

SIGNATURE

NORTH EAST

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Longhirst Village, Morpeth NE61 3LT

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Asking Price
£400,000

Signature North East welcomes you to this charming Grade II listed house, nestled in the picturesque Longhirst Village, Morpeth. Longhirst Village is a charming rural community near Morpeth, known for its historic architecture, strong community spirit, and scenic countryside. Home to the grand Longhirst Hall and the Grade II listed St. John's Church, the village offers a peaceful yet well-connected lifestyle. Residents enjoy picturesque walks, cycling routes, and Longhirst Golf Club, while nearby Morpeth provides shops, restaurants, and essential amenities. Despite its tranquil setting, Longhirst boasts excellent transport links, with the A1 and Morpeth's train station offering easy access to Newcastle, Edinburgh, and beyond.

Stepping inside, you are welcomed into a spacious living room, where a wood burner set against a striking brick feature wall creates a warm and inviting atmosphere. An arched doorway, framed within the original stone wall, adds further character and a sense of history to the space. The charm continues into the kitchen/dining area, where exposed stone walls and rustic ceiling beams blend farmhouse appeal with modern convenience, making it a perfect space for both everyday living and entertaining.

The first floor hosts three beautifully appointed bedrooms, each offering a serene retreat at the end of the day. The master bedroom is particularly impressive, featuring an original fireplace that serves as a stunning focal point. The family bathroom, finished with elegant wood panelling, offers a luxurious space to unwind, complete with a freestanding bathtub and a separate shower for added convenience.

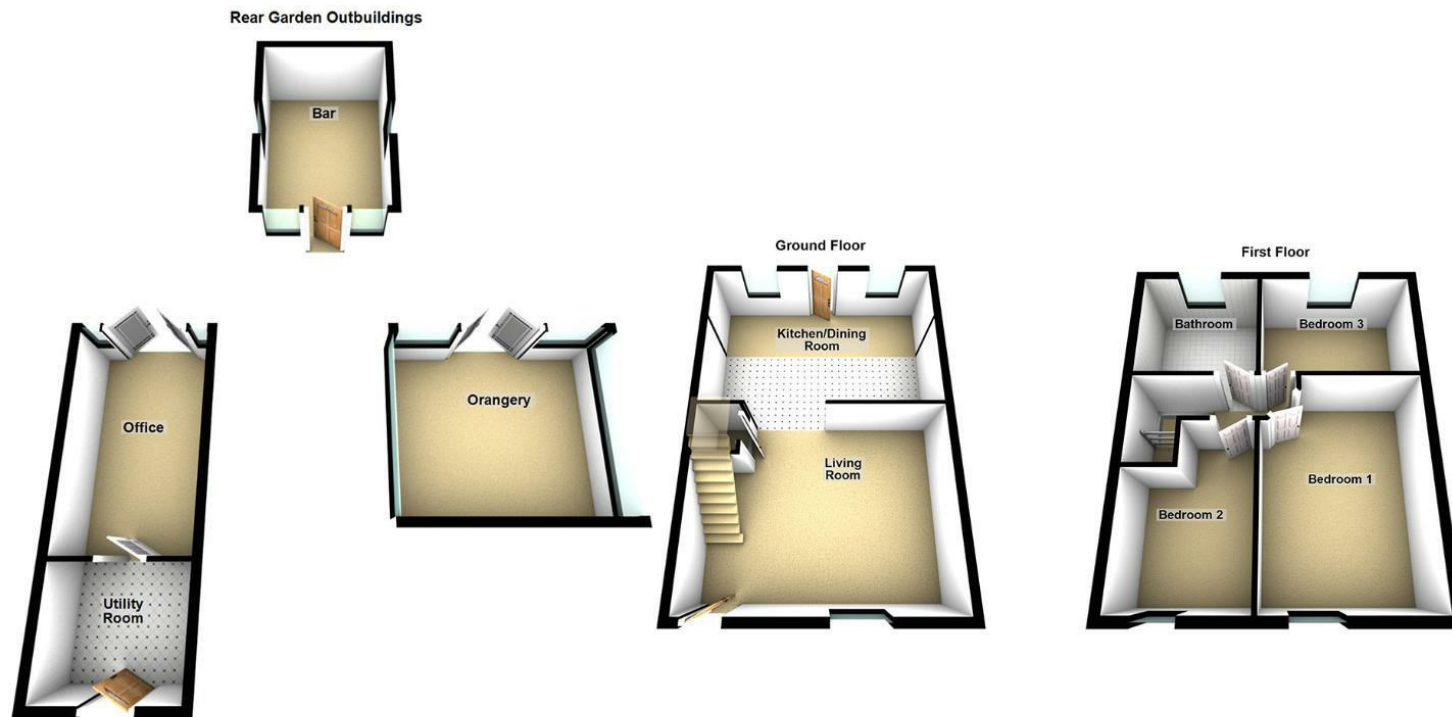
Beyond the main house, the outdoor space is truly special. Just a short walk across a charming, characterful lane, you'll discover the home's private rear garden, a lush green sanctuary framed by mature trees and foliage. This delightful outdoor retreat boasts three versatile outbuildings, thoughtfully designed to enhance the living space. One serves as a utility room and home office, where French doors invite natural light and provide seamless access to the garden. Another houses a beautiful orangery, offering a cosy escape on rainy afternoons and an additional sitting area. The third has been transformed into a stylish bar, perfect for entertaining family and friends in a unique and inviting setting.

With parking at the front of the property, which is permit free, the property seamlessly blends period charm with modern comforts, offering an idyllic village lifestyle with a wealth of character and functionality.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
18'6" x 14'4"

Kitchen / Dining Room
18'6" x 12'4"

Utility Room
8'6" x 7'6"

Office
14'4" x 8'6"

Orangery
14'0" x 11'8"

Bar
15'1" x 9'9"

Bedroom One
14'6" x 10'9"

Bedroom Two
11'2" x 7'11"

Bedroom Three
11'0" x 7'4"

Bathroom
7'11" x 7'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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