



3 Longbank Steading

Longhoughton, Alnwick



3 Longbank Steading, Longhoughton, Alnwick, Northumberland, NE66 3AP

A beautifully presented four-bedroom detached stone conversion forming part of an exclusive farm steading development, offering exceptional single-storey living, landscaped south-facing gardens, a double detached garage and views towards the Northumberland coastline. Situated just outside the sought-after village of Longhoughton, the property combines the character of a traditional stone home with high-quality contemporary finishes throughout.

Converted in 2022 by respected local builders Brian Weightman and Stephen Wilcox, the property has been finished to an exceptional standard, blending exposed stone walls and vaulted beamed ceilings with modern comforts including underfloor heating beneath oak flooring, oak internal doors, premium Villeroy & Boch and Grohe bathroom fittings, a bespoke marble fireplace, and attractive landscaped gardens complete with a greenhouse and wood store.

The Property - A welcoming entrance hallway leads to a cloakroom/WC, a well-appointed utility room with fitted cabinetry and plumbing for a washing machine, and a separate plant room. The impressive open-plan kitchen and dining room forms the heart of the home, flooded with natural light from French doors and windows on three elevations overlooking the gardens. The kitchen features extensive cabinetry, a large central island and integrated appliances including an AEG induction hob, double oven, Bosch dishwasher and integrated fridge/freezer. A walk-in pantry provides additional storage, while a glimpse of the North Sea from the kitchen adds to its appeal. The generously proportioned sitting room is ideal for both relaxing and entertaining, centred around a bespoke marble fireplace with cast-iron wood-burning stove. A vaulted ceiling enhances the sense of space, while patio doors, French doors and Velux windows provide excellent natural light and direct access to the south-facing terrace.





The accommodation comprises a principal bedroom with fitted wardrobes and stylish en-suite shower room, two further double bedrooms with fitted wardrobes, and a versatile fourth bedroom suitable as a guest room, nursery or home office. A well-appointed family bathroom completes the accommodation, featuring a double-ended bath, separate rainfall shower, vanity wash basin and WC.

Outside - The property is approached via a gravel driveway providing parking for two vehicles and access to a double detached garage. The thoughtfully designed gardens create a variety of attractive outdoor spaces. To the front are expansive stone terraces, a raised lawn and stocked planting beds, while the side garden features soft fruit bushes. To the rear, vegetable beds, fruit trees, a greenhouse and wood store provide an ideal setting for keen gardeners. The superb south-facing stone terrace offers an excellent space for outdoor dining and entertaining.

Location - Longbank Steading enjoys an enviable position just outside the popular village of Longhoughton, which offers a range of amenities including a First School, Co-op supermarket, the renowned Running Fox café, village hall and historic church. Nearby Boulmer is home to the popular Fishing Boat Inn, while the village of Lesbury, approximately two miles away, provides additional amenities and a mainline railway station with direct services to Newcastle, Edinburgh and London King's Cross

