



LONGACRE HOUSE

The Green | Longframlington | Morpeth | Northumberland

Longacre House

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Impressive five bedroom detached house with fabulous gardens and pasture circa 1.66 acres

Price Guide: £925,000

Rothbury 5.9 miles, Morpeth 11.5 miles, Alnwick 11.9 miles, Newcastle International Airport 22.9 miles, Newcastle upon Tyne 25.1 miles (all distances are approximate)

- No Onward Chain
- Versatile one bedroom detached guest annexe
- Detached double garage with two stores and log store
- Gated gravel in out driveway with parking for several vehicles
- Open aspect south facing views over the countryside to the coast
- Generous accommodation extending to 3,174 sq. ft (house and annexe - not including garage)



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A stylish, five double bedroom detached house, circa 1910, with a versatile detached one bedroom guest annexe, located in the much sought after village of Longframlington, with fantastic open aspect, south facing views over the surrounding countryside as far as the coast and north across the village green. The grounds extend to approx. 1.66 acres to include formal gardens, a pasture, with tractor shed and vehicular access, a detached double garage and gravel in out driveway. NO UPWARD CHAIN

Longacre House is a handsome and generously proportioned family home, sympathetically refurbished and extended by the current owners of 30 years - with many Edwardian period features retained including: high ceilings, original period fireplaces, decorative ceiling coving, traditional brick and stonework, and generous light rooms - these are combined with modern double glazed, wooden sash or casement windows to maximise light and energy efficiency. The former original crofters cottage was a modest, traditional stone property with a long strip field or 'croft' at the rear for small scale cultivation dating back to the 1800's. It was replaced in 1910 in period style, and extended by the current owners with an impressive two storey extension, a detached garage and the conversion of the former byre.

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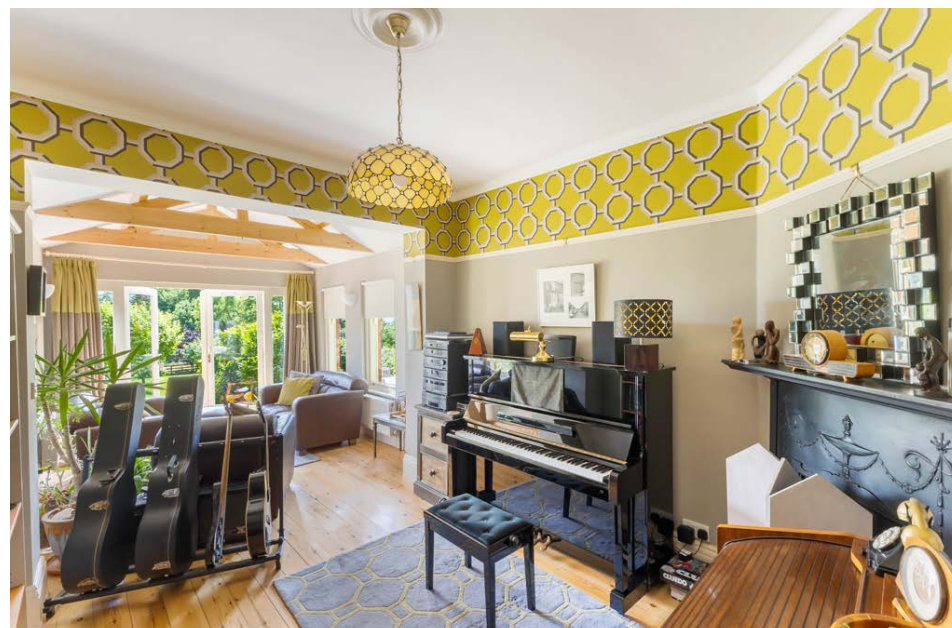


