



High Town | Longframlington | NE65 8BH

Offers In The Region Of £490,000

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Spectacular Detached Home**No Onward Chain****Quaint Village Location****Vibrant Front and Rear Gardens****Spacious and Bright Rooms****Private Driveway plus Double Garage****Breathtaking Views****Freehold****For any more information regarding the property please contact us today**

Simply stunning! This spectacular five bed roomed home exudes space on High Town Farm, Longframlington. Nestled within a small and established development, this highly sought after home is surrounded by stunning natural beauty, ideal for those who enjoy outdoor living at its finest. The current home owner has spared no expense in bringing this home to life, with high quality fixtures and fittings throughout, and beautifully finished gardens to the front and rear. Longframlington itself is a quaint village with a number of local amenities to hand, whilst Morpeth & Alnwick are easily accessible, only a short drive away, where you will find an array of local bars, restaurants and shopping delights to choose from. The property is also extremely convenient for those who need to commute, linking A1 North & Southbound.

The property briefly comprises:- Grand entrance hallway, downstairs W.C, separate study with views over the garden, impressive lounge, which has been fitted with log burner for those cosy nights in, and floods of natural light from the double patio doors, leading you straight into the garden. The lounge has been finished with a light wooden floor and complimented with Farrow and Ball décor. The open plan kitchen/dining area is a fantastic room with picture perfect views over the garden and ample space for your own dining table with chairs. A modern kitchen has been fitted with a range of base units, offering an abundance of storage. Appliances include a large ceramic sink, double oven, electric oven/hob, integrated fridge/freezer and dishwasher. You further benefit from a separate dining room to the front and a utility room offering excellent storage and space for your own white goods.

To the first floor of the living accommodation, you have a choice of three generous sized bedrooms, plus a further room currently used as an office, all of which have been carpeted throughout, offering super views and excellent storage, meaning there is no compromising on space. The third bedroom benefits from its own en-suite shower room, whilst the main bathroom has been finished in a crisp white with W.C., hand basin and bath tub.

On the second floor, you are presented with a further two spacious bedrooms, the master suite is a large and well-presented space with its own en-suite shower room, whilst bedroom two is currently used as a dressing/exercise room with built in eaves storage.

Externally you have a private driveway to accommodate several cars, plus a double garage benefitting from further storage. The current home owners have brought the front and rear gardens to life, which are currently laid to lawn with pops of colour and vibrancy, offering its new owners peaceful and tranquil outdoor living. You are also within a short walking distance to the village allotments, offering a great community resource, ideal for those green fingered buyers looking to grow your own fresh produce.

Overall, this is an immaculate home that has been well looked after. Early viewings are recommended to appreciate the space on offer.

Lounge: 15'8 x 11'10 (4.78m x 3.61m)
 Dining Room: 13'3 x 8'10 (Into Bay) (4.04m x 2.68m)
 Kitchen: 16'9 x 11'10 (Max points) (5.11m x 3.61m Max Points)
 Utility: 7'10 x 5'0 (2.39m x 1.52m)
 W.C: 5'5 x 2'11 (1.65m x 0.64m)
 Study: 9'3 x 8'3 (2.82m x 2.51m)
 Bedroom One: 16'3 x 14'9 (4.95m x 4.50m)
 En-Suite: 6'5 x 6'1 (1.96m x 1.85m)
 Bedroom Two/Dressing Room: 16'3 x 9'5 (4.95m x 2.87m)
 Bedroom Three: 11'10 x 10'8 (3.61m x 3.25m)
 En-suite: 8'8 x 4'9 (2.64m x 1.45m)
 Bedroom Four: 12'8 x 9'2 (3.86m x 2.79m)
 Bedroom Five: 10'3 x 7'9 (3.12m x 2.36m)
 Office: 11'1 x 7'11 (Max points) (3.38m x 2.41m Max Points)
 Bathroom: 9'1 x 5'6 (2.77m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Oil plus Wood Burner
 Broadband: Fibre to Cabinet
 Mobile Signal / Coverage Blackspot: No
 Parking: Private Driveway plus Double Garage

TENURE

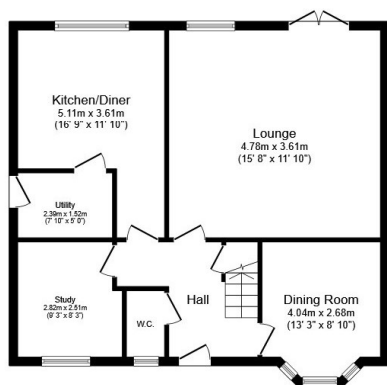
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: C Council Tax Band: F
 M00008487.AB.JD.06/08/2025.V.5

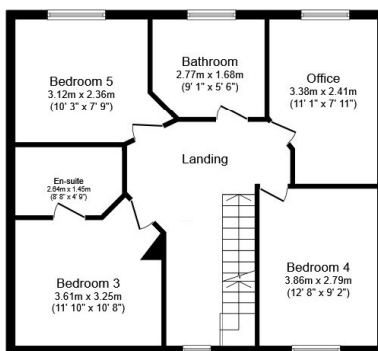
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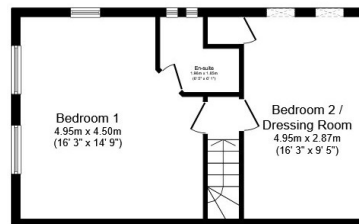




Ground Floor
Floor area 72.2 sq.m. (777 sq.ft.)



First Floor
Floor area 71.4 sq.m. (769 sq.ft.)



Second Floor
Floor area 41.6 sq.m. (447 sq.ft.)

Total floor area: 185.1 sq.m. (1,993 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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