



Church View | Longhorsley | NE65 8UQ

Asking Price £630,000

RMS | Rook
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Sayer



6



2



2

Spectacular Family Home

Spacious Conservatory

Six Bedrooms

Stunning Mature Garden

Peaceful Village Location

Large Driveway plus Garage

Bright and Spacious Rooms

Freehold

For any more information regarding the property please contact us today



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Very rarely found on the market, sits this spectacular six bedroomed family home, located on Church view which is located within the incredibly desirable area of Longhorsley. The property itself is extremely spacious offering an abundance of space to suit any growing families and has a one of kind enclosed garden to the rear. Longhorsley itself offers that all important peaceful village location, with a few local amenities on your doorstep to include the local first school, local shop and pub plus, you are blessed with fabulous walks surrounding the property. The bustling town centre of Morpeth is also around a 13-minute drive away, where you will find an array of local bars, restaurants, river walks and shopping delights to choose from.

The property briefly comprises:- Large entrance hallway, downstairs W.C, impressive lounge with beautiful fireplace and surround. The generous sized lounge offers views over the front garden and comes fitted with a multi fuel log burner, which is the focal point of the room and will be cosy for those winter nights. This leads seamlessly into a separate dining room which is located the to rear of the property. The spacious kitchen is a great space and comes fitted a range of wall and base units offering an abundance of storage. Appliances include gas hob, electric oven and dishwasher. The fantastic kitchen has patio doors leading straight though into a rear conservatory that is flooded with natural light and has fabulous views over the rear garden which can be accessed via the double patio doors. You further benefit from a separate utility space, which has direct access into the garage.

To the upper floor of the accommodation, you have six good sized bedrooms, four doubles and two singles, one of which is currently used as an office. All bedrooms have been carpeted throughout and finished with a light décor. The master bedroom further benefits from large fitted wardrobes, offering excellent storage and its own ensuite shower room. The main family bathroom has been partially tiled and fitted with a hand basin, W.C, free standing bath and separate shower.

Externally to the front of the property, you have a large sweeping drive offering ample off-street parking that leads to a double garage and EV charging point. To the rear of the property, you have a stunning mature garden, the garden has been split into several sections which include a vegetable patch, patio, decking area, Japanese style bridge and stream. The garden is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden is a sheer credit to its current owner and will suit someone who enjoys outdoor living at its finest. The property further benefits from solar panels which are owned out right and battery storage.



Guaranteed to impress and with no onward chain, this is a must view!

MEASUREMENTS

Lounge: 17'8 x 14'6 (5.38m x 4.42m)
Dining Room: 9'9 x 14'6 (2.97m x 4.42m)
Kitchen: 11'7 x 23'4 (3.53m x 7.11m)
Conservatory: 12'5 x 12'9 (3.78m x 3.89m)
Utility Room: 11'7 x 5'9 (3.53m x 1.75m)
W.C: 4'8 x 4'8 (1.46m x 1.46m)
Bedroom One: 15'5 x 14'9 Max Points (4.70m x 4.50m Max Points)
Ensuite: 7'11 x 5'9 (2.41m x 1.75m)
Bedroom Two: 10'3 x 16'4 Max Points (3.12m x 4.98m Max Points)
Bedroom Three: 16'5 x 12'6 Max Points (5.00m x 3.81m Max Points)
Bedroom Four: 10'8 x 11'11 (3.25m x 3.63m)
Bedroom Five: 8'6 x 11'11 (2.59m x 3.63m)
Bedroom Six: 7'7 x 8'10 (2.31m x 2.69m)
Bathroom: 8'10 x 8'10 Max Points (2.69m x 2.69m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil & Log Burner
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Driveway

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: D
Council Tax Band: F

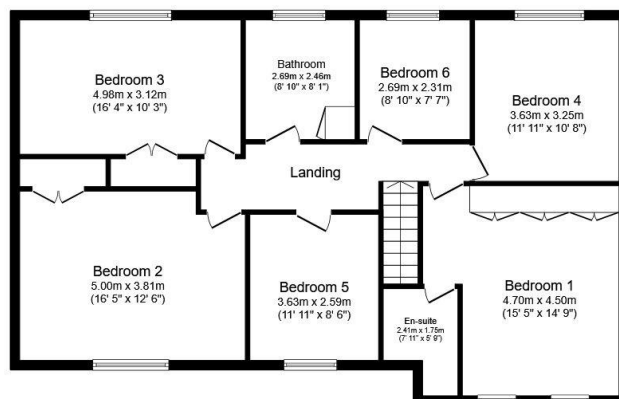
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Ground Floor

Floor area 122.7 sq.m. (1,321 sq.ft.)



First Floor

Floor area 106.8 sq.m. (1,150 sq.ft.)

Total floor area: 229.5 sq.m. (2,471 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
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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