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Ground floor - Entrance porch with fitted coat hooks and a window to the front garden | Impressive and versatile Reception/dining hallway, currently used as a cosy snug, with two windows to the front gardens, a cast iron multi-fuel stove set in a traditional surround and two original built in cupboards to the side | Inner Hallway with a balustrade staircase to the first floor, with useful under stair storage | Ground floor shower room with a toilet and wash hand basin | Lovely lounge with a bay window overlooking the garden, ceiling coving and rose, and a fabulous open fire with a slate and steel surround | Reception room with a wood floor and original cast iron & tiled fireplace, open to the Garden room | A beautiful Garden room with a high vaulted ceiling with feature beams and triple aspect windows including French doors opening to the terrace and garden | Excellent family kitchen/breakfast room, off a small hall area, with a large bay window offering lovely space for dining overlooking the patio and garden - kitchen area, with a small side window, is fitted with an extensive range of cabinets, with a large central island, a gas range cooker, Belfast style sink, space for a dishwasher and American style fridge/freezer | Large Utility/boot room with fitted coat hooks, fitted cabinets, a Belfast style sink, plumbing for a washing machine, floor standing LPG combi boiler with airing shelves over and pulley/airer to the ceiling | Outside door opens to the driveway, the detached garage with log store and two tool stores, and a path to the rear garden.



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First floor - First floor landing with a large built in linen cupboard | Superb master bedroom with built in wardrobes and a triple window overlooking the gardens, Coquet Valley and coast, and access to the loft | Ensuite with shower, toilet and wash hand basin | Generous second bedroom, with a cast iron and tiled fireplace with a marble surround, a triple window looking south to the garden and countryside, and a smaller window to the side | Bedroom three has a window to the front, with views over the village green and playground, and access to the loft | Bedroom four has two windows overlooking the village green north and west, and a fitted wardrobe with shelving | Bedroom five has a period fireplace and overlooks the rear garden | Family bathroom, located off the large landing area, has a bath with a shower over, separate shower cubicle and wash hand basin | Separate toilet with a wash hand basin.

