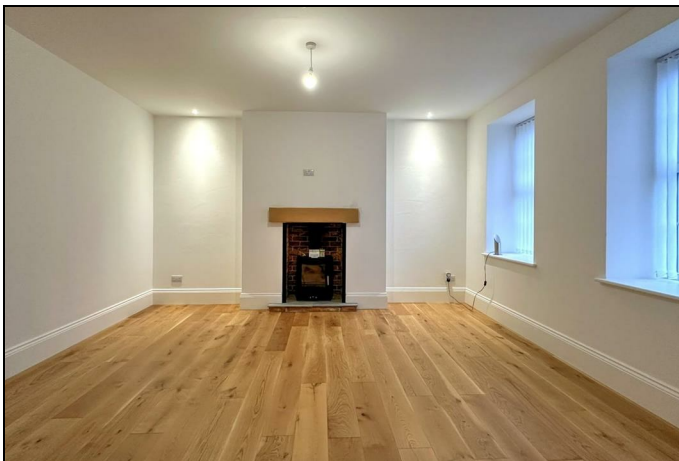


EAST ROAD LONGHORSLEY MORPETH NE65 8SY



- Five Bedroom Detached
- Available With No Chain
- Gardens & Parking
- EPC: B
- Services: Mains Electric, Water & Drainage

- Extensively Renovated
- Village Location
- Tenure: Freehold
- Council Tax Band G

Price £575,000

EAST ROAD LONGHORSLEY MORPETH NE65 8SY

A beautifully refurbished and highly versatile five bedroom detached home, occupying a generous plot in the heart of the popular village of Longhorsley. The property has recently undergone a comprehensive renovation, transforming what was formerly a chapel into an impressive and characterful family residence.

The property has been thoughtfully updated to offer modern day efficiency and comfort, including air source heat pumps with underfloor heating, alongside contemporary kitchens and bathrooms, while carefully retaining period character through features such as a handmade oak staircase, restored stonework and traditional detailing.

The accommodation begins with a welcoming entrance hall with a statement oak staircase to the first floor, double doors leading to the lounge which has a fuel burning stove and to the rear is an impressive kitchen, dining and family area extending to over 12 metres, fitted with a modern kitchen, granite work surfaces and integrated appliances, with patio doors opening onto the garden. A utility room, separate plant room and ground floor WC provide additional practicality. A versatile ground floor bedroom with en-suite shower room and its own external access completes the ground floor accommodation.

To the first floor, the master bedroom enjoys vaulted ceilings and a luxury en-suite bathroom. A second bedroom also benefits from an en-suite shower room, while two further double bedrooms are served by a well appointed principal bathroom/WC.

Externally, the property enjoys a generous garden, largely laid to lawn and enclosed by traditional stone walls, together with ample off-street parking and a useful stone store.

Centrally located within Longhorsley village, the property is ideally placed to enjoy local amenities including a first school, village shop, country pub/restaurant and village hall, with excellent access to Morpeth, Alnwick and the wider road network.

ENTRANCE HALL

The entrance door opens into a welcoming and impressive hallway, finished with oak flooring and a handcrafted staircase leading to the first floor, with double doors opening into the lounge.



GROUND FLOOR WC

Positioned in the hallway and appointed with a WC, wash hand basin and extractor fan.

LOUNGE

15'2" x 14'5" (4.64 x 4.4)

Measurement includes alcoves.

A spacious yet cosy main reception room, finished with oak flooring and a double glazed window to the front, centred around a fuel burning stove set within a feature fireplace.



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

OPEN PLAN KITCHEN DINING & FAMILY AREA

39'6" x 9'11" (12.04 x 3.04)



KITCHEN

The kitchen showcases contemporary cabinetry providing plentiful wall and floor storage with granite worktops and integrated appliances, including an induction hob, oven, microwave, and dishwasher. Flooded with natural light through patio doors to the garden and a separate door to the utility room.



ADDITIONAL IMAGE



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

DINING AND FAMILY AREA

The dining and family area provides an extensive, versatile space for both relaxation and entertaining, featuring windows and two sets of double doors to the garden, with recessed ceiling lighting adding ambience throughout.



