



# High Town Farmhouse

High Town,  
Longframlington



SANDERSON  
YOUNG





## High Town Farmhouse

High Town, Longframlington Morpeth,  
Northumberland, NE65 8BH

**An impressive, stone built detached house, individually designed and constructed in 2010, in the lovely village of Longframlington with fabulous south facing views towards the open countryside, low maintenance landscaped gardens and driveway parking for a number of cars - only a few minutes walk from the local shops, pubs and cafes - NO UPWARD CHAIN**

The superb, four bedroom family home, occupying an attractive corner plot just off the Village green, benefits from generous accommodation over two floors, with underfloor heating to the ground floor, modern ensuites and family bathroom, double glazing and a great central location to the village. The property is ideally placed for easy access via the A697 and A1 to Morpeth and Newcastle, and sits inland from the stunning Northumberland coastline - local amenities include a doctor's surgery, thriving community hall, dog walking field, village shop, butchers, cafe and Granby restaurant and Village Inn.

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### Price Guide:

Guide Price £479,950

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Ground floor - Vestibule | Reception hallway with under stairs storage and a built in cloaks cupboard | Generous size sitting room with oak flooring, French doors opening to the terrace and garden, and two windows to the front elevation - glazed French doors connect to a second large reception room | Fabulous reception room, currently housing a full sized snooker table, with oak flooring, and French doors to the garden | Farmhouse style family kitchen/breakfast room fitted with a range of handmade cabinets, a Rangemaster cooker (5 ceramic rings, two ovens and grill), and useful walk in pantry - ample space for a large dining table & chairs for informal dining | Utility room with plumbing for a washing machine/tumble dryer and small boot sink - WC and wash hand basin.

First floor - First floor landing | Excellent Master bedroom with ample space for freestanding bedroom furniture | ensuite shower room/WC shared with bedroom four | Guest double bedroom | Ensuite shower/WC | Double bedroom three | Smaller bedroom four with access to the jack and jill shower room | Well appointed Family bathroom with a contemporary white suite comprising; freestanding bath, large walk in shower, WC and wash hand basin.



Lizzie Beattie  
01665 600 170  
lizzie.beattie@sandersonyoung.co.uk







Externally - To the front of the house is a pathway and planted town garden | The rear south facing garden is designed for easy maintenance with a superb paved patio area, gravel bed and mature planting | Timber sheds/storage with a decked terrace | Gravel driveway in the rear garden, with parking for up to four cars | Excellent rural views to the Coquet Valley and to the north, to the Village Green.

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



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