



19 EMBLETON TCE AYRE
THE LEE, NR. PROPERTY
LONGFRAMLINGTON SERVICES
£275,000 01669 621312
GUIDE PRICE ayrepropertieservices.co.uk

An exceptionally well presented end-terrace cottage in a rural hamlet approximately 4 miles from Rothbury. Accommodation comprises Entrance Porch, Sitting Room, Kitchen, Garden Room, 2 Bedrooms and a large Bathroom. Features include bookcases, ample storage and bright light spaces which are complemented by oil central heating, double glazing and a contemporary bathroom featuring a large walk-in shower. There are gardens to the front, side and rear of the property, enjoying very fine views of the surrounding countryside and hills. The rear garden is substantial, there is a garage and potting shed with uninterrupted views over open countryside. The A697, providing links to Morpeth and Tyneside, is also within easy reach. Potential exists, (subject to necessary consents) to significantly extend the property to provide additional accommodation.

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 8JJ

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property is in Band B
(£2,120.73- 2025/26).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Connectivity

Broadband

Standard	1 Mbps	0.2 Mbps
Ultrafast	1800 Mbps	220 Mbps

Mobile Coverage

Outdoor

EE	Likely
Three	Likely
O2	Likely
Vodafone	Likely

Indoor

EE	Likely
Three	Likely
O2	Likely
Vodafone	Likely



Energy Performance Certification

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

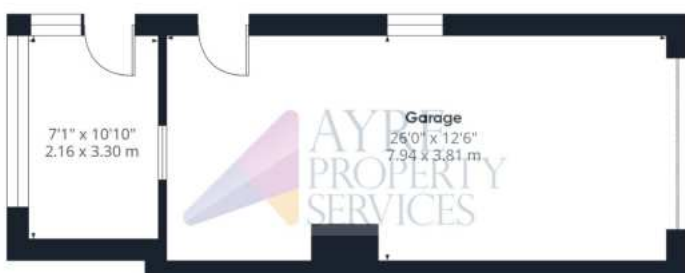
Details Prepared September 2025
Property Reference 83010062