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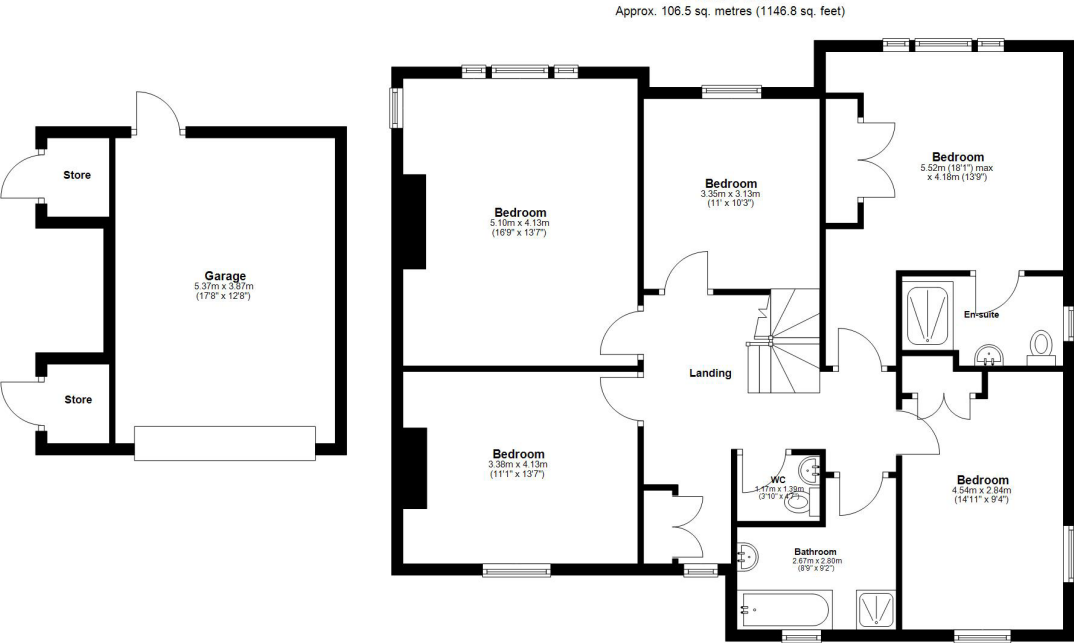
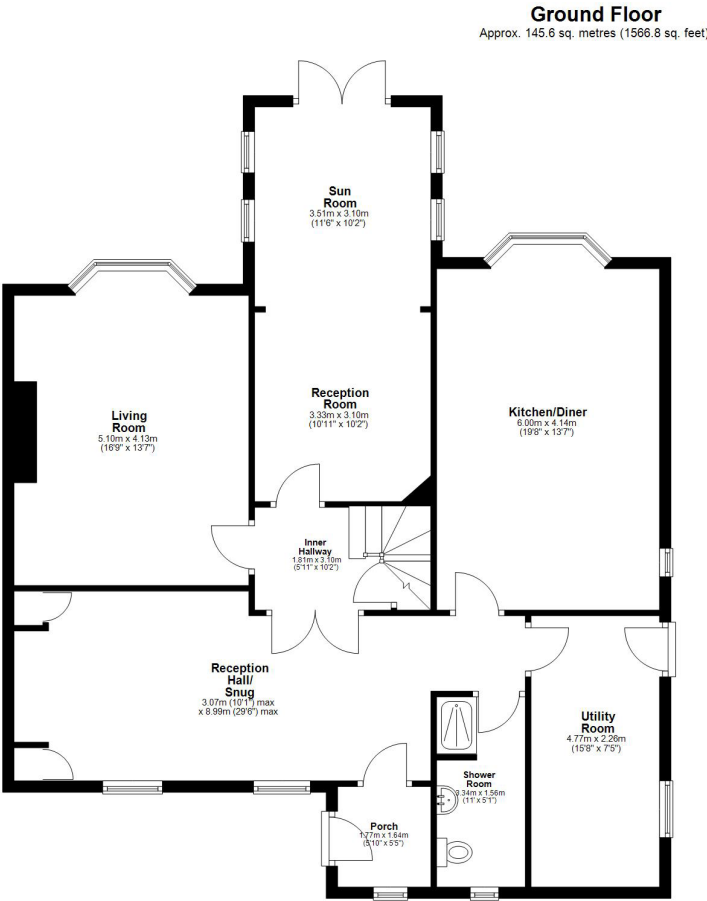


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Total area: approx. 252.1 sq. metres (2713.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

