RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

HARROGATE COTTAGES LONGFRAMLINGTON MORPETH NE65 8EB

- Two Bedroom Character Cottage
- Multi Fuel Stove & Wealth Of Period Charm
- Ideal As A Home, Holiday Retreat Or Let
- Tenure: Freehold
- Council Tax Band: Not Rated
- Open Plan Living Kitchen
- Attractive Cottage Gardens & Sun Porch
- Floorplan Available Soon
- EPC Rating: F
- Services: Mains Electric, Water, Drainage & Sewerage

Price £180,000

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HARROGATE COTTAGES LONGFRAMLINGTON MORPETH NE65 8EB

Nestled within the beautiful Northumberland countryside, this charming stone built cottage offers an exceptional opportunity to enjoy village life in one of the county's most desirable rural locations. Positioned just outside Longframlington, the property enjoys a peaceful setting whilst remaining within easy reach of the village's excellent amenities, including independent shops, cafés, welcoming pubs and restaurant. The surrounding area is renowned for its scenic walks, access to the Northumberland National Park, and convenient links to the county's spectacular coastline, making it an ideal location for both residents and visitors alike.

The cottage has been thoughtfully updated in recent years, successfully blending its period character with modern day convenience. Improvements include a full rewire, replacement electric heating, a stylishly appointed bathroom and enhancements to the outdoor space, ensuring the property is ready for immediate occupation.

Internally, the accommodation is warm and inviting, centred around a superb open-plan living space where a multi-fuel stove creates an attractive focal point. The layout has been designed to maximise both comfort and practicality, with two well-proportioned bedrooms and a modern bathroom complementing the living accommodation.

Externally, the property continues to impress with its attractive cottage-style gardens, providing a delightful space to relax and enjoy the surroundings. A particularly useful outbuilding to the rear incorporates a utility area and sun porch, offering additional versatility and storage.

Whether seeking a permanent home, a countryside retreat or a property with proven holiday letting appeal, this delightful cottage presents a rare opportunity to acquire a characterful home in a highly regarded Northumberland village setting.

ENTRANCE HALL

AN entrance hall with staircase leading to the first floor accommodation and a door to the lounge.

OPEN PLAN KITCHEN & LIVING AREA

16'8" x 15'8" max (5.1 x 4.8 max)

A superb open plan living space forming the heart of the home, combining a cosy lounge area with a well appointed kitchen. The living area enjoys a double glazed window to the front elevation overlooking the garden, and a multi fuel stove set within a traditional chimney breast, creating an attractive focal point. Character features include exposed ceiling beams and wood effect flooring, while modern electric radiators provides year round comfort.

KITCHEN AREA

The kitchen is fitted with a range of solid wood wall and base units complemented by work surfaces and incorporating a Belfast sink with mixer tap. Integrated appliances include an electric oven, hob and refrigerator. A double glazed window overlooks the rear aspect, and the open plan layout provides an ideal space for both everyday living and entertaining.

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ADDITIONAL IMAGE

REAR LOBBY

Storage cupboard and external door to the rear.

GROUND FLOOR SHOWER ROOM/WC

Recently refitted with a contemporary suite comprising a low level WC, wash hand basin and shower enclosure. Additional features include a heated towel rail, attractive wall and floor finishes and a double glazed window to the rear elevation.

FIRST FLOOR LANDING

With access to the loft space and doors leading to both bedrooms.

BEDROOM ONE

9'0" x 16'2" max. (2.75 x 4.95 max.)

A double bedroom positioned to the front of the property, featuring a double glazed window, electric radiator and a charming decorative fireplace with exposed brick detailing, enhancing the cottage's character and appeal.

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ADDITIONAL IMAGE

BEDROOM TWO

6'2" + robes x 10'1" (1.9 + robes x 3.08)

A comfortable second bedroom overlooking the rear of the property, benefiting from fitted wardrobes and storage, double glazed window and electric radiator.

EXTERNALLY

To the front, the cottage is complemented by a delightful cottage style garden, thoughtfully landscaped with mature planting, gravelled sections and seating areas and lawn, providing an attractive setting from which to enjoy the surrounding countryside. A shared pedestrian pathway runs across the front, providing access to neighbouring properties.

To the rear, a substantial outbuilding offers excellent additional utility space with sink unit and plumbing for laundry appliances. Beyond, a useful garden room/sun porch creates a relaxing retreat, ideal for reading, hobbies or simply enjoying views of the garden. The outdoor space has been enhanced by the current owners and provides a charming extension of the living accommodation.

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SUN PORCH & UTILITY AREA

ADDITIONAL IMAGE

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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MATERIAL INFORMATION

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: Not banded
EPC rating: F

The building
Mid-terrace house, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft: insulated and unboarded, accessed by Top of the stairs hallway
Outside areas: Front garden

No spray foam insulation

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing and wood burner
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: On Street
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Public right of way: Right of access to other properties in the terrace via front garden.

