



## 22 CHURCH STREET LONGFRAMLINGTON

# £200,000

GUIDE  
PRICE

A deceptively spacious double fronted house in the popular village of Longframlington. The accommodation comprises; on the Ground Floor, Hall, Sitting Room, Dining Room, Breakfasting Kitchen, Utility Room with W.C. with storage space. On the First Floor, 3 Bedrooms and Family Bathroom. Externally there is parking to the front with a small lawned front garden, to the rear of the property there is a large garden, mainly down to lawn with access to the garaging at the rear (vehicular access is via Cherryhope). There is a garage to the rear of the property, which is occupied on a rental basis at approximately £35 per annum. The property would benefit from some refurbishment and updating, or subject to necessary consents, there is scope to add a generous extension to the property.

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertieservices.co.uk](http://ayrepropertieservices.co.uk)



## 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. The popular Running Fox is a great 'go to' venue for those looking for refreshments.

Longframlington has a Village Hall that hosts a full itinerary 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 8DL

## Local Authority

Northumberland County Council  
Tel: 01670 627 000

## Council Tax

The Property is in Band B  
(£1,855.63- 2025/26).

## Tenure

Freehold with vacant possession.

## Viewing

Strictly by appointment with the selling agents.

## Connectivity

### Broadband

Standard	19 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps

## Mobile Coverage

### Outdoor

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

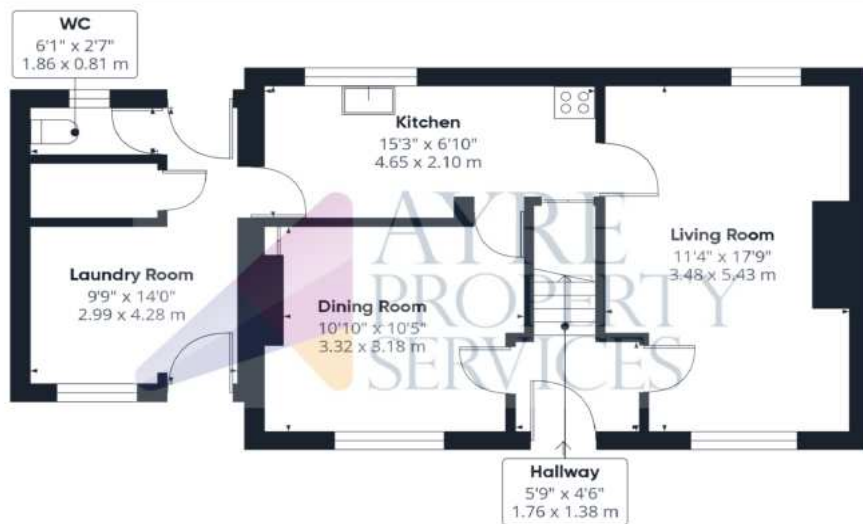
### Indoor

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



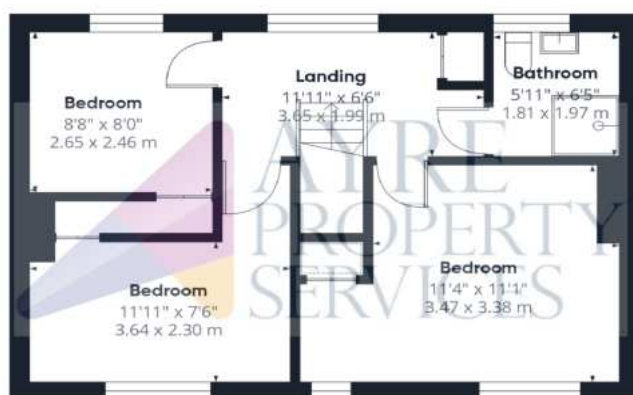
Energy Performance Certification  
TBC

Details Prepared July 2025  
Property Reference 83010062



Floor 0

Approximate total area<sup>®</sup>  
1011 ft<sup>2</sup>  
94 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3K standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

























Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertieservices.co.uk](mailto:info@ayrepropertieservices.co.uk) | [www.ayrepropertieservices.co.uk](http://www.ayrepropertieservices.co.uk) | 01669 621312

#### 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.

**Promap**

LANDMARK INFORMATION GROUP