



**26 Chapel View, Longframlington NE65 8FA**



26, Chapel View, Longframlington, Morpeth,  
Northumberland NE65 8FA

Offers Over £435,000

An exceptionally well-presented detached home in the popular village of Longframlington, built only two years ago by award-winning Cussins Homes. The property boasts uninterrupted views towards the coast to the east and of the chapel in Longframlington to the rear. Offering modern, spacious living throughout, it is complemented by stunning, beautifully landscaped gardens at the rear, creating an exceptional setting both inside and out.

Entrance | Hallway | Living Room | Office | Ground Floor WC |  
Kitchen/Dining Room | Utility Room | Four Double Bedrooms, Principal  
Bedroom has Ensuite. Family Bathroom.

Internal accommodation extends to 1500 sq.ft. (140 sq.mts)

Spacious Garage and Parking. Gardens to the Front and Rear.

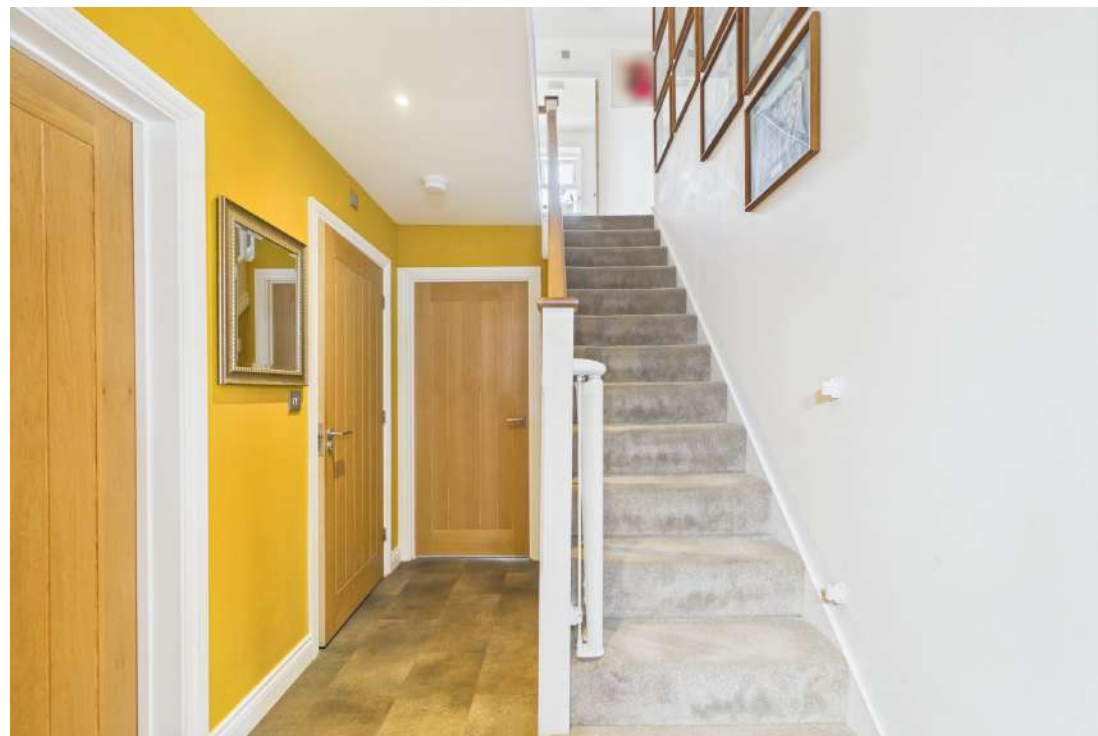
An inviting Entrance Hallway leading to a beautifully presented Living Room finished in neutral tones, shutter style blinds at the window.

To the rear, the impressive open-plan Kitchen, Dining and Family area offers a bright, contemporary Living with views of the garden through expansive glass doors. The modern Kitchen features a high-specification range of wall and base units providing excellent storage, black granite topped peninsula, along with integrated Bosch appliances including fridge/freezer, five-ring gas hob, oven, combination microwave oven, wine cooler and dishwasher. The adjoining Utility Room offers additional practicality and has direct access to the driveway, with further access to the garden available via a gate between the house and the detached garage, as well as through the rear trifold doors.

The Ground Floor also benefits from a Study/Snug and a conveniently located W.C.

To the First Floor, there are four well-proportioned Double Bedrooms, each finished to a high standard with quality carpeting and ample storage. The Principal Bedroom enjoys its own En-Suite Shower Room, while the Family Bathroom is complete with hand basin, W.C., bath and shower over bath.

