RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

- Five Bedroom Detached
- Available With No Chain
- Gardens & Parking
- Services: Mains Electric, Water and Drainage
- Extensively Renovated
- Village Location
- Tenure: Freehold
- Council Tax Band G & EPC: B

**Price £575,000**

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# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

An impressive and substantial five bedroom detached stone built home, offering exceptionally spacious and versatile accommodation together with a generous garden and ample off street parking in the heart of the popular village of Longhorsley.

Extending to approximately 243 sq m (2,615 sq ft), the property provides a fantastic amount of flexible living space, with generous proportions and plenty of individual character. Features including restored stonework, traditional detailing and a handmade oak staircase sit alongside air source heat pumps with underfloor heating, a contemporary kitchen and an excellent open-plan family living space.

The accommodation begins with a welcoming entrance hall with a striking oak staircase, leading to a generous lounge with fuel burning stove. To the rear is an impressive kitchen, dining and family room extending to over 12 metres, with granite work surfaces, integrated appliances and patio doors opening onto the garden. A utility room, plant room and WC provide additional practicality, while a ground floor bedroom with ensuite shower room and independent access offers excellent flexibility.

Upstairs, the principal bedroom features a vaulted ceiling and ensuite bathroom, with a further ensuite bedroom, two additional double bedrooms and a family bathroom/WC.

Externally, the generous enclosed garden is predominantly laid to lawn and bordered by traditional stone walls, with ample off street parking to the rear and a useful stone store.

Situated centrally within Longhorsley, the property is convenient for the village's first school, shop, pub/restaurant and village hall, with excellent access to Morpeth, Alnwick and the wider Northumberland road network.

A distinctive and spacious family home offering over 2,600 sq ft of versatile accommodation, generous outside space and excellent parking.

## ENTRANCE HALL

The entrance door opens into a welcoming and impressive hallway, finished with oak flooring and a handcrafted staircase leading to the first floor, with double doors opening into the lounge.

## GROUND FLOOR WC

Positioned in the hallway and appointed with a WC, wash hand basin and extractor fan.

## LOUNGE

*15'2" x 14'5" (4.64 x 4.4)*
Measurement includes alcoves.

A spacious yet cosy main reception room, finished with oak flooring and a double glazed window to the front, centred around a fuel burning stove set within a feature fireplace.

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## OPEN PLAN KITCHEN DINING & FAMILY AREA

*39'6" x 9'11" (12.04 x 3.04)*

## KITCHEN

The kitchen showcases contemporary cabinetry providing plentiful wall and floor storage with granite worktops and integrated appliances, including an induction hob, oven, microwave, and dishwasher. Flooded with natural light through patio doors to the garden and a separate door to the utility room.

## ADDITIONAL IMAGE

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## DINING AND FAMILY AREA

The dining and family area provides an extensive, versatile space for both relaxation and entertaining, featuring windows and two sets of double doors to the garden, with recessed ceiling lighting adding ambience throughout.

## GROUND FLOOR BEDROOM

*15'10" x 16'0" max (4.83 x 4.9 max )*
Maximum dimensions given

A double bedroom with front facing double glazed windows, an external access door, and en-suite facilities, offering flexibility for use as a home office, workspace, relative's accommodation or recreational room.

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## ENSUITE

A modern en-suite featuring a WC, wash hand basin set within a vanity unit, a fixed Bluetooth enabled vanity mirror, and a shower cubicle with mains shower, all beautifully finished with fully tiled walls and flooring.

## UTILITY ROOM

The utility room is equipped with ample additional storage, a freestanding washing machine and dryer, a sink, and a double glazed window to the side, providing a practical and well appointed space.

## PLANT ROOM

A dedicated plant room containing the equipment for the air source heat pump and underfloor heating, discreetly tucked away to maintain the home's living spaces.

## FIRST FLOOR LANDING

A striking first floor landing, featuring a vaulted ceiling, elegant oak balustrades, and a front facing double glazed window, adding light and character to the upper floor.

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## MASTER BEDROOM

*15'5" x 16'5" max (4.71 x 5.01 max)*
Maximum measurements given.