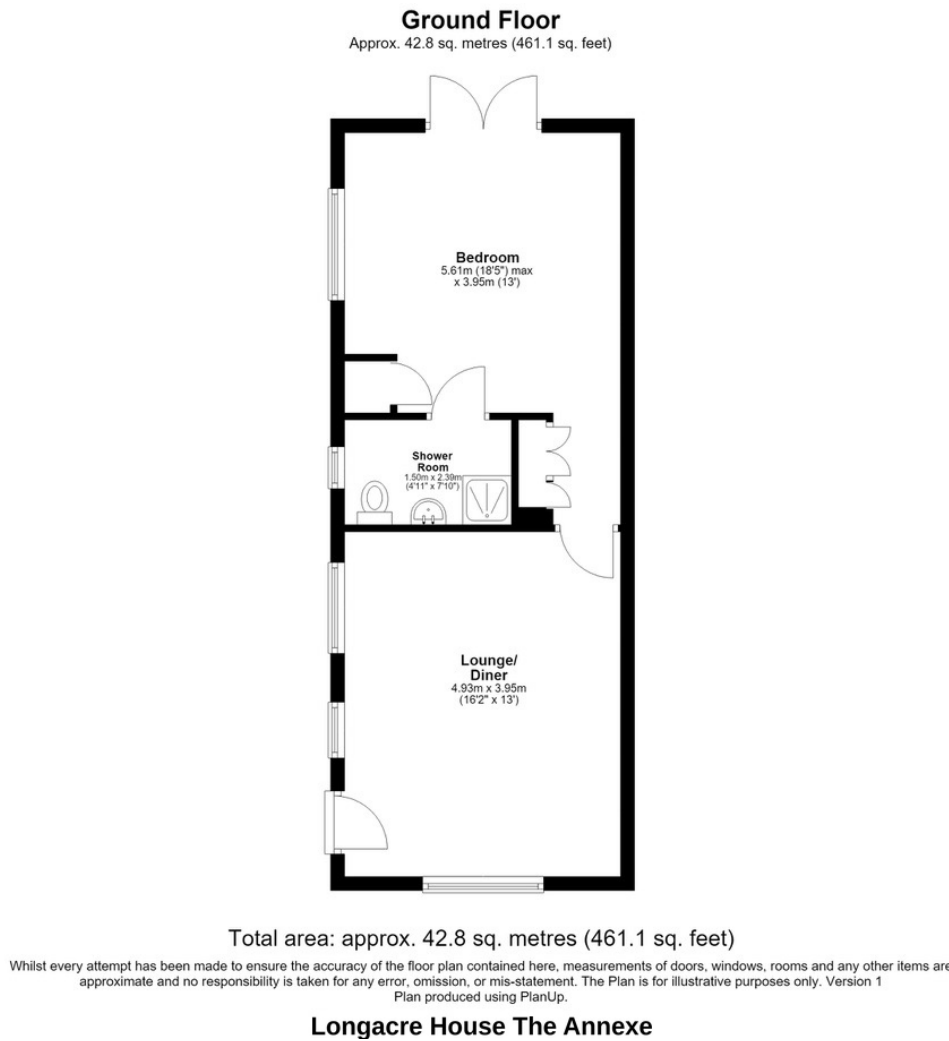
Plan produced using PlanUp.
Longacre House

GUEST ANNEXE

Guest Annexe - A fabulous single storey, stone detached guest annexe designed for easy access for those with poor mobility - converted from an old Byre, with open vaulted and beamed ceilings, and wood floors | Equally suited as dependant living accommodation or for home working | Large open plan living room with versatile seating and dining areas with dual aspect windows, a number of fitted cabinets and kitchenette | Excellent double bedroom with fitted wardrobe, mezzanine cupboard plus airing cupboard housing the a wall mounted LPG combi boiler, and French doors with views to the coast opening to the garden patio area | Ensuite shower, toilet and wash hand basin.

Agents note - The Annexe planning approval is for a dependent dwelling and not separately registered for Council Tax.







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Externally - A large detached brick and render double garage, with Velux windows to the roof, a roller door plus separate rear door, power, lighting and janitor sink | Two separate external stores to the side of the garage plus log store | Attractive in out driveway, with parking for a number of cars - the driveway gives access to the garage, and to the side track to the field and tractor shed | Shrubberies to the front of the house and annexe | Beautiful landscaped gardens, with raised patio areas, well stocked and mature planted borders, extensive lawns, fruit trees and a Summerhouse | To the rear of the garage is an enclosed patio area with outside fireplace - a great space for entertaining and enjoying the night skies | Separate garden area with raised vegetable and soft fruit beds and a potting shed | The garden extends beyond to a delightful pasture area with open views and fruit trees.

Longframlington is located approx. 5 miles to the east of Rothbury, 11 miles from the market towns of Alnwick to the north east, and Morpeth to the south, each offering a good range of shops, bars/restaurants, golf and leisure facilities. Good choice of schooling options for the village. Excellent local amenities with regular bus services, two village pubs, a village shop, Doctors Surgery, 'Greens' butchers, 'Running Fox' cafe, hairdresser and village Memorial Hall. Easy access to Newcastle (26 miles) and Newcastle International Airport via the A697 and A1 trunk road to the south and north to the Scottish Borders. Mainline rail links from both Alnmouth and Morpeth stations.

Services: Mains Electric, Water & Drainage | Propane Gas - Heating and cooking | Additional solid fuel heating | Tenure: Freehold | Council Tax: Band E | EPC: E (Main house) EPC: D (Annexe)

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