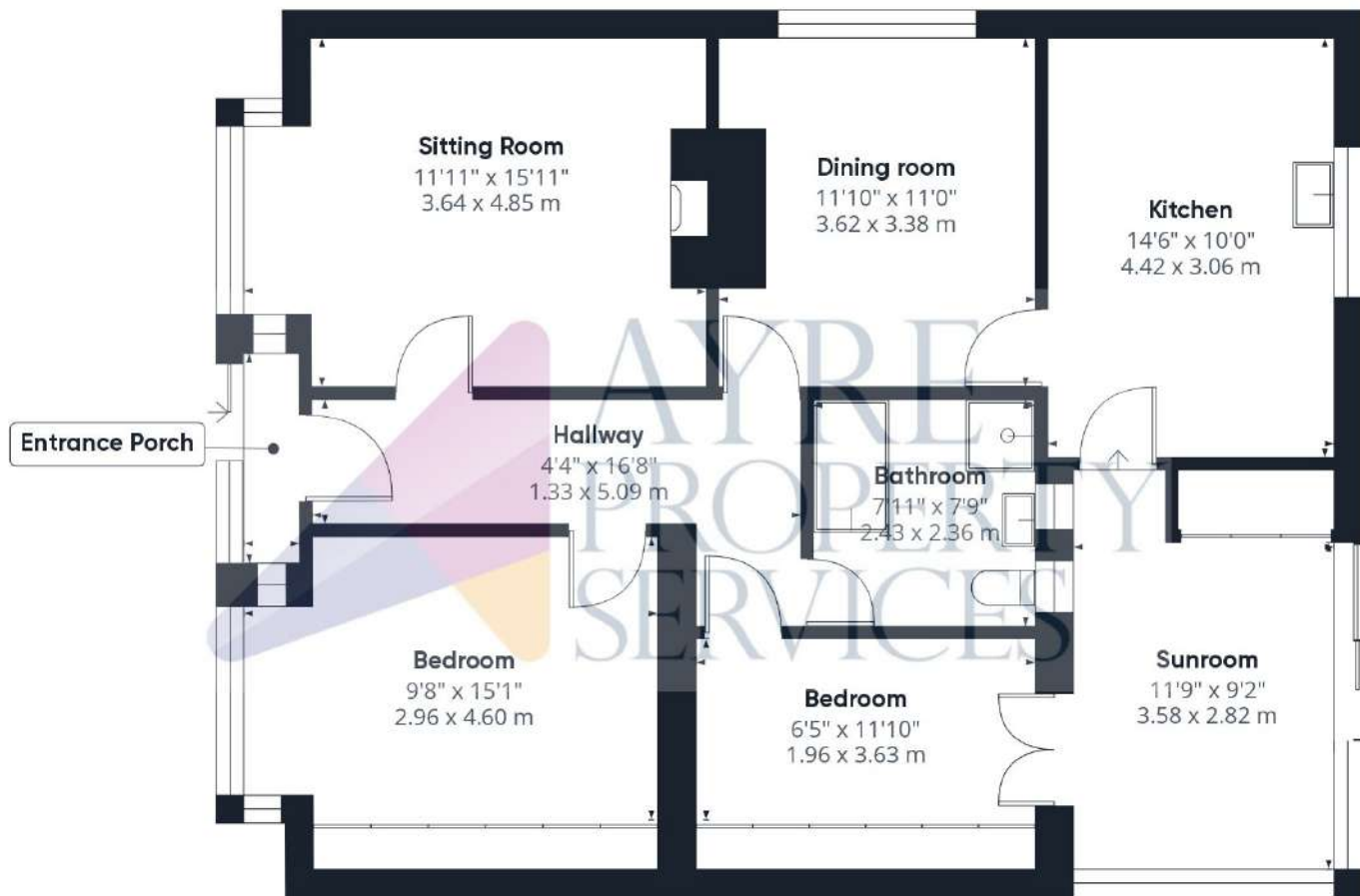


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	43 E	
21-38	F		
1-20	G		

Energy Performance Certification

The Property is in Band E.

Details Prepared April 2025
Property Reference 39529589



Floor 0 Building 1



Floor 0 Building 2







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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.