

## THE WHITE HOUSE TODSTEAD LONGFRAMLINGTON NORTHUMBERLAND NE65 8AU



- Superb Equestrian Property
- Extensive Gardens
- Available With No Chain
- Council Tax Band G

- Four Bedroom Detached Home
- Paddock & 6 Acre Grazing Land
- EPC Rating E
- Freehold

**Price £725,000**

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An unmissable opportunity to acquire and potentially develop a much loved family home with paddock and approx. 6 acres of grazing land. The property has huge potential to further develop onsite equestrian facilities and more for those looking to pursue a rural lifestyle. The property briefly comprises:- A large and welcoming entrance hall, cloaks/wc, lounge, dining room, study, kitchen and utility room to the ground floor. To the first floor there is a landing, master bedroom with ensuite, two further double bedrooms, a large single bedroom, storage cupboard and bathroom/wc. Outside, the property is accessed via a private gravelled driveway providing ample off street parking and access to the double garage. The extensive and well established gardens sit to the front of the property whilst the paddock and grazing can be easily accessed from the driveway, lying to the east of the property.

Occupying a private position on the edge of a small collection of properties along the B6344 Rothbury Road, just past Weldon Bridge. Local amenities are available in the nearby villages of Longframlington and Longhorsley, whilst further Town centre amenities are available in Morpeth approx 10 miles south, Alnwick approx. 14 miles North. Both of which have an excellent range of shopping and social amenities along with schooling for all ages.

## ENTRANCE LOBBY

Entrance door leading to a lobby with internal door to the hallway.

## ENTRANCE HALL

9'10" x 18'3" (3.01 x 5.58)

A spacious and welcoming hallway with wood flooring, stairs leading to the first floor and storage cupboard.



## GROUND FLOOR CLOAKS / WC

Fitted with a wc and wash hand basin in vanity unit, window to side.



## LOUNGE

20'7" x 20'9" into bay (6.29 x 6.35 into bay)

An impressive main reception room with lots of natural light having a bay window to the side and further windows to the front and rear. Decorative fireplace, coving and ceiling rose.



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## DINING / SECOND RECEPTION ROOM

17'1" x 12'10" (5.22 x 3.93)

Overlooking the garden and has an open fireplace with decorative surround, wood flooring, ceiling rose and coving.



## STUDY

8'9" x 7'4" (2.68 x 2.26)

Parquet flooring, window.

## BREAKFASTING KITCHEN

13'8" x 11'8" (4.17 x 3.57)

Fitted wall and base units with roll top work surfaces and attached breakfast table, sink drainer unit with mixer tap and integrated appliances to include a double oven, hob and extractor hood and dishwasher. Windows to front, side and rear aspects, radiator. Superb walk in pantry and a door providing access to the utility room.



## UTILITY ROOM

Adjoining the kitchen with the garage, there are a range of fitted wall and base units, sink drainer unit with mixer tap, plumbing for a washing machine and an external door to the garden and a door to the garage.



## FIRST FLOOR LANDING

Access to loft and a galleried view of the return staircase with window.

## STORAGE CUPBOARD

A useful storage facility located off the first floor landing.

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## BEDROOM ONE

14'3" x 13'9" (4.35 x 4.2)

A spacious master bedroom with an impressive outlook across the gardens.



## ENSUITE

Fitted with a wc, wash hand basin and shower in cubicle. Tiled walls and floor, electric storage heater.



## BEDROOM TWO

16'2" excluding wardrobes x 12'11" (4.95 excluding wardrobes x 3.94)

Overlooking the garden, electric storage heater and built in wardrobes.



## BEDROOM THREE

13'9" x 8'2" including wardrobes (4.2 x 2.49 including wardrobes)

Window and electric storage heater.



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## BEDROOM FOUR

9'5" x 10'6" (2.88 x 3.22)

Window and electric storage heater.



## BATHROOM / WC

Fitted with a panelled bath with electric shower over, pedestal wash hand basin and wc., window, heated towel rail and built in storage cupboard.



## EXTERNALLY

The property is approached from a gravelled driveway leading to an ample parking area providing access to the double garage. Beyond this there is a gate leading to the paddock and a smaller garden area. The front of the property has an expansive garden, well matured with a variety of trees and shrubs. The property also has a substantial patio terrace, wrapping around the front and sides.



## PADDOCK

Adjoining the larger grazing area, the paddock is currently unused but still has a small timber stable block and can be accessed directly from the property.

