



1 St. Laurence Court

Longframlington



1 St. Laurence Court, Longframlington, Morpeth, Northumberland, NE65 8BP

BEAUTIFULLY PRESENTED AND EXTENDED FIVE BEDROOM, STONE BUILT DETACHED HOUSE - THE FORMER SHOW HOUSE, BUILT IN 2019, FOR THIS LUXURY MODERN DEVELOPMENT IN LONGFRAMLINGTON - WITH A GENEROUS SOUTH FACING CORNER GARDEN PLOT (APPROX 0.2 ACRES), DOUBLE WIDTH DRIVEWAY AND INTEGRAL DOUBLE GARAGE.

An excellent five bedroom/three bathroom family home, located in this executive and much sought after 'Dacre Street Homes' modern development in the Longframlington. The substantial stone built house, has been further enhanced and extended by the current owner with the addition of a lovely 'Hawthorn Windows' Conservatory at the rear opening to the terrace and garden, ideal for entertaining and a versatile reception space.

Ground floor - Oak portico entrance | Reception hallway with an attractive oak staircase to the first floor | Cloakroom/WC | Ground floor study/home office | Fabulous lounge with feature wood burning stove and French doors to the conservatory | Impressive Conservatory with sliding doors opening to the garden | Stylish L shaped kitchen/dining room with a contemporary fitted kitchen and bi-fold doors to the terrace & garden - the kitchen is fitted with a range of cabinets, with a large central island with stools, and integrated Siemens appliances include; fridge/freezer, dishwasher, microwave, induction hob, and fitted oven | Utility room with a range of base cabinets and access to the garage and garden.





First floor - Attractive first floor landing | Stunning master bedroom suite with a frosted glass door to a luxury ensuite and opening to a spacious fully fitted dressing room | Ensuite with a walk in shower, bath, WC and wash hand basin | Guest double bedroom | Ensuite shower/WC | Three further double bedrooms | Well appointed family bathroom comprising; a double ended bath, a separate walk in shower, WC, and wash hand basin.

Externally - The property sits in a generous 0.2 acre south facing corner plot, which is lawned, with mature planted trees and shrubs to the boundary, and useful wood store | The boundary to the garden is a mix of traditional estate railings, timber fencing and mature planting, opening to a double width block paved driveway with parking for 3-4 cars | Integral double garage with two electric doors, power & lighting | Electric car charger point and water tap.

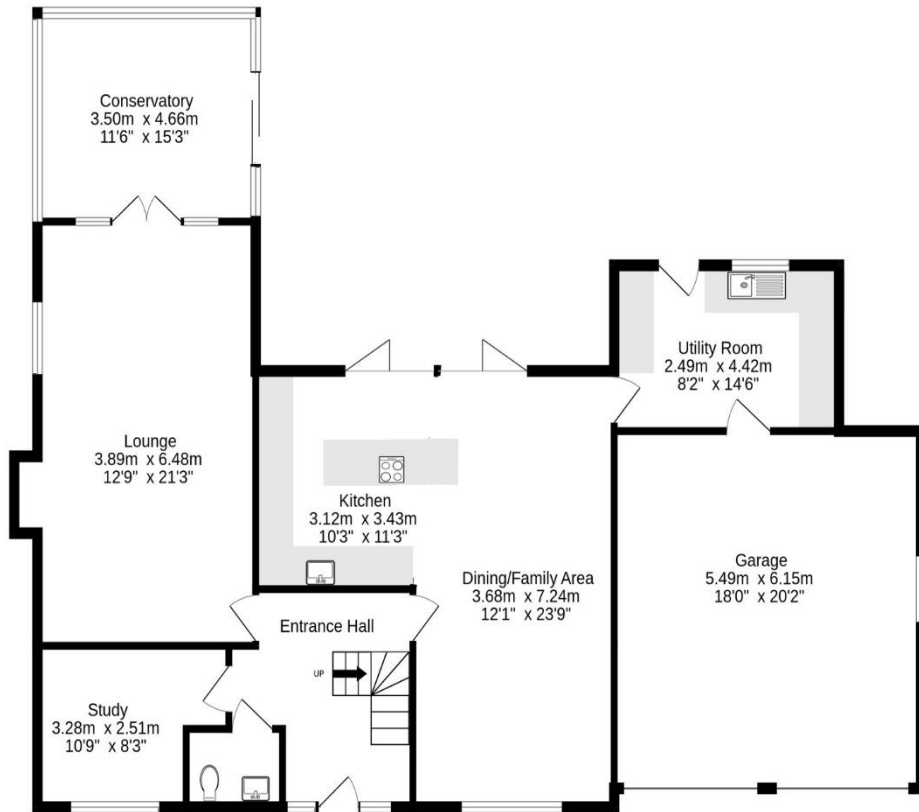
Longframlington village is conveniently positioned on the A697 for easy access to Morpeth and Newcastle upon Tyne, with good road links to the A1 for commuting throughout the region. The village offers a range of local amenities with a village shop, 'Running Fox' café, two lovely gastro pubs, 'Green's' quality butchers, Church, Doctors Surgery, hairdressers and gym/leisure facilities. - there are a number of schools in Morpeth, Alnwick and Rothbury. Golf Courses nearby include Swarland, Burgham Park & Rothbury. For a wider range of amenities Morpeth and Alnwick are close by, with doctors and dentists, supermarkets, cafes and restaurants.

Services: Mains Electric, Water & Drainage | Propane Gas Heating | Tenure: Freehold | Council Tax: Band F | EPC: C

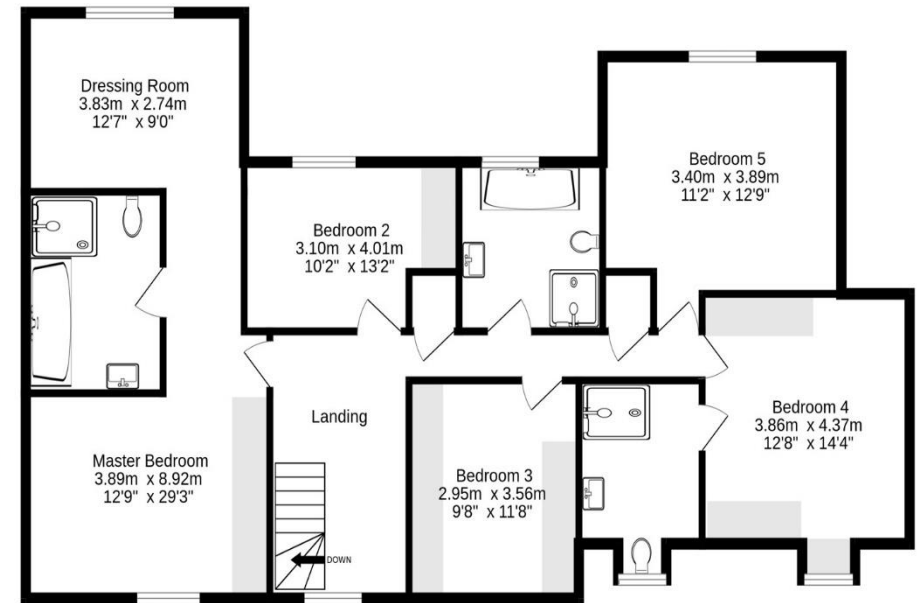
Guide Price £795,000



Ground Floor
128.3 sq.m. (1381 sq.ft.) approx.



1st Floor
112.6 sq.m. (1212 sq.ft.) approx.



TOTAL FLOOR AREA : 240.8 sq.m. (2592 sq.ft.) approx.

Please note; the floorplans are for illustration purposes only.

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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