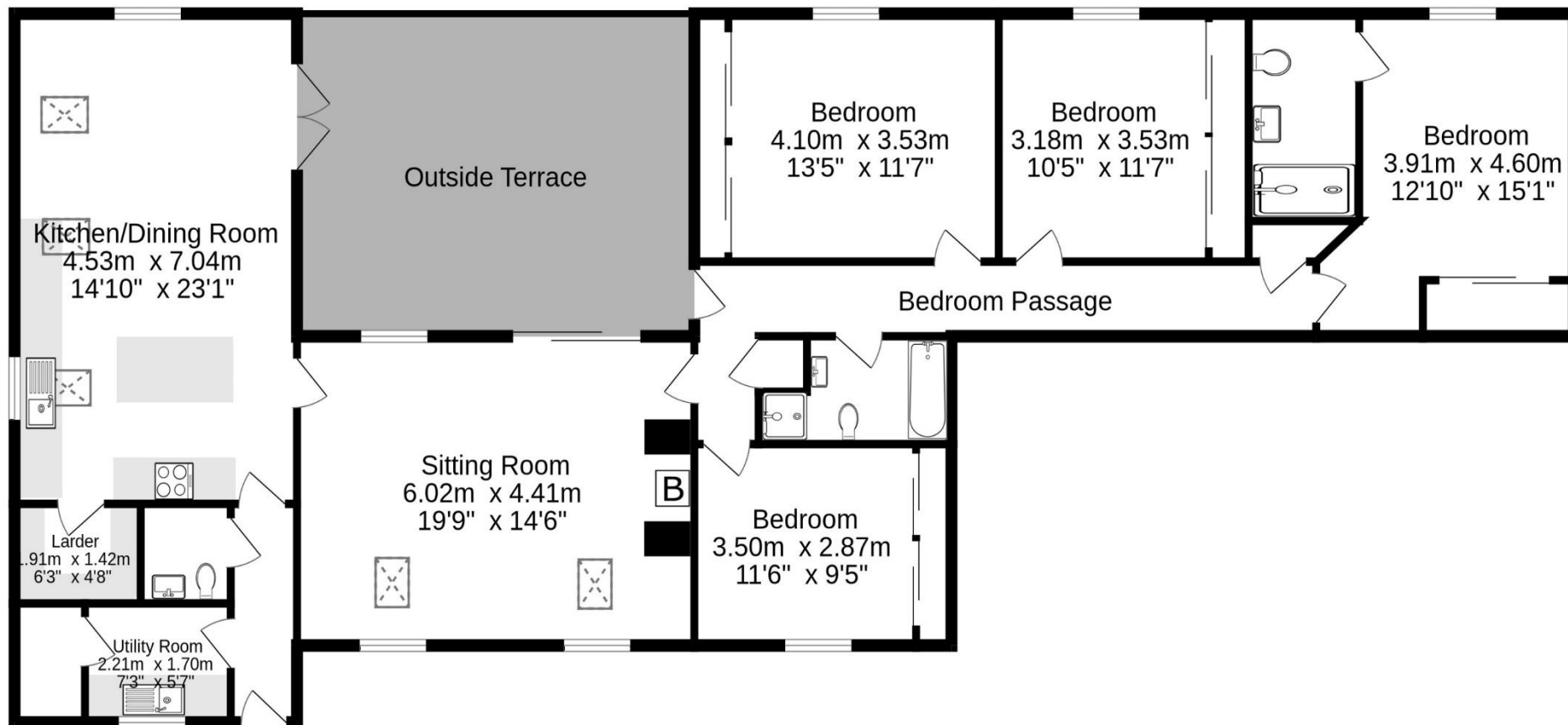
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: B | Estate Charge of £240 annually for access road