GROUND FLOOR BEDROOM

15'10" x 16'0" max (4.83 x 4.9 max)
Maximum dimensions given

A double bedroom with front facing double glazed windows, an external access door, and en-suite facilities, offering flexibility for use as a home office, workspace, relative's accommodation or recreational room.



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

ENSUITE

A modern en-suite featuring a WC, wash hand basin set within a vanity unit, a fixed Bluetooth enabled vanity mirror, and a shower cubicle with mains shower, all beautifully finished with fully tiled walls and flooring.



UTILITY ROOM

The utility room is equipped with ample additional storage, a freestanding washing machine and dryer, a sink, and a double glazed window to the side, providing a practical and well appointed space.

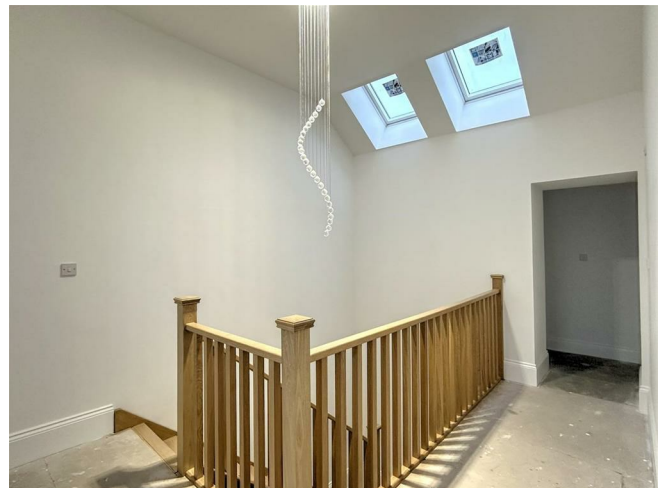


PLANT ROOM

A dedicated plant room containing the equipment for the air source heat pump and underfloor heating, discreetly tucked away to maintain the home's living spaces.

FIRST FLOOR LANDING

A striking first floor landing, featuring a vaulted ceiling, elegant oak balustrades, and a front facing double glazed window, adding light and character to the upper floor.



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

MASTER BEDROOM

15'5" x 16'5" max (4.71 x 5.01 max)

Maximum measurements given.

A spacious master bedroom featuring a vaulted ceiling, double glazed windows to the front, and direct access to the luxurious en-suite bathroom.



ENSUITE

A luxurious en-suite finished with full height wall and floor tiling, ambient LED strip lighting, a rainfall shower, freestanding bath with floor mounted tap and shower attachment, wall hung vanity, WC, and a Bluetooth enabled mirror. A double glazed window and additional storage complete the space.



BEDROOM TWO

15'5" x 16'5" max (4.7 x 5.01 max)

Maximum Measurements

Featuring double glazed windows to the front and side, and direct access to its own en-suite.



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

ENSUITE

A modern en-suite featuring a WC, wash hand basin set within a vanity unit, a fixed Bluetooth enabled vanity mirror, and a shower cubicle with mains shower, all beautifully finished with fully tiled walls and flooring.



BEDROOM THREE

11'3" x 18'0" max (3.45 x 5.49 max)
Maximum Measurements Given.

A well proportioned bedroom with rear facing double-glazed windows.



BEDROOM FOUR

11'4" x 14'0" approx. (3.47 x 4.28 approx.)
Approximate measurements.

A generously sized bedroom featuring a double glazed window to the rear.



EAST ROAD LONGHORSLEY MORPETH NE65 8SY

BATHROOM/WC

A stylish family bathroom comprising a freestanding bath, separate rainfall shower, wall-hung basin, WC, and Bluetooth-enabled mirror. The room features fully tiled walls and floor, a rear-facing double-glazed window, and a heated towel rail.



EXTERNALLY

Outside, the property enjoys a substantial garden, mainly laid to lawn and bordered by traditional stone walls. A large gravelled area provides ample parking, complemented by an adjoining stone store for extra storage.



ADDITIONAL IMAGE



FLOOR PLAN

This plan is not to scale and is for identification purposes only.

