

Cairn View, Longframlington, Morpeth, Northumberland

£385,000



Full Description

This is your opportunity to own a delightful property boasting a private garden, with beautiful views, in a quiet cul-de-sac location. Elizabeth Humphreys Homes are proud to welcome to the market this 3 double bedoomed detached bungalow situated in the Northumberland village of Longframlington. This home benefits from driveway parking leading to a single garage with an up and over door, attractive front and rear gardens, rosewood-coloured uPVC windows and doors, a relatively recently fitted electric boiler (within the last 9 years) facilitating a wet heating system, and all the other usual mains connections.

Longframlington has a number of local amenities including an award-winning village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser, and Longframlington gardens. The Memorial Hall has lots of activities suitable for all the family, there is a walking club, a dog walking area in the centre of the village and a children's play area. The village also benefits from good transport links to Morpeth and Newcastle. From Longframlington, Scotland is also very easily accessible.

Entry is via the front door which opens into an internal porch which

continues to the main L shaped hallway which extends the length of the property with various doors leading off to the principal living spaces. Within the hallway there is a substantial cupboard offering excellent storage potential.

The lounge is gloriously light and bright courtesy of two large windows, with deep sills ideal for displaying photographs and suchlike, which overlook the beautiful garden. Coving adds appeal and an electric feature fireplace with a redwood surround and marble back and hearth forms an attractive focal point enticing you to sit before it during the cooler months.

The kitchen-dining-living room is at the opposite end of the hallway and is a wonderfully spacious and sociable room with plenty of space for a settee in addition to a dining table and accompanying chairs. The kitchen offers a good number of wall and base units with a solid wooden door complemented by a contrasting granite effect work surface and burgundy splash back tiling. There is a built-in dresser area, a four-burner ceramic hob and an under-bench oven beneath a built-in extractor fan and a single bowl Astracast-type sink with a drainer to the side. Furthermore, there is space for a free-standing fridge freezer. A large window captures uninterrupted views over the rear garden and a second window takes advantage of views to the front of the property.

A door leads on from the kitchen into a large utility room which offers space and plumbing for a washing machine, space for an under-bench appliance and a single bowl stainless steel sink with a drainer to the side. The units and work surface match those of the kitchen creating a seamless transition between the two. A door provides external access to the rear garden, and a second door opens into the garage which is a useful additional space benefitting from loft storage, a ceiling extractor fan and a window allowing for natural light.

A second light and airy reception room, currently utilised as a dining room, boasts uPVC French doors which open onto a patio within the rear garden ideal for al fresco dining with family and friends. This is a beautifully presented room, with coving adding charm.

The hallway continues and provides convenient access to the bedroom accommodation. All the bedrooms are beautifully decorated allowing the easy addition of accent colour should you so wish and all feature coving which adds appeal.

The primary bedroom is a large double room overlooking the rear of the property and benefits from a dressing room area with a window to the side. The en-suite, which has been recently updated and finished with marble effect wet walling to all walls, comprises a slimline shower cubicle with a walk behind glass screen and a shower within, a concealed cistern toilet with a push button behind built into a wood-coloured unit with a vanity hand wash basin on top and storage beneath, a mirrored wall unit and an extractor fan. A window allows for natural light illuminating the wood effect LVT flooring perfectly.

Bedroom 2 is a light and bright double bedroom with a window to the side. This room offers plenty of storage options.

Bedroom 3 is a double bedroom with a window overlooking the front. This room offers a sizeable built in wardrobe.

The family bathroom, with a neutral-coloured suite, comprises a close coupled toilet, a pedestal wash hand basin, an extractor fan and a bath with a shower taps over. A cupboard houses the large hot water cylinder and electric boiler facilitating the pressurised system. A window allows for natural light and the space is finished with tiling which complements the suite creating a crisp and fresh finish.

Tenure: Freehold

Council Tax Band: E, £2,916.01 for the 2025/26 financial year

EPC: E

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

- Garage with electric garage door and remote control
- Garden
- 9 solar panels
- Utility
- Ensuite
- Driveway parking
- Sought after village location
- Walk to buses, shops and pubs
- No chain
- Spacious living areas

Contact Us

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	52	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

