

# BRUNTON

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RESIDENTIAL



**LONGHIRST HALL, MORPETH, NE61**

**£575,000**

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Beautifully Finished Four-Bedroom Terraced Home With Open-Plan Kitchen/Dining/Family Room, Luxury Bathrooms, And Landscaped Garden Backing Onto Woodland, Positioned Within The Prestigious Longhirst Hall Estate Near Morpeth.

The home offers spacious and versatile accommodation arranged over two floors, including a snug with herringbone flooring, an impressive open-plan kitchen/dining/family room with bifold doors to the garden, and a freestanding wood-burning stove. Upstairs features four well-proportioned bedrooms, including a principal suite with a luxury en-suite bathroom, alongside a modern family bathroom. Further highlights include a utility room, ground-floor WC, a timber-built garage with storage, driveway parking, two electric car chargers, and a landscaped rear garden with patio, lawn, and a versatile garden cabin currently used as a home office.

Situated within the secure and private Longhirst Hall estate, residents enjoy access to beautifully maintained grounds designed by John Dobson, with mature woodland surroundings and excellent road links to Morpeth and beyond.

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The internal accommodation briefly comprises: Entry via a fully glazed front door into a hallway, featuring an Italian industrial-style staircase with glass balustrading leading to the first floor. To the left is a snug with herringbone wood flooring. Further along the hallway, there is a storage cupboard, a ground floor WC, and a utility area housing the boiler and providing further storage.

The hallway then opens into a spacious open-plan kitchen, dining, and family room with tiled flooring throughout and full-height bifold doors opening onto the rear patio and garden. The kitchen is beautifully designed with granite work surfaces, including a breakfast bar, and a full range of integrated appliances such as a double fridge/freezer, dishwasher, oven, hob, and extractor. A freestanding wood-burning stove adds character to this impressive living space.

Upstairs, the landing benefits from a recently added skylight roof window and includes an area suitable for dressing or additional storage. The principal bedroom is generous in size and enjoys a luxury en suite bathroom, complete with a freestanding bath and walk-in shower. The family bathroom also offers both a bath and a walk-in shower. There are three further well-proportioned bedrooms, comprising two doubles and an additional bedroom.

Externally, the property includes a timber-built garage with power, lighting, storage above accessed via a loft ladder, and outward-opening electric doors. Driveway parking is provided to the front, along with two electric car chargers – one positioned at the garage and one at the front of the property.

The rear garden is a generous size, backing onto the mature trees and woodland grounds of Longhirst Hall. It features a level patio area, steps up to a lawned section laid with artificial grass, and a sunken trampoline. Integrated lighting enhances the garden, which also includes a versatile garden cabin, currently used as a home office but equally suitable for a gym, therapy room, or similar. A rear pathway provides access for bins and garden use.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

