



Claremont House | Longframlington | NE65 8DL

**Auction Guide Price £160,000**

For Sale by Auction: 28th May 2026 Option 1. Terms and Conditions apply.

**RMS** | Rook  
Matthews  
Sayer



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**Wonderful Stone Built Family Home**

**Large Kitchen/Diner**

**Grade II Listed**

**Bright and Spacious Rooms**

**Quaint Village Location**

**Surrounded by Rolling Countryside**

**Superb Opportunity**

**Generous Sized Garden**

For any more information regarding the property please contact us today



T: 01670 511 711

[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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Are you looking for your new forever home that you can put your own stamp on? We have a fantastic opportunity for someone to purchase this wonderful stone built, Grade II listed family home. The property boasts a superb position, nestled within the small and well-established village of Longframlington, Northumberland. This location is always a popular choice for house hunters, as it's a quaint village, surrounded by rolling countryside, ideal for those who enjoy the outdoors. 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. For those who commute, it's also an extremely convenient, linking the A1 North & Southbound.

The property briefly comprises:- Entrance hallway, a spacious bright and airy lounge, second reception room. This leads through to a large kitchen/diner plus a separate utility room with downstairs W.C

To the upper floor of the living accommodation, you have two generous sized bedrooms, originally this was a three bed, however the previous owners made this into two, with a spacious landing, but this could easily be changed, plus a family bathroom suite.

Externally to the front of the property, you have a small enclosed garden with on street parking available. To the rear, you are presented with a generous sized garden, which could be altered to include your own private parking.

This is a superb opportunity for someone to bring this home to life, a real gem to find.

We anticipate a huge level of interest due to the potential available. Call to arrange your viewing today.



Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

#### MEASUREMENTS

Lounge: 14'11 x 13'8 (4.55m x 4.17m)

Second Reception: 14'11 x 13'5 (4.55m x 4.09m)

Kitchen/Diner: 14'4 x 12'6 (4.37m x 3.81m)

Utility: 12'10 x 12'10 (3.91m x 3.91m)

W.C: 3'10 x 3'9 (0.94m x 1.18m)

Bedroom One: 14'11 x 13'9 Max Points (4.55m x 4.19m Max Points)

Bedroom Two: 13'6 x 9'2 Max Points (4.11m x 2.79m Max Points)

Bathroom: 13'5 x 5'5 (4.09m x 1.65m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Solid Fuel

Sewerage: Mains

Heating: None

Broadband: ADSL Modem

Mobile Signal / Coverage Blackspot: No

Parking: On Street

#### 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.

#### AGENTS NOTE - THIS PROPERTY IS SOLD AS SEEN

EPC Rating: F

Council Tax Band: D

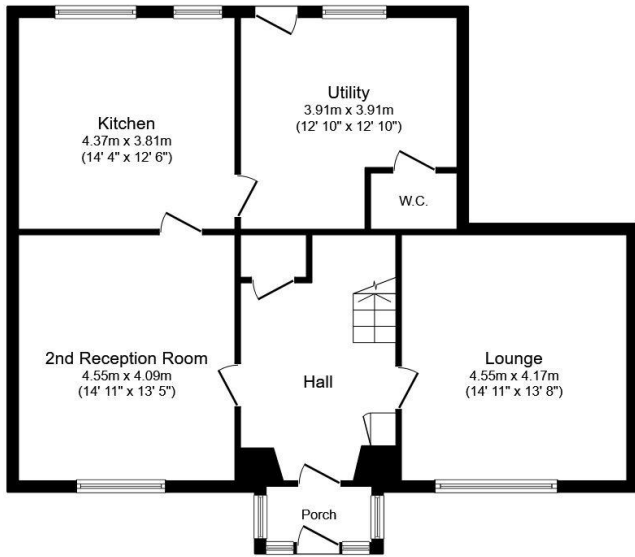
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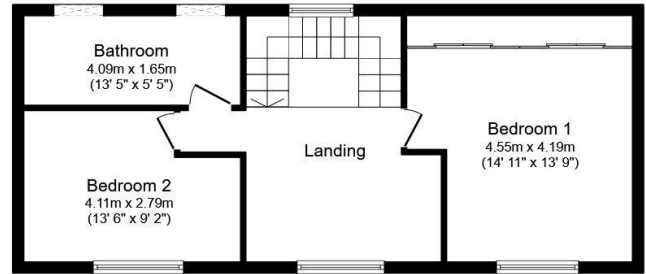
[morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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**Ground Floor**

Floor area 85.8 sq.m. (924 sq.ft.)



**First Floor**

Floor area 51.1 sq.m. (550 sq.ft.)

**Total floor area: 136.9 sq.m. (1,473 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		
55-68	D		63 D
39-54	E		
21-38	F	23 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 relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