EAST ROAD LONGHORSLEY MORPETH NE65 8SY

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -

Water Supply -

Sewerage -

Heating -

Broadband and Mobile -

(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - . Surface Water - .

Planning Permission -

Coalfield & Mining Areas -

TENURE & COUNCIL TAX BAND

Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

VIEWING ARRANGEMENTS

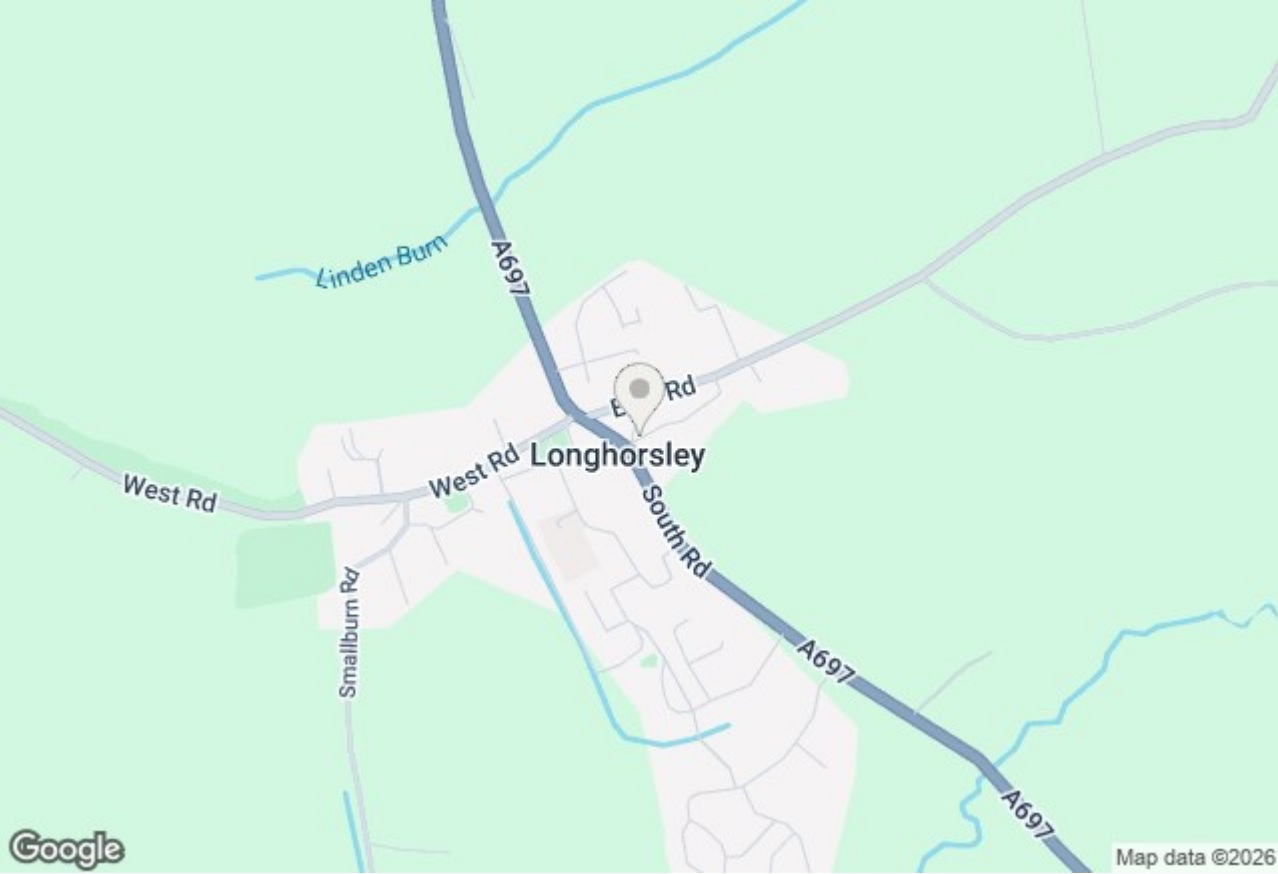
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	92
(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 	

Environmental Impact (CO₂) 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 	



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickard.uk.com

Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA