



Butternut

North End, Longhoughton, Alnwick



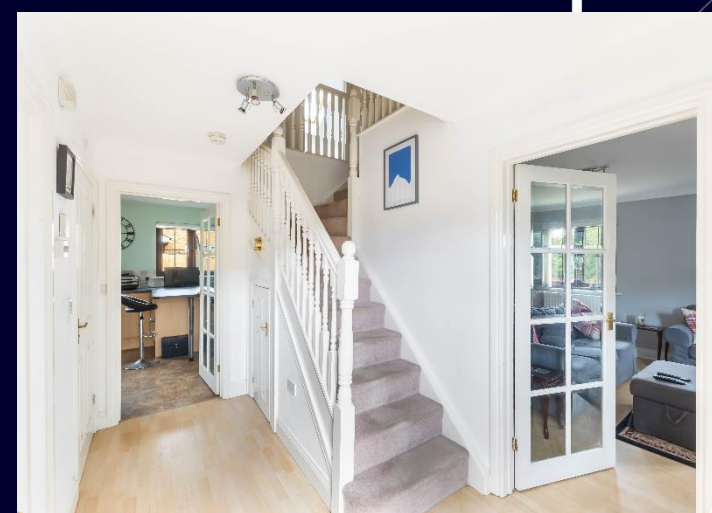
Butternut, North End, Longhoughton, Alnwick, NE66 3JG

Large four bedroom, stone & render detached house in a private & secluded location in coastal village of Longhoughton, with a generous enclosed rear garden, block paved driveway parking for 4-5 cars, an integral single garage and Solar Panels - easy access to the stunning 'Sugar Sands' beach at Long Steads, popular 'Running Fox' cafe, local First School and village supermarket.

Butternut is a deceptively spacious four bedroom detached family home, constructed by well respected local builder, Stephen Wilcox, around 20 years ago, located on a quiet shared driveway off North End in Longhoughton village. The family home, requiring some updating, offers excellent accommodation over two floors circa 180m² (1935 sq. ft) with a versatile study/5th bedroom to the ground floor.

Ground floor - Reception hallway with stairs to the first floor - doors open to the Study, Sitting room and Kitchen | Ground floor WC | Study/5th bedroom with a window to the front and double door built in wardrobe | Large 21ft sitting room with a bay window to the front, and windows to the side | Excellent 32ft open plan family kitchen/dining room, leading to a Garden room at the rear opening to the garden - the kitchen is fitted with a range of cabinets, with a breakfast bar with stools, space for a range cooker and American style Fridge/freezer, and an integrated dishwasher | Lovely versatile Garden room leading from the kitchen with triple aspect French doors and windows to the garden | Utility room with a sink, plumbing for a washing machine and tumble dryer, and doors to the garden and garage.





First floor - First floor landing | Superb Master bedroom with excellent natural light from the four Velux windows to the roof and a window to the front, and a double door built in wardrobe | Ensuite with corner mains shower, wash hand basin in a vanity cabinet, and WC | Large guest double bedroom two with four Velux windows to the roof | Ensuite with walk in shower, wash hand basin in a vanity cabinet, WC and Velux window to the roof | Double bedroom three with built in wardrobes | Double bedroom four with a built in double door wardrobe and two Velux windows to the roof | Family bathroom with a bath, separate mains shower, wash hand basin and WC.

Externally - there is block paved driveway to the front of the house with parking for 4-5 cars | Single integral garage with a door connecting to the utility room | The rear garden is lawned with a paved patio terrace seating area to the corner, second patio area leading from the Garden room, with a fence and wall to the boundary | Solar panels to the south facing roof.

