

44 and 44a North End, Longhoughton, Alnwick, Northumberland

£650,000



Full Description

A pair beautiful 'chocolate box' stone-built cottages oozing charm and character. Elizabeth Humphreys Homes are delighted to welcome to the market these fabulous 2 bedroomed properties located in the Northumberland village of Longhoughton. Featuring attractive front gardens with an abundance of cottage-style planting and a pleasant sitting area, parking and seating area to the rear, uPVC windows and doors, gas central heating and all the other usual mains connections, these homes are perfectly placed to enjoy coastal living and is a few minutes walk from the idyllic Northumbrian coastline.

Longhoughton is a rural village with a range of facilities including a supermarket, 'The Running Fox' bakery and café, a Primary School and a church and a community centre with playground and sports area. Being a short distance from the beach this village is the perfect place in which to enjoy coastal walks appreciating the scenery, heritage and spotting vibrant wildlife. The village is only a few minutes' drive from Howick Hall, Gardens and Arboretum where you can enjoy stunning gardens and woodland walks whilst ending your visit with a cup of tea and slice of cake in the gorgeous tearoom. Alnwick is a short drive away with its cobbled streets and beautiful old buildings. It has recently had the honour of being voted

one of the best places to live in the UK. Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and gardens. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Currently one cottage is used as a main home and the other is a successful holiday let.

Breezes Cottage (Holiday Let)

An attractive portico frames the front door which opens into a useful hallway offering cloaks hanging space and housing the consumer unit for ease of access. The spacious lounge, with stylish laminate flooring and gorgeous exposed stone walls, leads directly off and is a warm and inviting room with a stunning inglenook fireplace which greets you as you enter. Previously this would have housed a large range but now is home to an attractive wood burner which entices you to sit before it during those cooler months. A window taking advantage of views of the front garden allows plenty of natural light to enter and a door leads to the kitchen and two further doors each to a double bedroom, each with an ensuite.

The kitchen is located at the rear of the property and has been upgraded to offer a good number of wall and base units with a shaker-style light grey door complemented by a wood-effect laminate work surface. There is a fridge, a dishwasher, a washing machine and a large Belling range cooker with a five-burner hob. The boiler is housed in the kitchen for ease of access and there is plenty of space to sit and dine. Bathed in natural light courtesy of two Velux windows and a window to the rear, this is a lovely space in which to create culinary delights. A Victorian-style radiator ensures added comfort. Adjacent there is a further porch area which currently houses a drinks fridge and where there is a door providing external access to the rear of the property.

The primary bedroom, with the same laminate flooring as the lounge creating a seamless transition between the different spaces, is a spacious double room. Full of charm and character, and with a combination of exposed stone and plaster walls, this room is wonderfully relaxing. A recessed area adds to the attraction and offers further substantial storage space. A window overlooks the front of the property. The ensuite, encompassed in wet walling, comprises a double-sized shower cubicle with an electric shower within, a chrome heated towel rail, a vanity unit with sink on top and a concealed-cistern toilet with a push button. There is wall mounted mirror and storage, and stylish floor tiling completes the room.

Generously proportioned and with high ceilings creating a greater sense of space, the second bedroom is a double room with ample provision for additional bedroom furniture. Natural light enters via a window overlooking the front garden. The ensuite, again encompassed with wet walling,

comprises an electric shower over a bath behind a glass shower screen, a chrome heated towel rail, a vanity unit with a sink on top and a concealed-cistern toilet with a push button behind. A window allows for natural light and the space has been finished tastefully with stone-effect floor tiles.

Home Cottage (Main Home)

Incredibly deceptive in size and emanating charm and character, this fabulous 2 bedroomed property located in the Northumberland village of Longhoughton. Featuring an attractive front garden with an extensive lawned area and a pleasant sitting space, parking to the rear, uPVC windows with colonial shutters, beautiful internal doors, gas central heating, super-fast fibre connection for the home workers, and all the other usual mains connections, this home is perfectly placed to enjoy coastal living and is a few minutes walk from the idyllic Northumbrian coastline.

A paved area adjoining the lawn presents a lovely sitting area and offers a warm welcome as you approach the front of this property. A uPVC door opens to a useful entrance porch with engineered oak flooring, exposed stone walls and a good number of windows allowing plenty of natural light. A door opens from here to a glorious open plan living-dining-kitchen space and you are immediately impressed by the high ceilings and sense of space: completely unexpected and delightful in its size.

