



# Old School House

8 North End, Longhoughton



## Old School House, 8 North End, Longhoughton, Northumberland, NE66 3AG

**Old School House is an attractive, three bedroom stone built semi detached house, tucked away in a lovely private location in Longhoughton village, with a mature south facing garden site of approx. just under 0.2 acres, gravel driveway, and large stone detached garage with workshop - the period cottage requires some updating and modernisation and is offered with NO UPWARD CHAIN.**

Originally part of Northumberland Estates, the period cottage has been in the same family for over 50 years and offers a fantastic opportunity for those buyers seeking a quiet coastal home, with large gardens and scope for further development (subject to normal planning, ducal and building regulations consents). The house has retained many traditional features with two stone inglenook fireplaces with multi-fuel stoves, beams to the ceilings and a mix of double glazed timber and secondary glazed windows - the Duke of Northumberland's 'crescent' is positioned above the front door.

Ground floor - Hallway with a central staircase to the first floor | Sitting room with a stone inglenook fireplace with multi-fuel stove, and an original built in cupboard | Versatile Dining room, open to the galley kitchen, with a stone inglenook fireplace with a multi-fuel stove, and French doors to the Conservatory | Galley style kitchen fitted with a range of wood cabinets, with space for a freestanding cooker and fridge/freezer, and plumbing for a washing machine | Large timber Conservatory overlooking the gardens - doors open to the patio terrace.





**First floor** - First floor landing with access to the loft, and an airing cupboard housing the water tank | Large double bedroom with a cast iron fireplace, built in cupboard and a range of fitted wardrobes to one wall | Bedroom two has built in wardrobes and storage | Bedroom three overlooks the garden | Shower room with a double length shower, WC and wash hand basin.

**Externally** - The lovely, south facing garden site extends to approximately just under 0.2 acres with lawns, mature shrubs and trees | Access is via a small lane to the front of the house | Detached large single garage with workshop with and up and over door, power & lighting | Stone outhouse/store | Driveway parking for 2- 3 cars.

Old School House is well positioned in the village, within walking distance of the local amenities and easy access to the beautiful Northumbrian coastline with miles of stunning beaches at nearby Sugar Sands, Boulmer, Embleton & Alnmouth. Local amenities include Longhoughton Primary school, historic Church, Co-op Supermarket and the popular 'Running Fox' café.

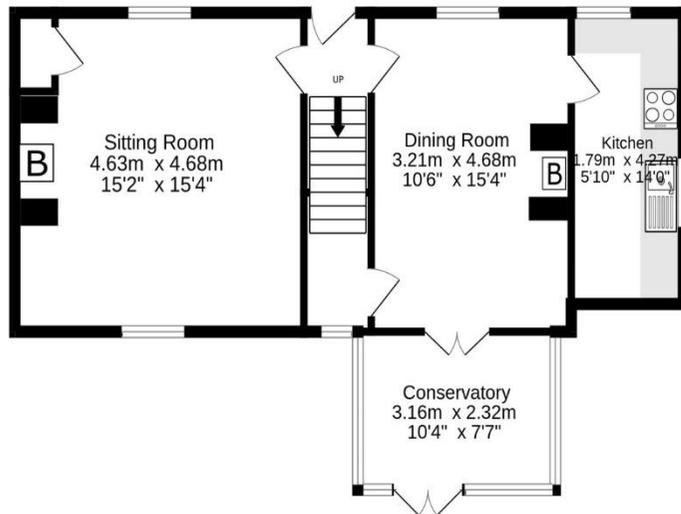
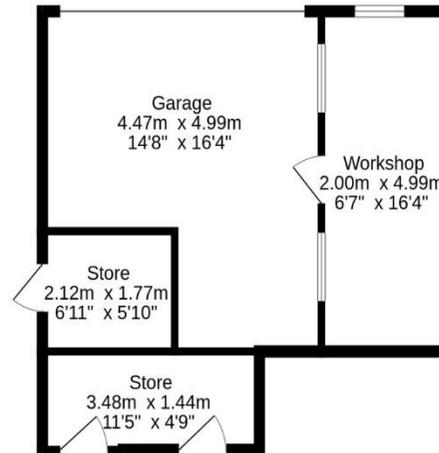
**Approximate distances** : Alnwick 4.5 miles - Alnmouth Railway Station 3 miles - Morpeth 23 miles - Newcastle upon Tyne - 37 miles