Guide Price £725,000



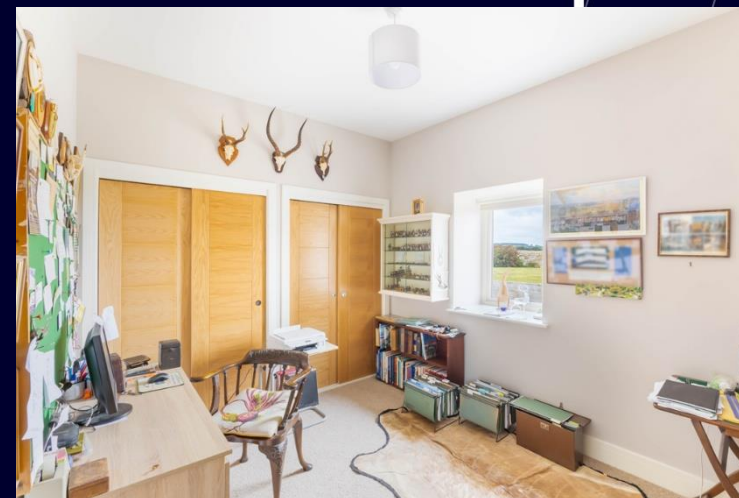
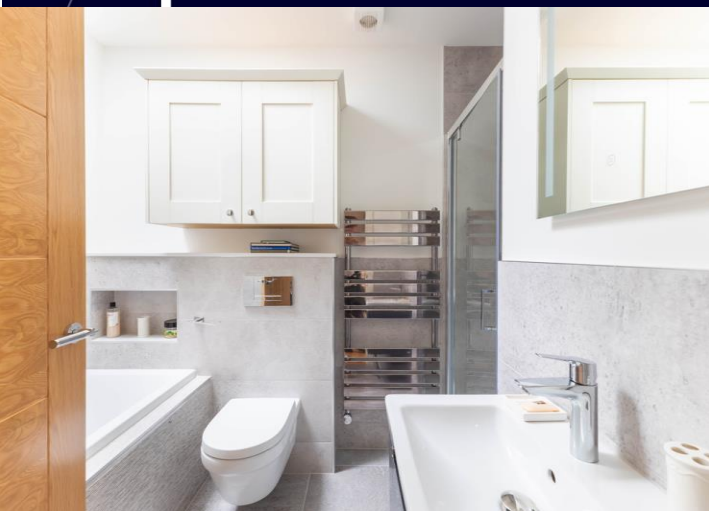
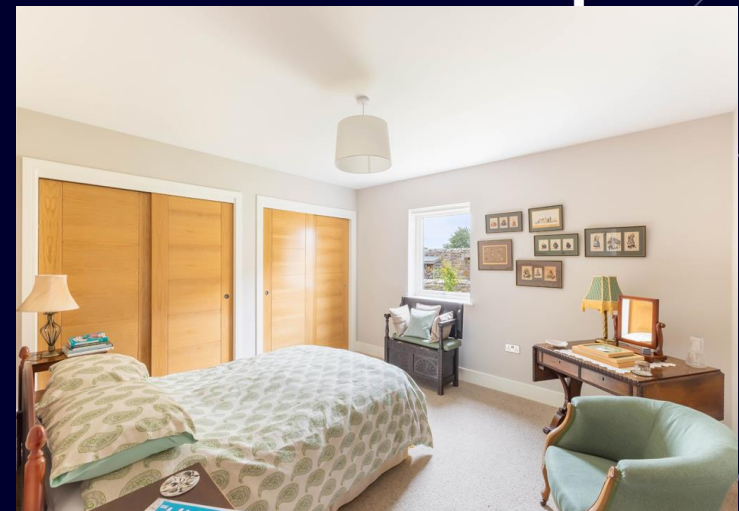
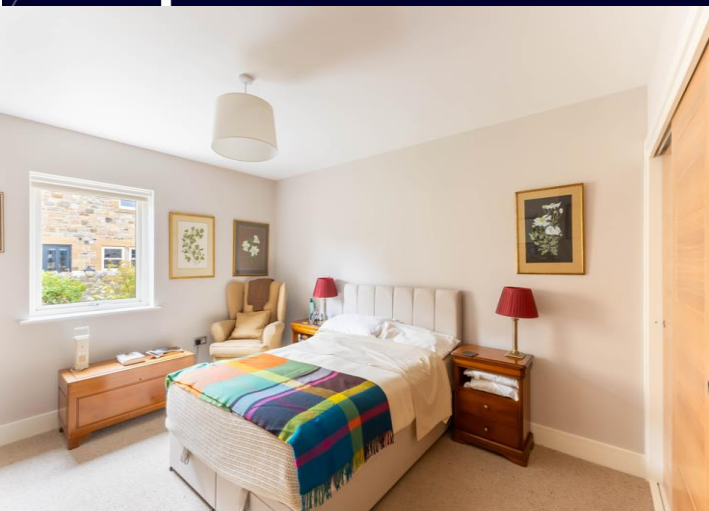
Ground Floor

147.5 sq.m. (1588 sq.ft.) approx.



TOTAL FLOOR AREA : 147.5 sq.m. (1588 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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