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## GRAZING

The grazing land can be conveniently accessed from the driveway of the property or from an entrance to the northern edge, off Villa Lane. The land has been a later addition to the property with the current owners acquiring it in 1994. We are advised that there is a gas supply pipe and fibre optic cable passing through the land. It is believed that the land was purchased with the understanding any future use would be for grazing and agricultural use.



## DOUBLE GARAGE

Attached double garage with wooden doors, storage to eaves and power and lighting.

## FLOOR PLAN & SITE PLAN

These plans are not to scale and are for identification purposes only.

## GENERAL INFORMATION

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

Photographs are reproduced 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.

## TENURE & COUNCIL TAX BAND

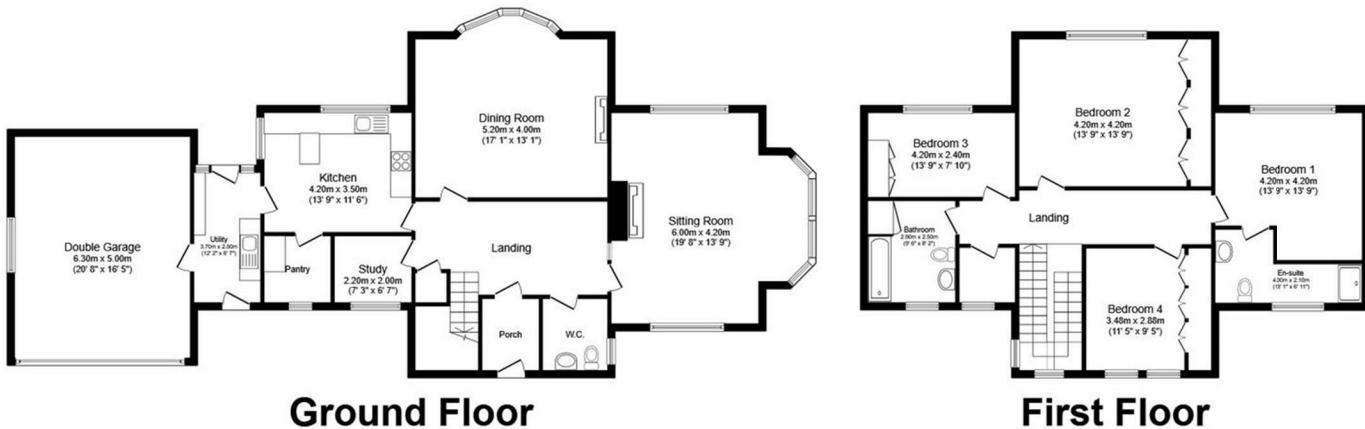
Freehold - Not confirmed. We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: G taken from gov.uk February 2023

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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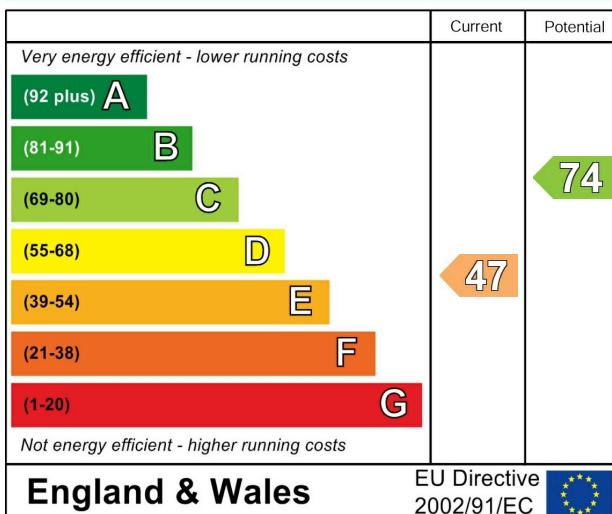