Services: Mains Electric, Water & Drainage | Storage Heaters & Multi-Fuel Stoves | Tenure: Freehold | Council Tax: Band E | EPC: E

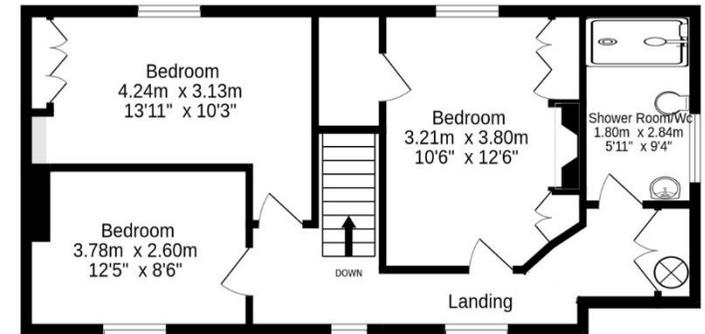
Guide Price £425,000



Ground Floor  
93.9 sq.m. (1011 sq.ft.) approx.

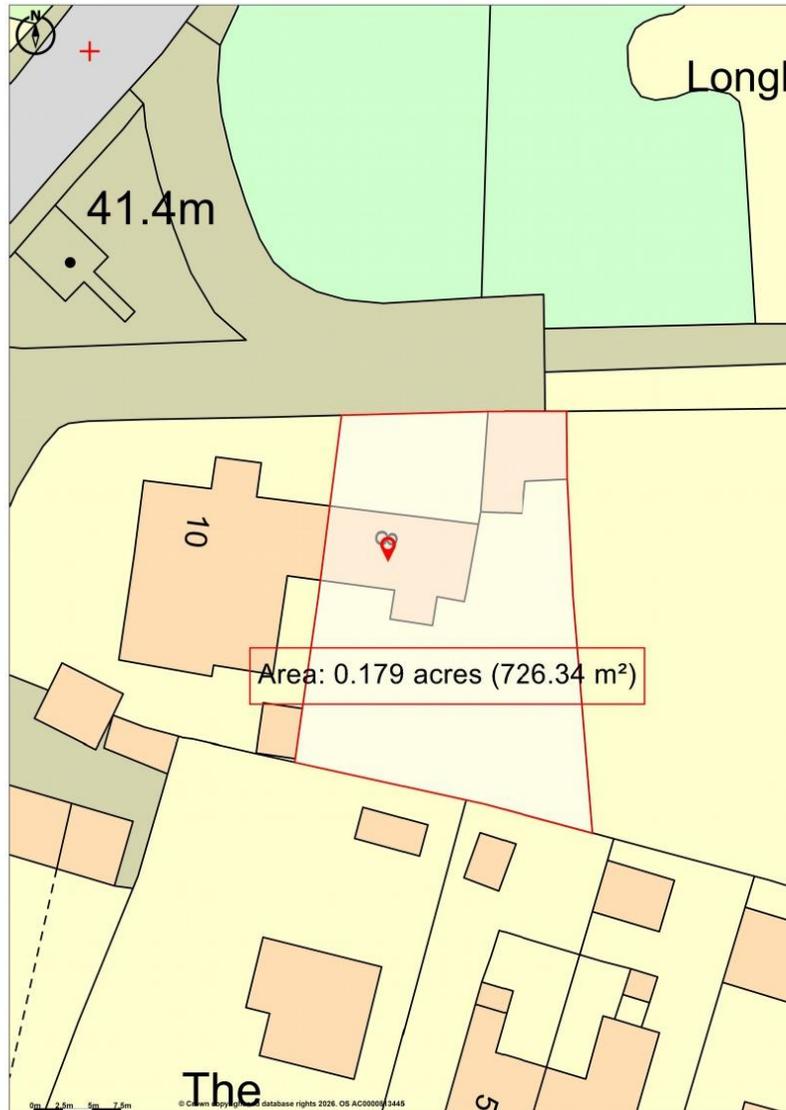


1st Floor  
48.6 sq.m. (523 sq.ft.) approx.



TOTAL FLOOR AREA : 142.5 sq.m. (1534 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







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