A spacious master bedroom featuring a vaulted ceiling, double glazed windows to the front, and direct access to the luxurious en-suite bathroom.

## ENSUITE

A luxurious en-suite finished with full height wall and floor tiling, ambient LED strip lighting, a rainfall shower, freestanding bath with floor mounted tap and shower attachment, wall hung vanity, WC, and a Bluetooth enabled mirror. A double glazed window and additional storage complete the space.

## BEDROOM TWO

*15'5" x 16'5" max (4.7 x 5.01 max)*
Maximum Measurements

Featuring double glazed windows to the front and side, and direct access to its own en-suite.

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## ENSUITE

A modern en-suite featuring a WC, wash hand basin set within a vanity unit, a fixed Bluetooth enabled vanity mirror, and a shower cubicle with mains shower, all beautifully finished with fully tiled walls and flooring.

## BEDROOM THREE

*11'3" x 18'0" max (3.45 x 5.49 max)*
Maximum Measurements Given.

A well proportioned bedroom with rear facing double-glazed windows.

## BEDROOM FOUR

*11'4" x 14'0" approx. (3.47 x 4.28 approx.)*
Approximate measurements.

A generously sized bedroom featuring a double glazed window to the rear.

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## BATHROOM/WC

A stylish family bathroom comprising a freestanding bath, separate rainfall shower, wall-hung basin, WC, and Bluetooth-enabled mirror. The room features fully tiled walls and floor, a rear-facing double-glazed window, and a heated towel rail.

## EXTERNALLY

Outside, the property enjoys a substantial garden, mainly laid to lawn and bordered by traditional stone walls. A large gravelled area provides ample parking, complemented by an adjoining stone store for extra storage.

## ADDITIONAL IMAGE

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

# EAST ROAD LONGHORSLEY MORPETH NE65 8SY

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -
Water Supply -
Sewerage -
Heating -
Broadband and Mobile -
(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - . Surface Water - .

Planning Permission -

Coalfield & Mining Areas -

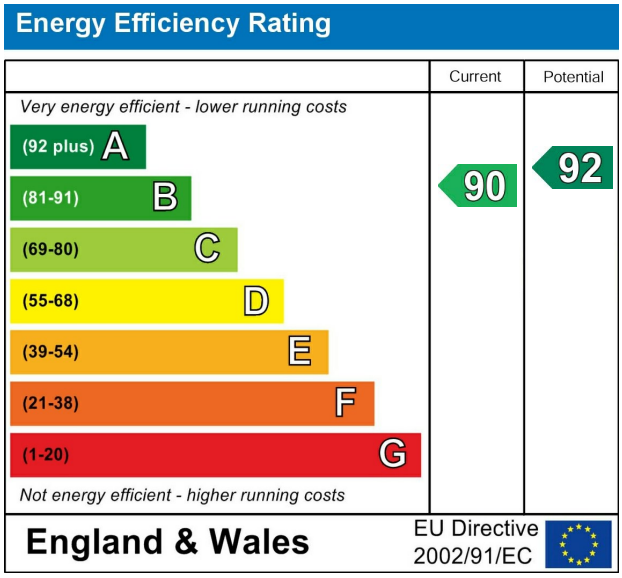
## TENURE & COUNCIL TAX BAND

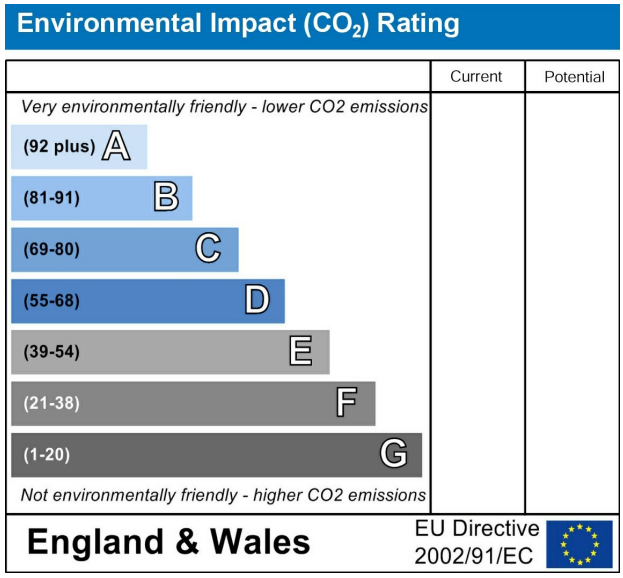
Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