Total floor area 244.2 sq.m. (2,628 sq.ft.) approx

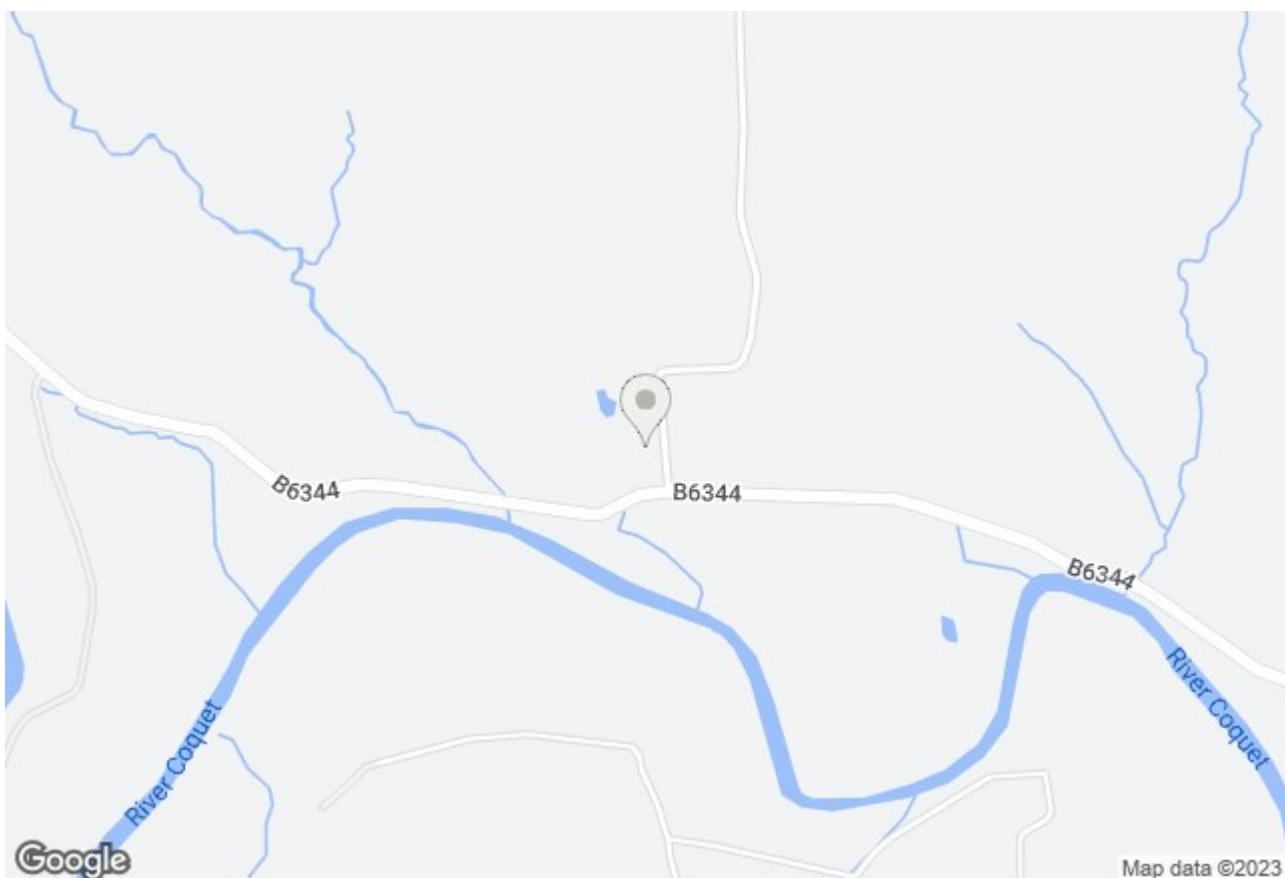
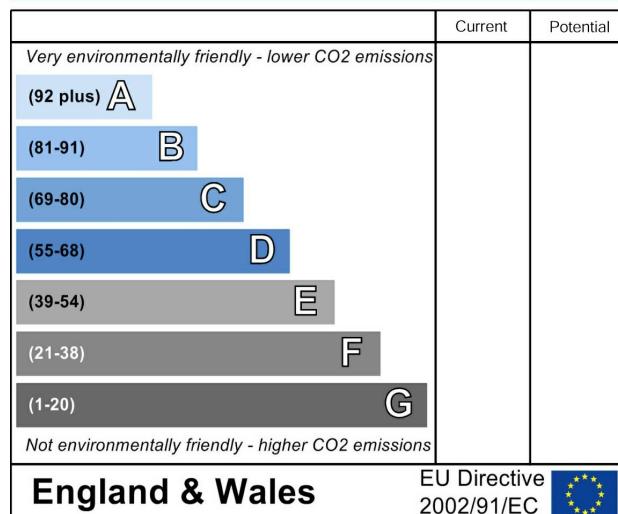
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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