LONGACRE HOUSE

The Green | Longframlington | Morpeth | Northumberland

Longacre House

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Impressive five bedroom house with additional detached one bedroom annexe in the heart of the village.

- Detached garage with work space and separate tool and log stores
- Dual entrance driveway with ample parking adjacent to house, garage and annexe
- Opportunities for further development

Rothbury 5.9 miles, Morpeth 11.5 miles, Alnwick 11.9 miles, Newcastle International Airport 22.9 miles, Newcastle upon Tyne 25.1 miles (all distances are approximate)

Price Guide: £925,000

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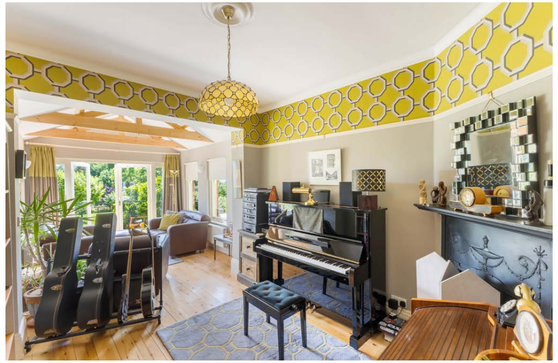
A stylish, five double bedroom detached house, with versatile detached one bedroom annexe. Dating from 1910, with fantastic open aspect, extensive south facing views. Grounds approx. 1.66 acres include formal gardens, a pasture, with tractor shed with vehicular access, a large detached garage, separate tool stores, potting shed and summerhouse. NO UPWARD CHAIN

Longacre House is now a handsome and generously proportioned family home, sympathetically refurbished by the current owners of 30 years and extended with an impressive two storey extension, a detached garage and the conversion of the former byre offering versatile separate accommodation. The original crofters home dating back to the early 1700's, was a modest, traditional stone cottage with a long strip field or 'croft' at the rear for small scale cultivation, hence Longacre. The house now more grand in style retains many Edwardian features, reproducing them elsewhere - high ceilings, decorative coving, original period fireplaces, traditional brickwork and generous sized rooms - with modern double glazed, wooden sash windows that maximise light and energy efficiency, whilst the annexe features excellent stonework and wooden double glazed casement windows.

Ground floor
Entrance porch with fitted coat hooks and a window to the front garden | Impressive and versatile reception/dining hallway, currently used as a cosy snug, with two windows to the front gardens, a cast iron multi-fuel stove set in a traditional surround and two built in cupboards to the side | Inner Hallway with a balustrade staircase to the first floor, with useful under stair storage | Feature lounge with a bay window overlooking the garden, ceiling coving and rose, and a fabulous open fire with a slate and steel surround | Reception room with original cast iron & tiled fireplace, opens to the beautiful Garden room, with open vaulted and beamed ceiling, wooden flooring and triple aspect windows including French doors opening to the terrace with steps to the garden

Excellent family kitchen/breakfast room, off a small hall area, with a large bay window offering lovely space for dining overlooking the patio and garden - kitchen area, with a small side window, is fitted with an extensive range of cabinets, with a large central island, a gas range cooker, Belfast style sink, space for a dishwasher and American style fridge/freezer | Ground floor shower room with a toilet and wash hand basin Large Utility/boot room with fitted coat hooks, fitted cabinets, a Belfast style sink, plumbing for a washing machine, floor standing LPG combi boiler with airing shelves over and pulley/airer to the ceiling | Outside door opens to the driveway, the detached garage with log store and two tool stores, and paths to gardens and annexe.



First floor
Generous first floor landing | Superb master bedroom with built in wardrobes and a triple window overlooking the gardens, Coquet Valley and coast, and access to the loft | Ensuite with shower, toilet and wash hand basin | Generous second bedroom, with a cast iron and tiled fireplace with a marble surround, a triple window looking south to the garden and countryside, and a smaller window to the side | Bedroom three has a window to the front, with views over the village green and playground, and access to the loft | Bedroom four has two windows overlooking the village green north and west, and a fitted wardrobe with shelving | Bedroom five has a period fireplace and overlooks the rear garden | Family bathroom, located off the large landing area, has a bath with a shower over, separate shower cubicle and wash hand basin | Separate toilet with a wash hand basin l Landing window adjacent to large built in linen cupboard.