The open plan living space has been imaginatively designed to create stylish light and bright living whilst maintaining the lovely country cottage charm. The inglenook fireplace with a stone hearth and surround is a superb focal point within the lounge which is a wonderful and inviting space. The light fittings enhance the space perfectly which then flows effortlessly into the dining area which then leads to the kitchen. There are a good number of wall and base units with a green shaker style door complemented by a wood beech block work surface. The Baxi combi boiler is housed in the kitchen for ease of access and there is a four burner gas hob, an under bench oven, a Belfast sink with a Victorian style tap above, a glass storage fixture and a free standing dresser. In addition, there is a Gorenje dishwasher, a fully integrated fridge and an integrated washing machine. Located in a recess behind, a wine cellar forms a charming feature. A pair of French doors with colonial shutters allow a tremendous amount of natural light to illuminate the space beautifully.

The primary bedroom, with vaulted ceiling and French doors opening to the rear of the property, is a stunning double room which easily accommodates a range of additional bedroom furniture. A lovely and relaxing room with underfloor heating and a sumptuous carpet adding further comfort as you move throughout.

The second bedroom is positioned to the front of the property and is another generously sized double with space for further bedroom furniture. Restful and comfortable, this room is another delightful space.

The bathroom, with underfloor heating, offers a wonderful bathing experience capturing the Victorian-style perfectly. There is double sized shower cubicle with a waterfall shower head within, an attractive claw-foot slipper bath with Victorian-style fittings, a high cistern toilet in keeping with the theme, an impressive radiator/heated towel rail and a two beautiful

stone sinks on top of a vanity unit. The space has been finished with Victorian-style floor tiles and Travertine wall tiles and a recessed mirror enhances the space further in addition reflecting the natural light entering via the Velux window within the shaped ceiling.

Externally, to the rear, a paved area provides access to a further property: which could be a garden room/snug or a standalone little lodge 'The Den'.

Tenure: Freehold

Council Tax Band: C/B

EPC: Breeze 44 North End - D

44a North End - C

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Two stone-built cottages
- Income potential
- Walk to the beach
- Walk to shop and cafe
- Parking
- Lots of cottage character
- Period features
- Gardens

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland

Morpeth

Northumberland

NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk

















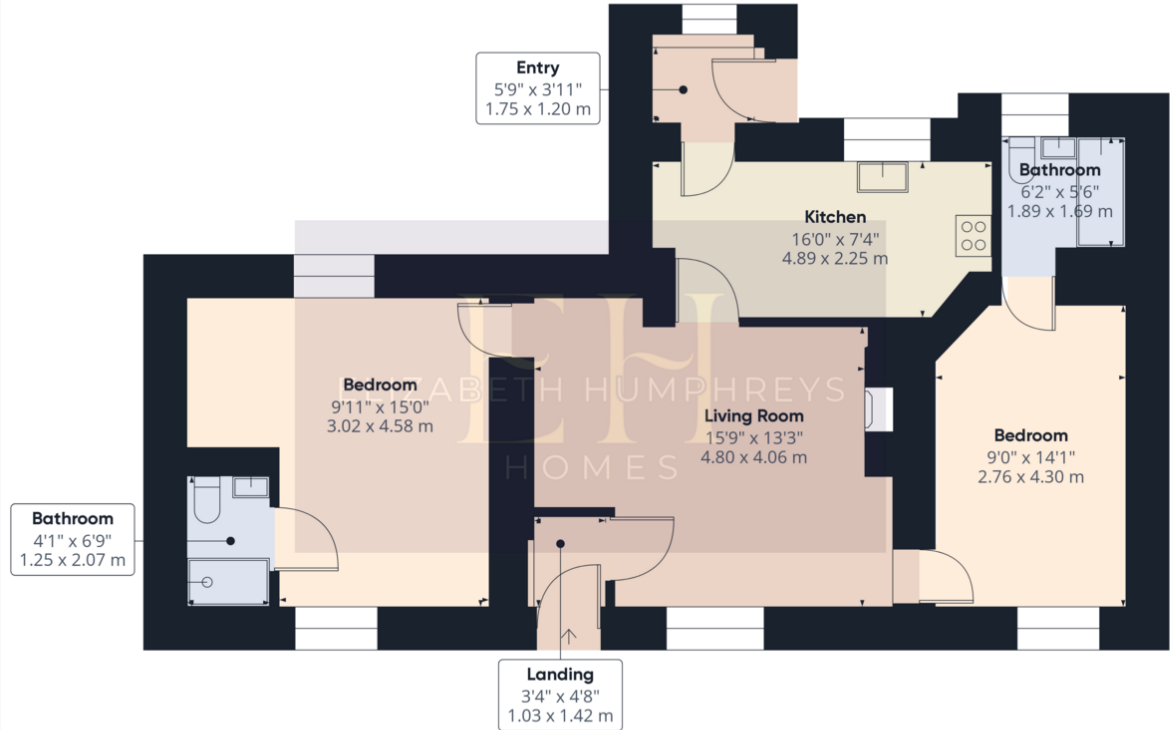
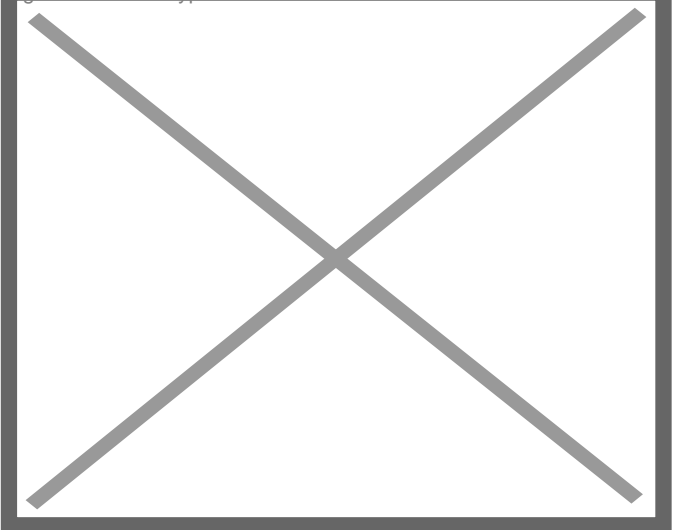






Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



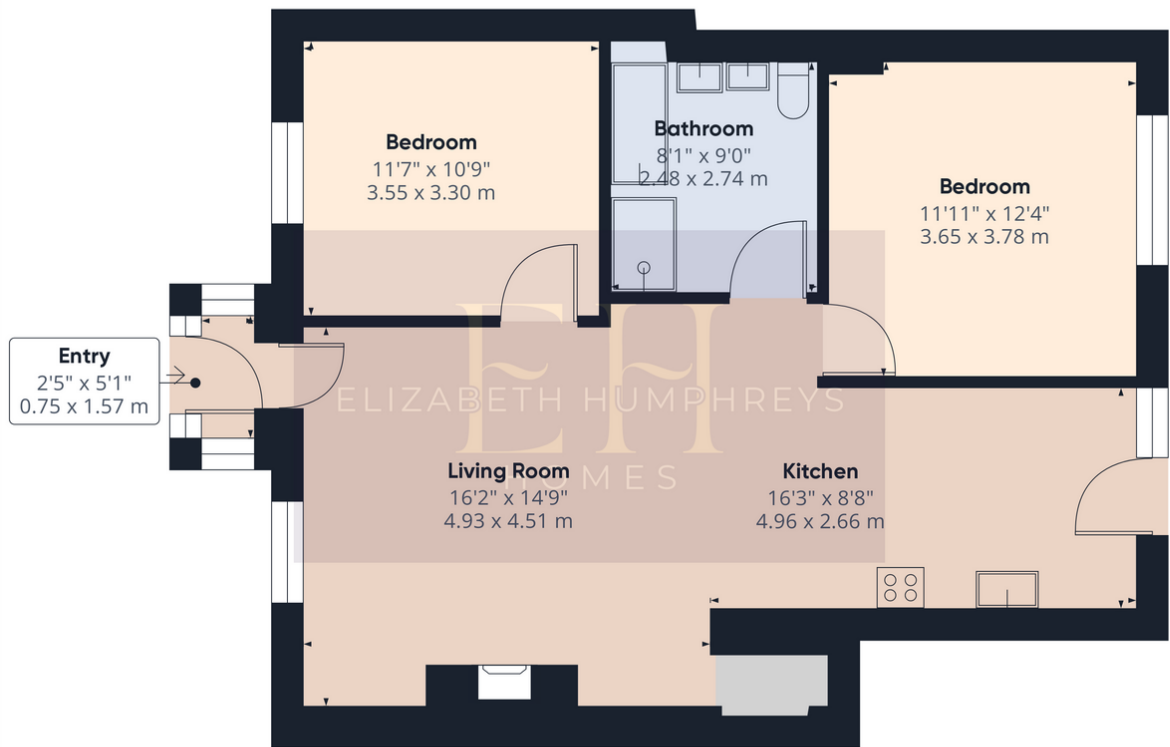
Approximate total area⁽¹⁾
737.33 ft²
68.5 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Approximate total area[®]
762.19 ft²
70.81 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360