



Northumberland  
Properties

**Rest Harrow East Road, Longhorsley**  
**£775,000**





## Rest Harrow East Road

Longhorsley, Morpeth

Council Tax band: F

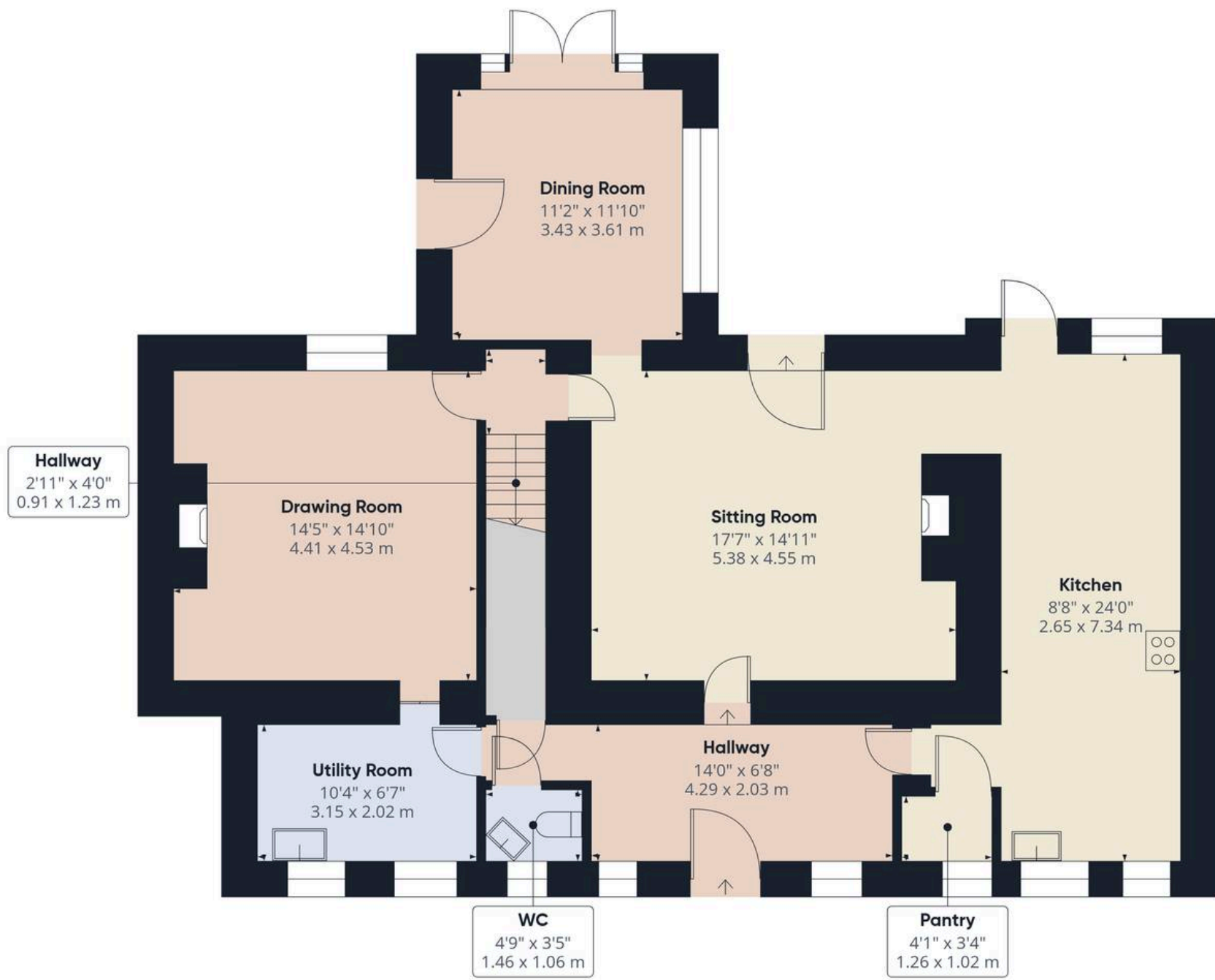
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Exceptional stone-built village residence extending to over 2,500 sq ft of beautifully proportioned accommodation
- Privately positioned with gated access within the heart of the highly sought-after village of Longhorsley
- Five generous bedrooms and multiple reception spaces offering excellent flexibility for family or multi-generational living
- Character-filled interiors featuring stone fireplaces, log burning stoves and hardwood flooring throughout the principal rooms
- Additional parcel of land positioned to the front of the property, ideal for leisure, gardening or lifestyle use
- Beautifully established and secluded rear gardens with mature planting, lawned areas and peaceful outdoor seating spaces
- Large detached garage with adjoining versatile ancillary room suitable for a home office, gym, studio or workshop
- Excellent accessibility to Morpeth, Newcastle, the Northumberland countryside and coastline via nearby A697 connections





First Floor Building 1

**Approximate total area<sup>(1)</sup>**  
1101 ft<sup>2</sup>  
102.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



**Approximate total area<sup>(1)</sup>**

1064 ft<sup>2</sup>  
98.8 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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Floor 1 Building 1



First Floor Building 1



Floor 1 Building 1



First Floor Building 2

**Approximate total area<sup>(1)</sup>**

2587 ft<sup>2</sup>  
240.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Longhorsley continues to be one of Northumberland's most desirable village locations, admired for its strong sense of community, excellent local amenities and strategic positioning. The village itself offers a highly regarded First School, village shop, popular public house and church, while nearby Morpeth provides an extensive range of schooling, retail, dining and leisure facilities. Excellent road links place Newcastle, the surrounding countryside and the Northumberland coastline all within easy reach, making Rest Harrow not only a beautiful home, but an exceptional lifestyle opportunity within one of the county's most sought-after settings.

#### **Utilities**

**Heating: Oil Central Heating**

**Electric: North Grid**

**Water: Direct Mains Water**

**Sewerage: Standard Uk Domestic**



## Northumberland Properties

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