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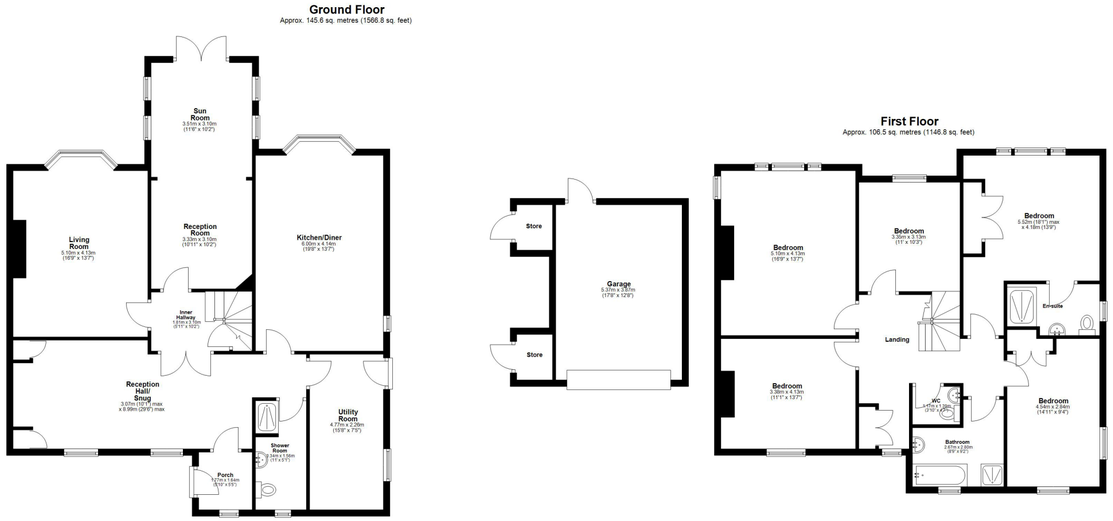


Total area: approx. 252.1 sq. metres (2713.5 sq. feet)

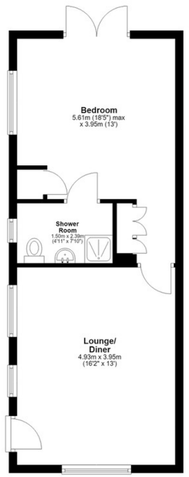
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Longacre House

Guest Annexe
A fabulous single storey, stone detached guest annexe designed for easy access for those with poor mobility - converted from an old Byre, with open vaulted and beamed ceilings, and wood floors | Equally suited as dependant living accommodation or for home working | Large open plan living room with versatile seating and dining areas with dual aspect windows, a number of fitted cabinets and kitchenette | Excellent double bedroom with fitted wardrobe, mezzanine cupboard plus airing cupboard housing the a wall mounted LPG combi boiler, and French doors with views to the coast opening to the garden patio area | Ensuite shower, toilet and wash hand basin.

Agents note - The Annexe planning approval is for a dependent dwelling and not separately registered for Council Tax.



Total area: approx. 42.8 sq. metres (461.1 sq. feet)

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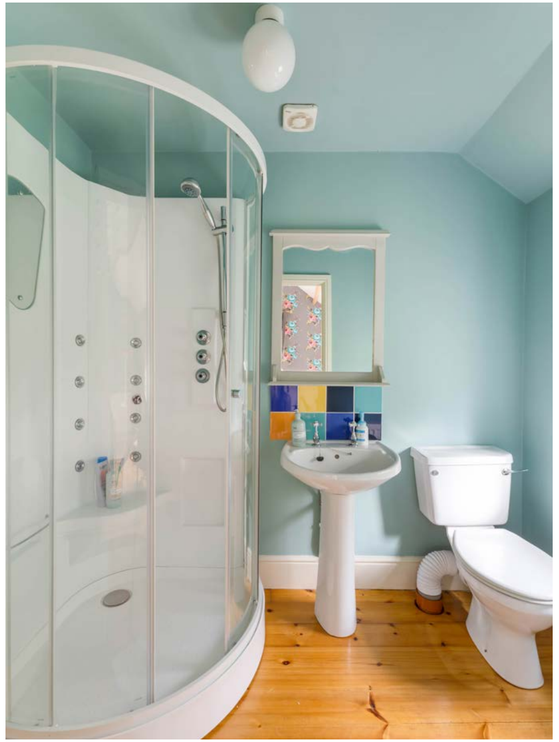
Longacre House The Annexe



Externally
A large detached brick and render garage, with Velux windows to the roof, a roller door plus separate rear door, power, lighting and janitor sink | Two separate external stores to the side of the garage plus log store | Attractive in out driveway, with parking for a number of cars - the driveway gives access to the garage, and to the side track to the field and tractor shed | Shrubberies to the front of the house and annexe | Beautiful landscaped gardens, with raised patio areas, well stocked and mature planted borders, extensive lawns, fruit trees and a Summerhouse | To the rear of the garage is an enclosed patio area with outside fireplace - a great space for entertaining and enjoying the night skies | Separate garden area with raised vegetable and soft fruit beds and a potting shed | The garden extends beyond to a delightful pasture area with open views and fruit trees.

Longframlington is located approx. 5 miles to the east of Rothbury, 11 miles from the market towns of Alnwick to the north east, and Morpeth to the south, each offering a good range of shops, bars/restaurants, golf and leisure facilities. Good choice of schooling options for the village. Excellent local amenities with regular bus services, two village pubs, a village shop, Doctors Surgery, 'Greens' butchers, 'Running Fox' café, hairdresser and village Memorial Hall. Easy access to Newcastle (26 miles) and Newcastle International Airport via the A697 and A1 trunk road to the south and north to the Scottish Borders. Mainline rail links from both Alnmouth and Morpeth stations.

Services: Mains Electric, Water & Drainage | Propane Gas - Heating and cooking | Additional solid fuel heating | Tenure: Freehold
Council Tax: Band E | EPC: E (Main house) EPC: D (Annexe)

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YOUNG

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