Title register restrictions (ND81236):
- The current owner cannot sell or transfer the property without the written consent of their mortgage lender. This is a standard legal protection for lenders that ensures their loan is repaid as part of the sale process.
Coal mining area: yes
Specialist issues:
- Dry rot or timber treatment: Damp proofing around the fire place.
- Asbestos: External bathroom roof
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: Not banded as used as a holiday let. Previously Band B.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:
Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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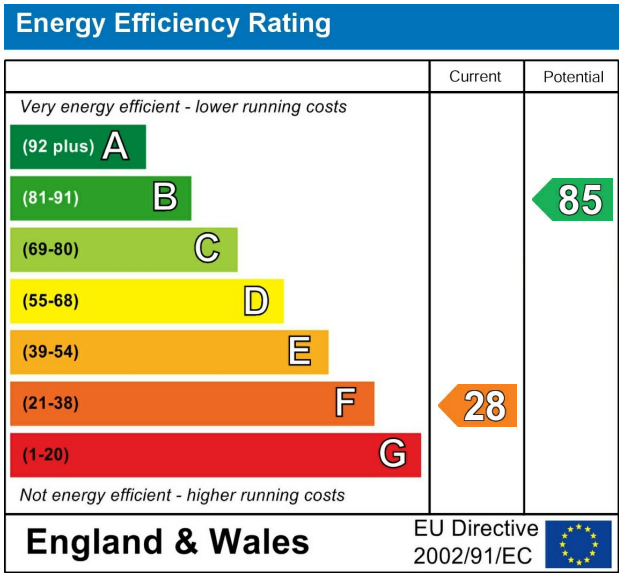

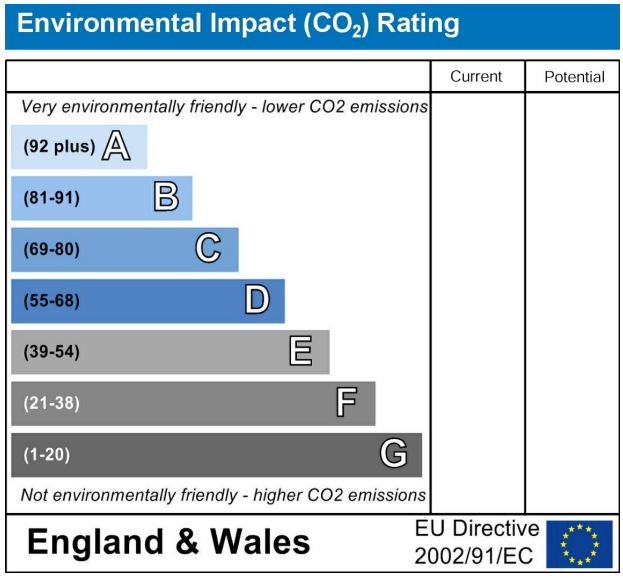

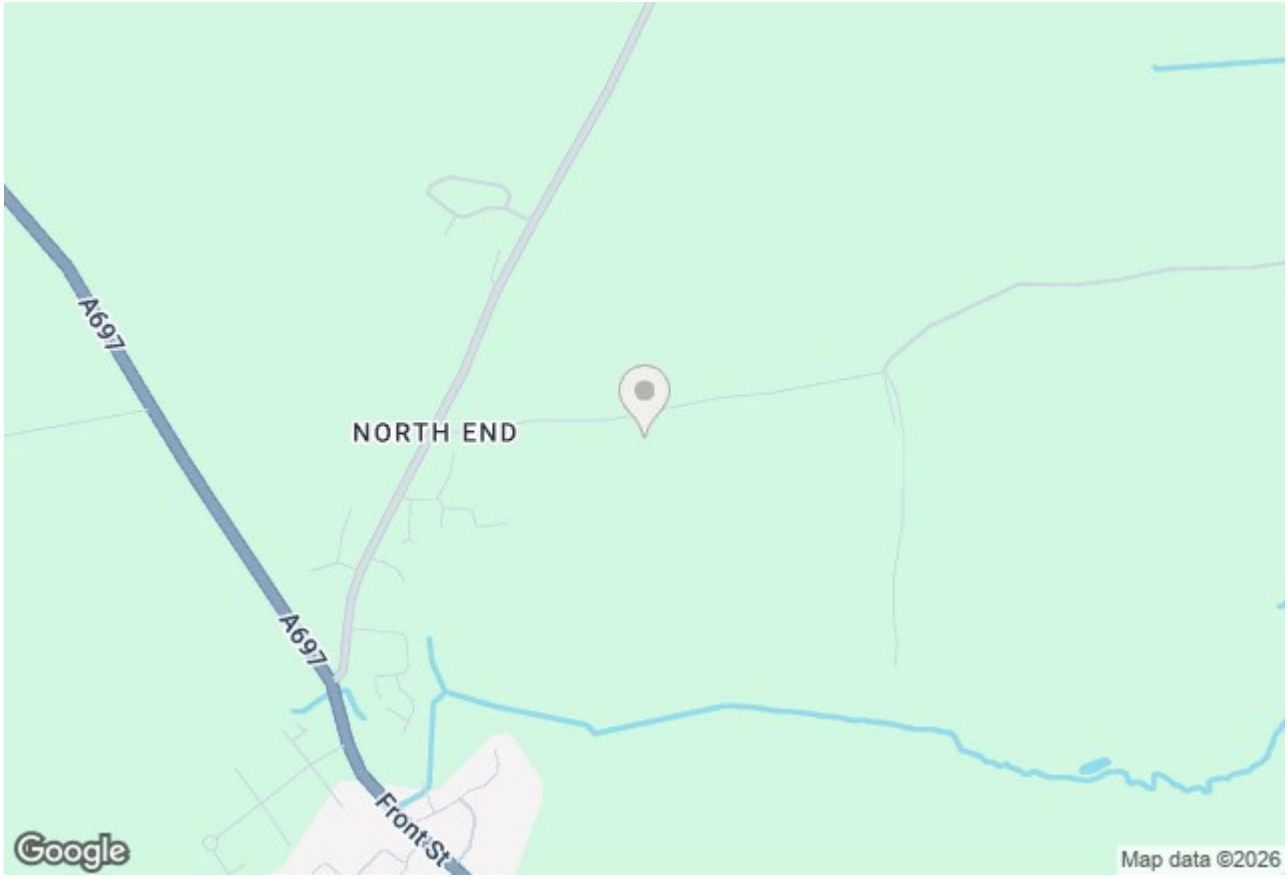

www.rickard.uk.com

Registered in England company number 6314212

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