

BRUNTON

RESIDENTIAL



ST. LAURENCE COURT, LONGFRAMLINGTON, MORPETH, NE65

Offers Over £725,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



SUBSTANTIAL 5 BEDROOM DETACHED - STONE BUILT MODERN HOME - GENEROUS CORNER PLOT

Situated at the head of a desirable cul-de-sac, this impressive stone-built detached home occupies a premium plot on the estate and includes a double garage. The spacious accommodation features a bright, spacious lounge, a generous kitchen/dining room, a useful utility, and a ground-floor WC. Upstairs, there are five well-proportioned bedrooms and three bathrooms, two of which are en-suites, all having Villeroy & Boch sanitary ware and Hansgrohe taps, showers and fittings, providing excellent quality and versatility for family living.

Located in the sought-after village of Longframlington, residents benefit from a welcoming community, local amenities such as the renowned Running Fox bakery, village shop, two pub/restaurants, as well as a well-regarded first school nearby at Longhorsley and primary school at Swarland. Excellent transport links via the A697 provide easy access to Morpeth and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a spacious hallway with Karndean flooring with underfloor heating extending across the entire ground floor, complemented by oak doors, bannisters, and detailing throughout. The lounge is generously proportioned, featuring dual-aspect windows to the side and French doors opening onto the rear garden, with a log burner set within a fire surround. Also on this level is a ground-floor cloakroom. The L-shaped dining kitchen incorporates an extended breakfast bar with Silestone work surfaces. Integrated appliances include a wine cooler, oven, combi microwave oven, fridge, and freezer. Bi-fold doors open onto the large rear garden, and the kitchen also benefits from windows to the front. A generous utility room provides further access to the rear and into the double garage, which houses the boiler, features two remote-controlled up-and-over doors, and an upgraded EV charging point. Also at ground-floor level is a study/home office, currently used as a playroom, but versatile for a variety of purposes.

Stairs lead up to a galleried landing and the master suite on the first floor. This suite includes a large walk-in wardrobe and dressing room with fitted storage and window. Frosted glass doors open into a luxurious en-suite bathroom, featuring a walk-in shower, a large bath with central mixer taps, and upgraded tiling throughout. A further double bedroom also benefits from an en-suite shower room. In addition, there is a well-appointed family bathroom, complete with a walk-in shower with monsoon head and a freestanding bath. In total, there are five double bedrooms.

Externally, the property sits on a large corner plot bordered by open fields, with secure fencing and laurel hedging providing an excellent degree of privacy to the large rear garden. Walk-around paths further enhance the outdoor space.



BRUNTON

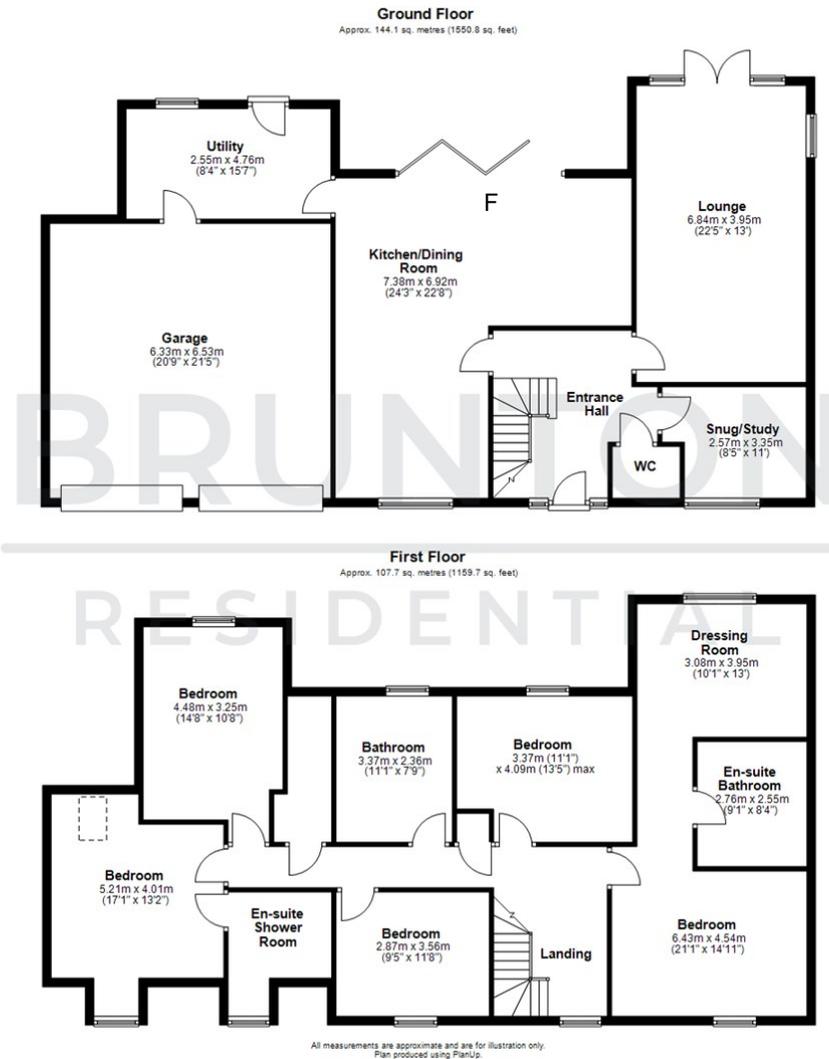
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	