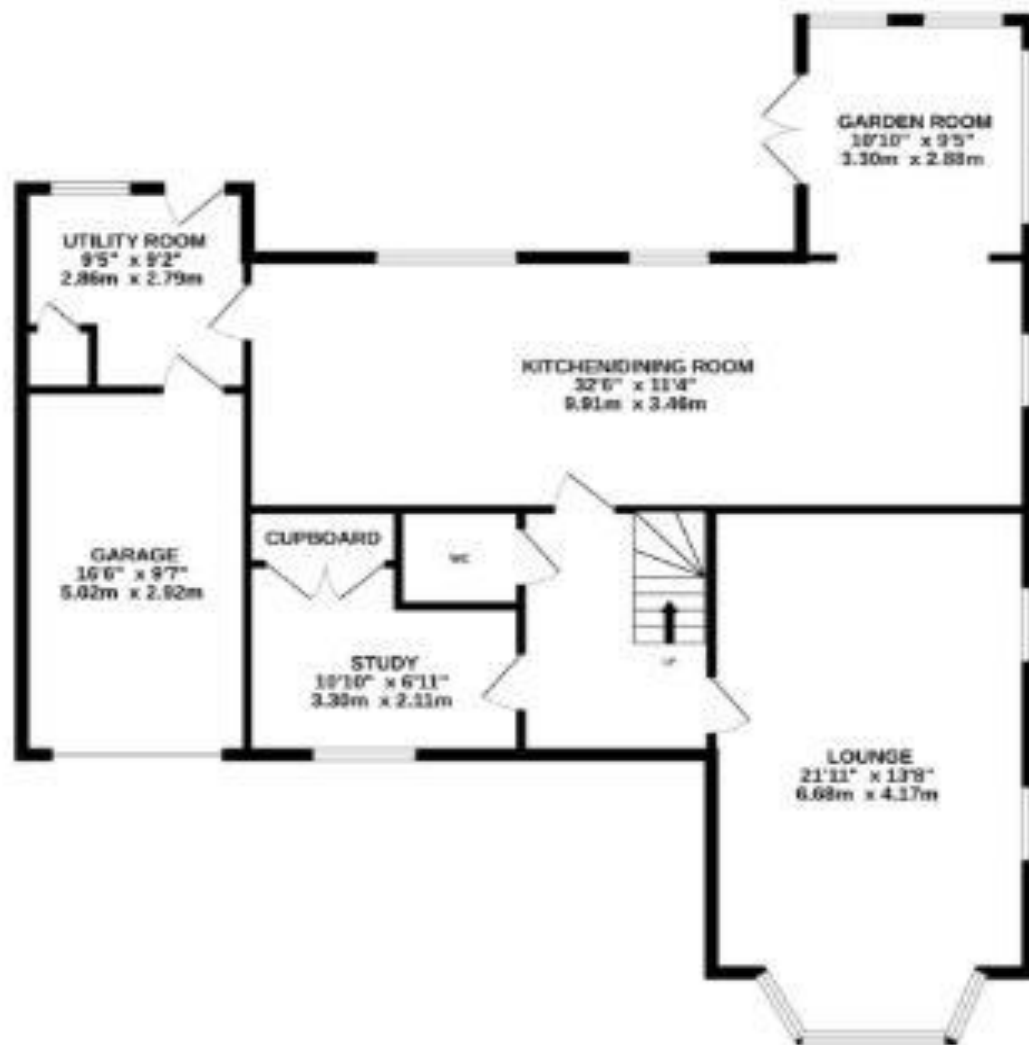
Butternut is ideally placed for easy access to the beautiful Northumbrian coastline with miles of stunning beaches at Sugar Sands, Boulmer, Embleton & Alnmouth, and the local amenities in Longhoughton include a village First school, historic Church, Co-op supermarket and the nearby 'Running Fox' cafe.

Approximate distances : Alnwick 4.5 miles - Alnmouth Railway Station 3 miles - Morpeth 23 miles - Newcastle upon Tyne - 37 miles
Services: Mains Electric, Gas, Drainage & Water | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: B

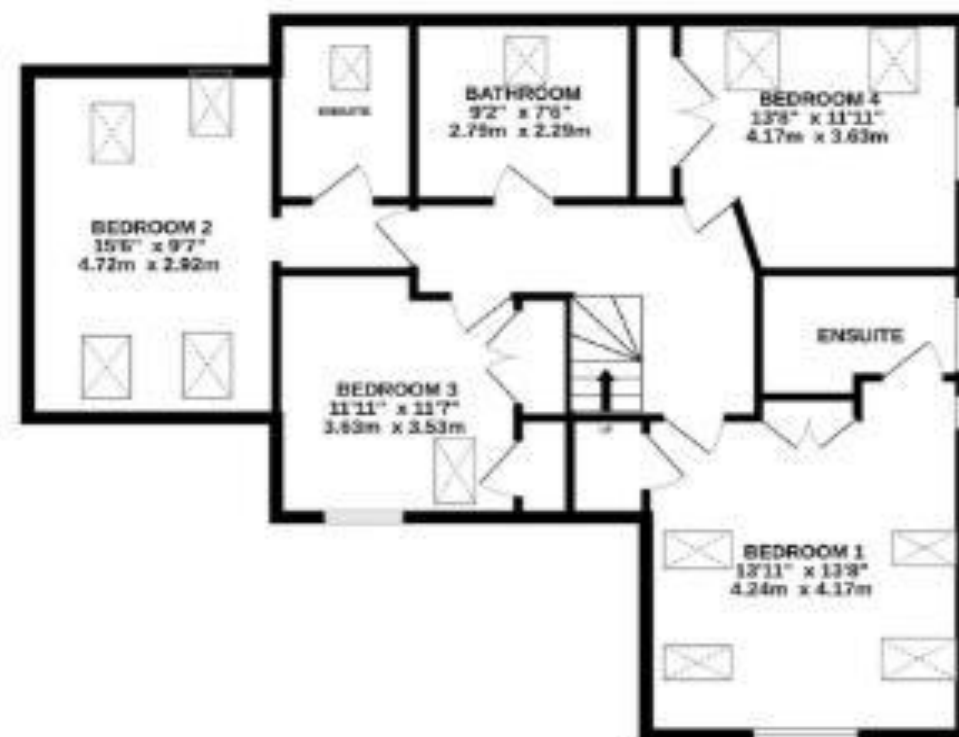
Price Guide: Offers Over £475,000



GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) 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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