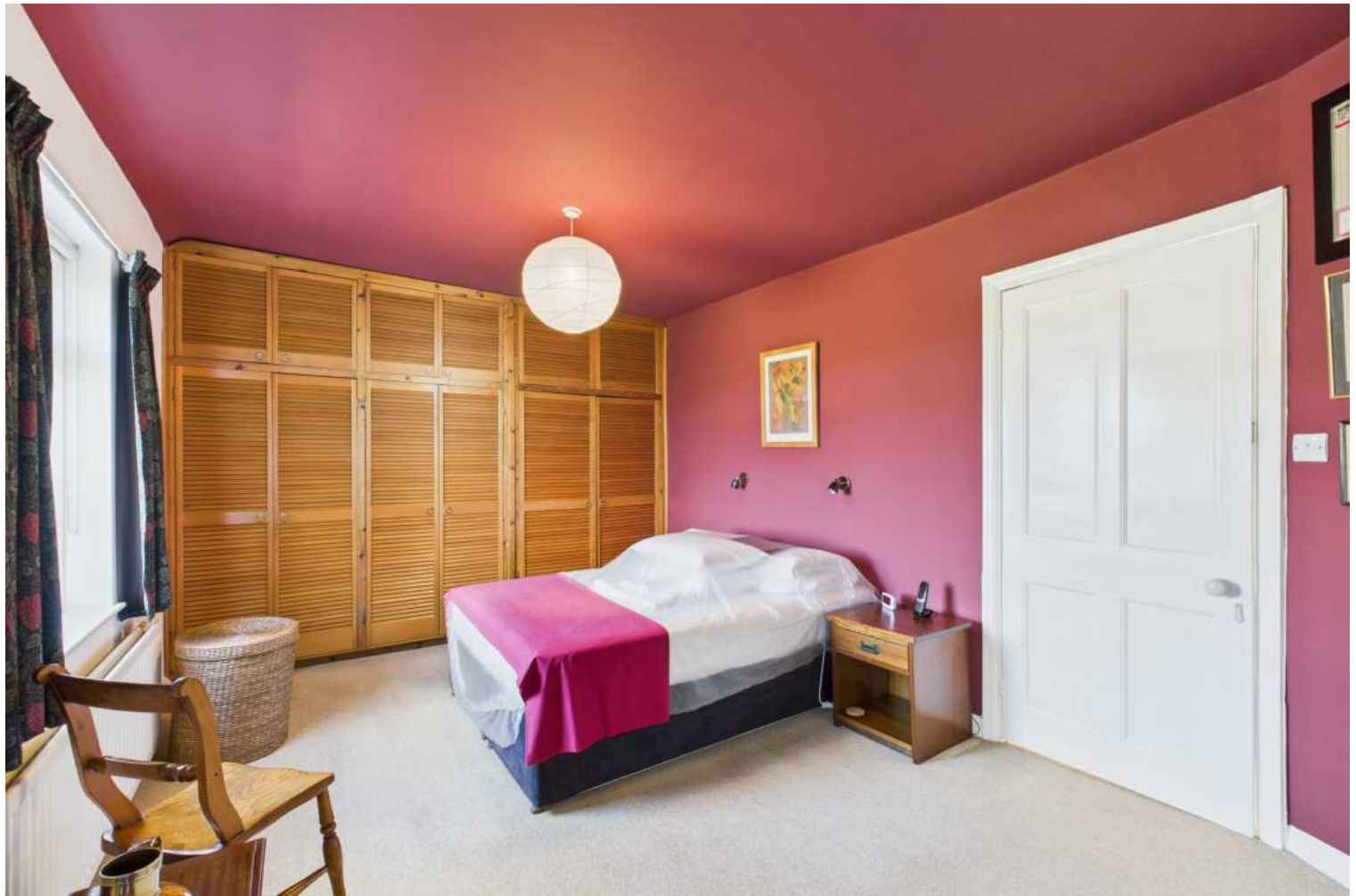
Floor 0 Building 1



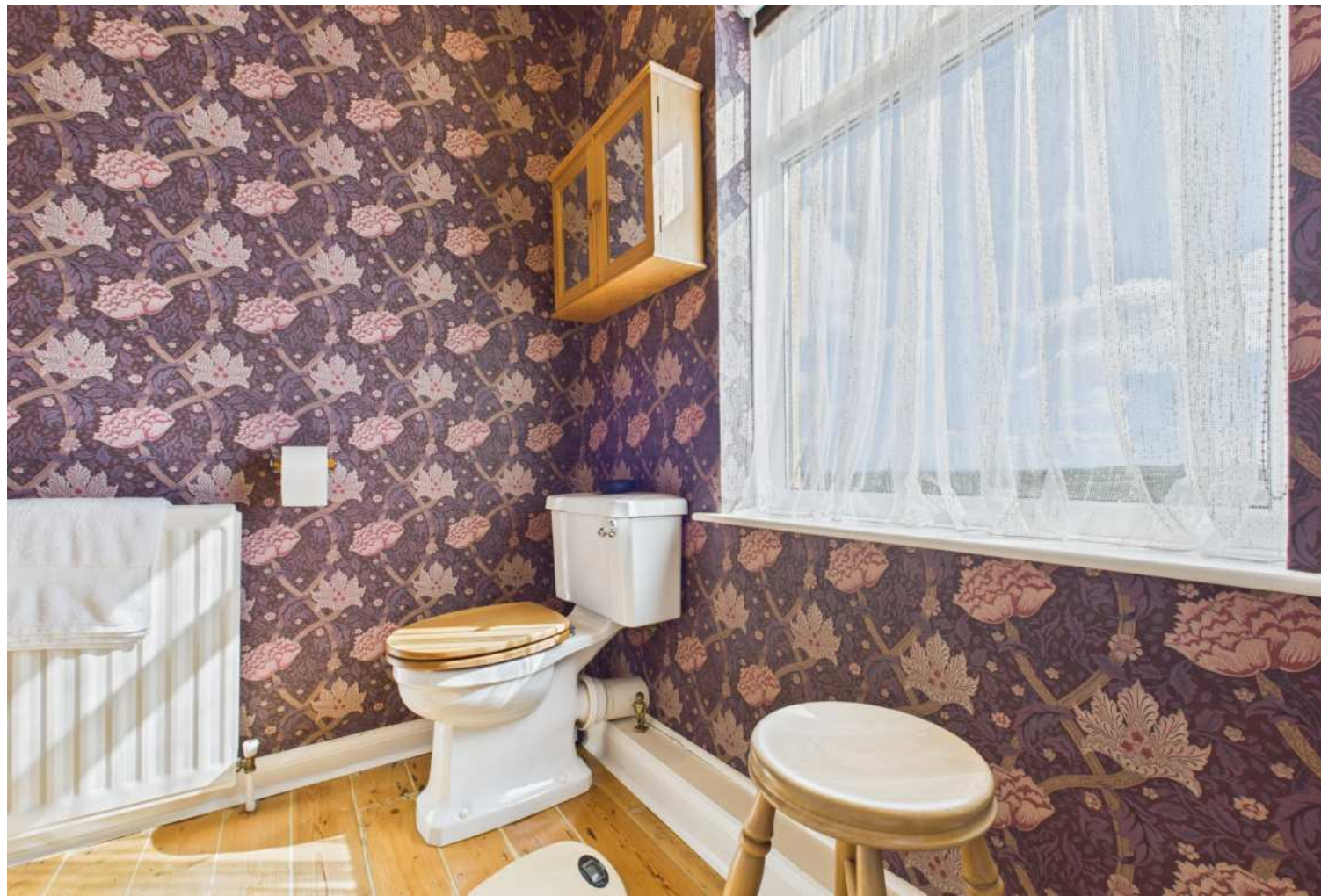
Floor 1 Building 1