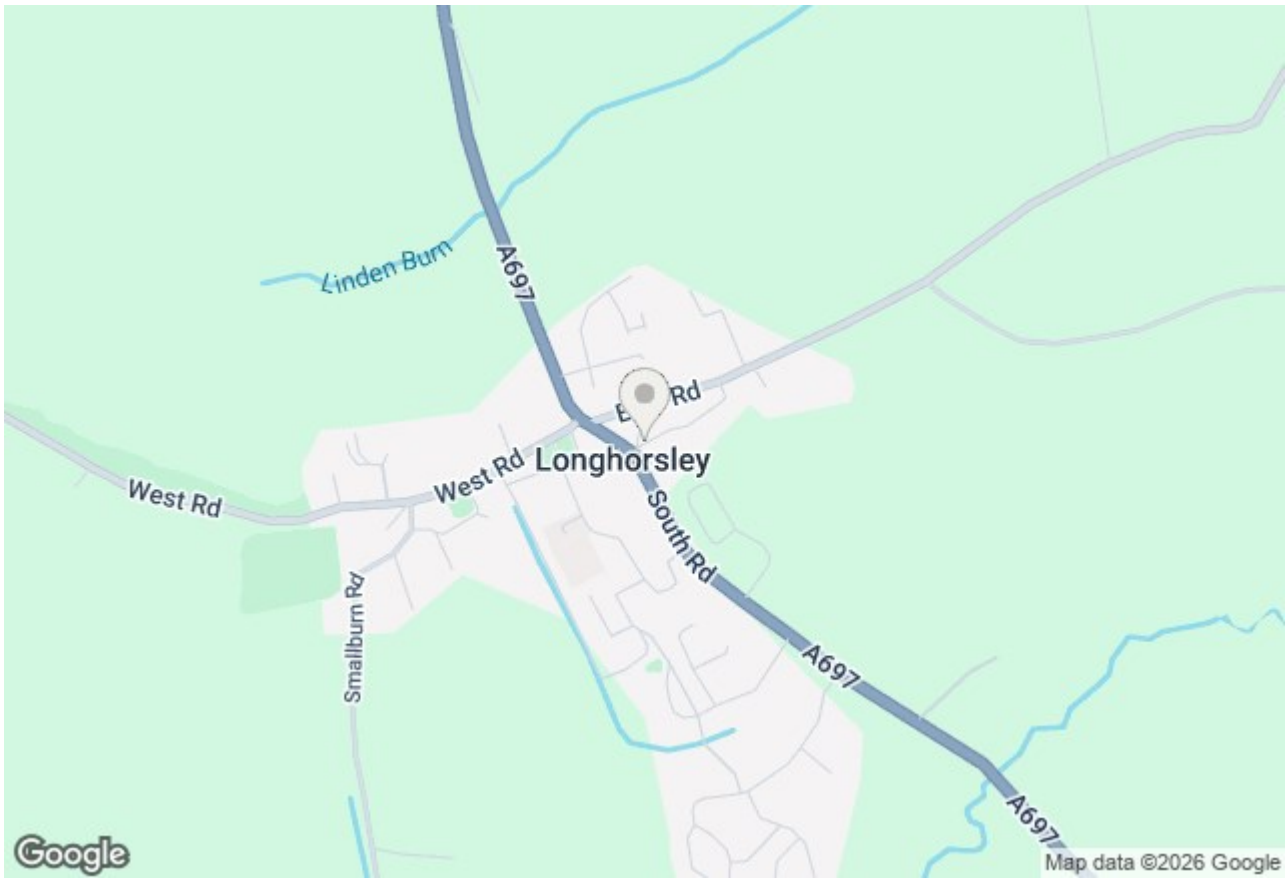
We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
90
92
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC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A697
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