Externally, the property offers a private double driveway and a detached garage, with a beautifully maintained rear garden, well stocked with shrubs and flowers. Large patio area to sit and enjoy alfresco dining, spilling from the Kitchen out to the garden.



### Location

The popular village of Longframlington has facilities that include an award-winning village shop, a renowned butchers and a Country Club. There are numerous popular pubs and restaurants close by. The small market town of Rothbury, the National Park and the Northumberland Coast are all within easy reach.

The larger market towns of Alnwick and Morpeth are equidistant and provide markets and larger shopping opportunities.

Rothbury - 6miles  
Morpeth (&train station) - 11miles  
Alnwick - 11miles  
Newcastle City Centre - 34miles  
Newcastle Airport - 29miles

Services: Mains Electricity | Gas Fired Central Heating & Hot Water | Mains Drainage | Mains Water Supply | EV Charging Point

Tenure: Freehold

Title Number - ND218259

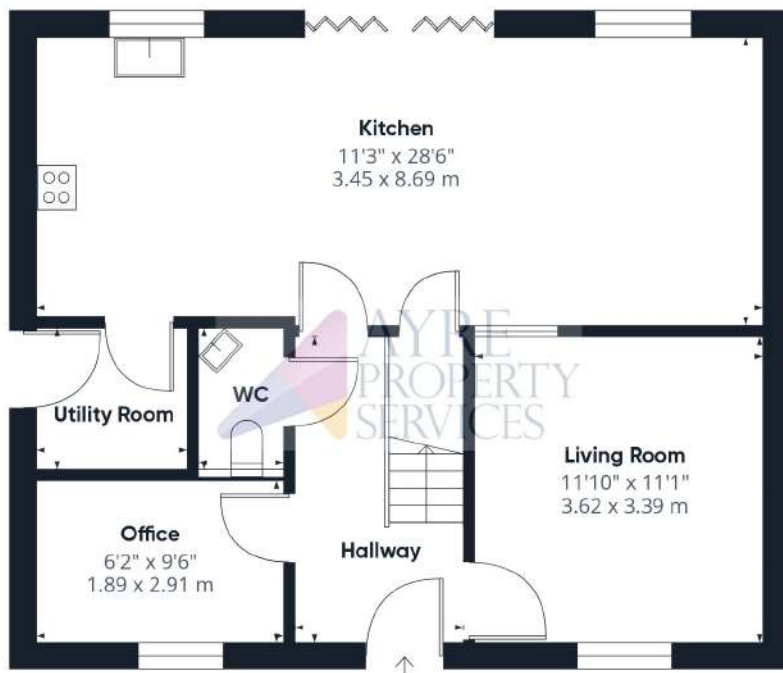
Local Authority: Northumberland County Council  
Council Tax Band D - £2,522.89

Energy Performance Certificate  
Current Rating C

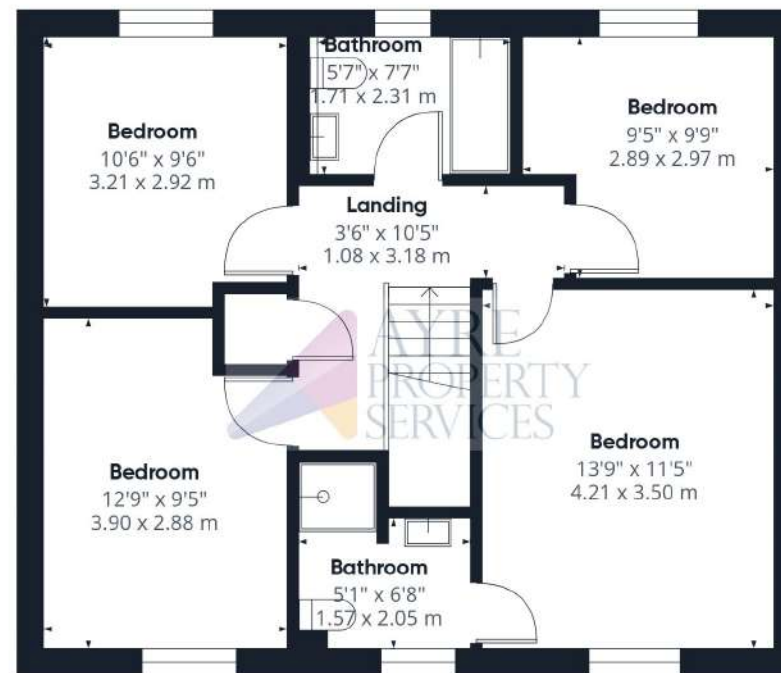
Viewings  
Strictly by appointment with the Selling Agents

What3Words  
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1467 ft<sup>2</sup>  
136.4 m<sup>2</sup>



Floor 0 Building 2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360













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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.