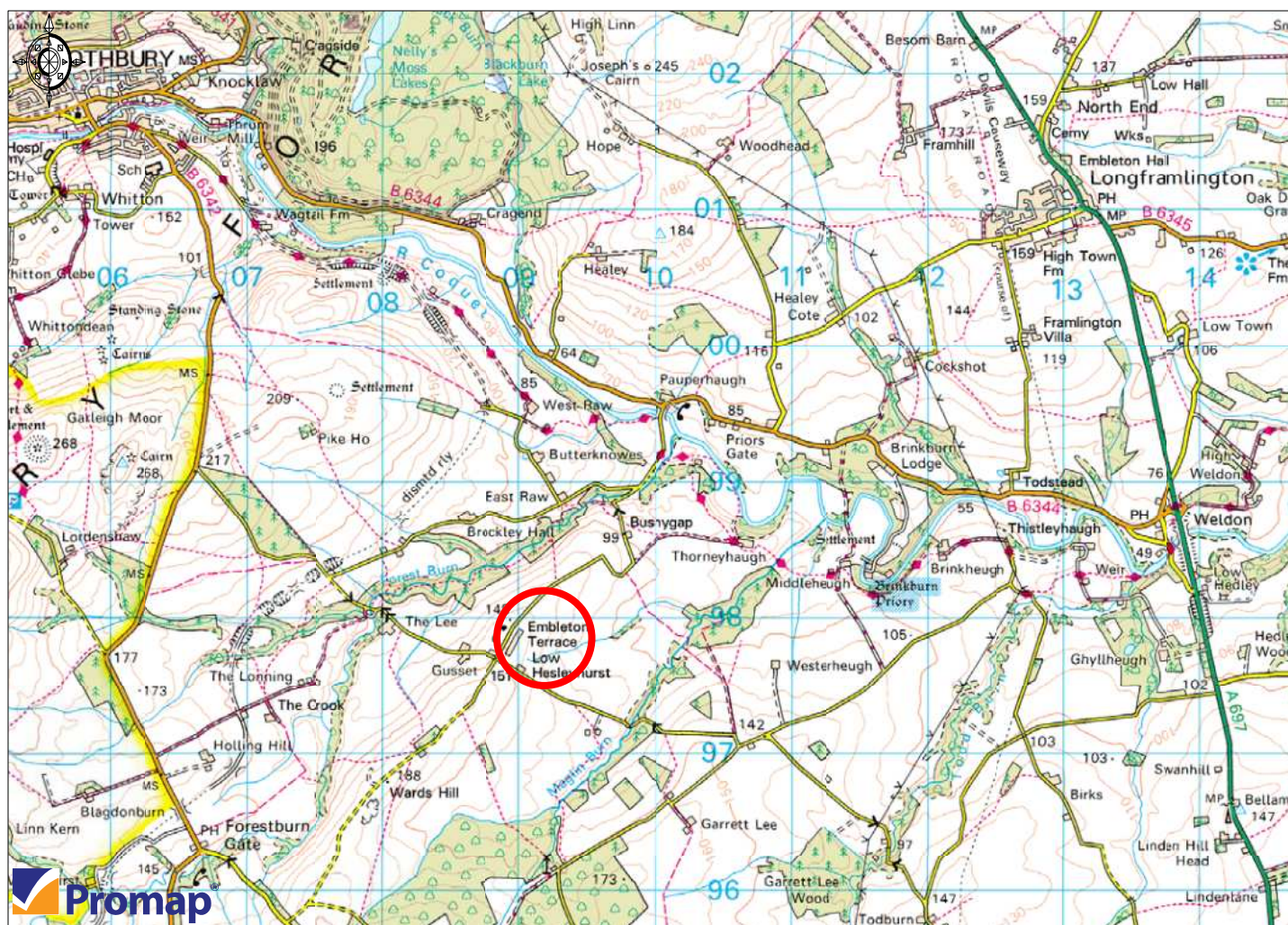












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