

Conewood, Todstead, Longframlington, Morpeth, Northumberland

£595,000



Full Description

A wonderfully secluded bungalow surrounded by established gardens

There is an immediate sense of escape on arriving at Conewood.

Tucked away along a lane in Todstead and enveloped by mature hedging, trees and beautifully established wraparound gardens, this individual three-bedroom detached bungalow enjoys a degree of privacy that is increasingly difficult to find. Birdsong, mature planting and numerous quiet corners give the grounds an almost idyllic quality, separating the house naturally from neighbouring properties and creating a home that feels wonderfully secluded.

Conewood enjoys a wonderfully peaceful rural setting at Todstead, surrounded by the beautiful Northumberland countryside yet conveniently positioned between the popular village of Longframlington and the historic market town of Rothbury.

This is an excellent location for those seeking space, privacy and a genuine countryside lifestyle without feeling disconnected from everyday amenities. Longframlington provides a useful range of village facilities,

while Rothbury offers independent shops, cafés, pubs and services alongside the spectacular landscapes of the Coquet Valley.

The surrounding countryside is one of the area's greatest attractions, with an abundance of walking and cycling opportunities and easy access to some of Northumberland's most celebrated landscapes. Cragside, the Simonside Hills and the wider Northumberland National Park are all within reach, while the county's magnificent coastline can also be readily enjoyed.

For a broader range of shopping, schooling and professional services, Morpeth is within comfortable commuting distance and provides excellent onward road and rail connections, including services towards Newcastle.

Offering the tranquillity of a rural Northumberland setting together with convenient access to Longframlington, Rothbury and Morpeth, Todstead is an appealing choice for anyone looking to enjoy country living while remaining well connected.

Dating from the late 1970s, the lovely home offers particularly generous single-storey accommodation, including a substantial dual-aspect sitting room, separate dining room, kitchen and utility room, two bathrooms and three bedrooms.

Outside, there is extensive parking, a double-length garage and gardens which are every bit as important to the appeal of the property as the house itself.

The Approach

A generous driveway provides parking for approximately four vehicles and leads to the garage, which is double in length rather than width.

There is also considerable space alongside the existing accommodation. Planning permission had previously been obtained for additional accommodation to the side of the property, although this has now lapsed. A future owner may therefore wish to investigate the potential afresh, subject to obtaining all necessary permissions and consents.

The gardens wrap around the bungalow, creating a wonderful sense of separation and privacy.

Broad areas of lawn are interspersed with planted borders, mature trees and more intimate garden spaces, including secluded seating areas and small garden structures. Mature hedging around the boundaries provides a natural screen and reinforces the peaceful atmosphere.

There is plenty here for a keen gardener to enjoy, but equally considerable scope for a future owner to develop the grounds further and put their own stamp on them.

Entrance Hall

A timber entrance door, flanked by glazing, opens into a bright and generous entrance area.

There is ample room for a coat or hat stand, while a further side window creates a dual-aspect effect and brings additional natural light into the space. The floor is tiled, providing a practical finish on arrival.

From here, the accommodation flows into the main hallway, which extends through the bungalow in an L-shaped arrangement, giving access to the living spaces, bedrooms and bathrooms.

Sitting Room

The sitting room is an impressively proportioned space and one of the principal rooms of the house.

Its square proportions make it particularly easy to furnish, with plenty of flexibility for different seating arrangements and larger pieces of furniture.

A large bay window is complemented by a further window to the opposite side, creating a dual-aspect room filled with natural light and offering views towards the surrounding gardens.

At its heart is an open fireplace with a back boiler, providing an appealing focal point and an additional heating source.

The property's broadband connection is also located within this room.

This is a room with excellent scale: comfortable enough for everyday living yet generous enough to accommodate family and friends with ease.

Dining Room

The separate dining room has a charm all of its own, including a wonderfully nostalgic 1970s serving hatch — a characterful reminder of the property's origins.

Sliding glazed doors open directly onto a patio and garden seating area, creating a lovely connection between the dining room and the grounds and making it easy to take meals outside during warmer weather.

A decorative fireplace feature, with stone-effect tiled detailing, hearth and timber surround, provides a further focal point, although this is ornamental rather than operational.

While currently used as a formal dining room, the proportions make this an extremely versatile space. Depending upon the needs of its next owner, it could work equally well as a music room, games room, snug or additional sitting room.

Kitchen

The kitchen is a bright and practical room with plenty of storage and workspace.

Refitted approximately ten years ago, it incorporates a comprehensive range of white Shaker-style wall and base cabinetry, together with numerous drawers and generous preparation surfaces.

Wood-effect laminate worktops provide warmth, complemented by tiled splashbacks extending around the working areas.

Cooking facilities comprise an under-counter oven with induction hob above and a stainless-steel and glass extractor positioned over.

A stainless-steel single-bowl sink is positioned beneath the window, which enjoys an attractive outlook across part of the wraparound garden.

There is space for an under-counter fridge, while the generous proportions also allow room for informal dining. A drop-leaf table is currently used here, although there would be scope for a more substantial central or farmhouse-style table depending upon the preferred layout.

Practical flooring and a night-storage heater complete the room.

Utility Room

Beyond the kitchen is an exceptionally useful utility room which considerably extends the practical storage and appliance space available.

There is room for a chest freezer, washing machine, dishwasher and tumble dryer, together with an additional stainless-steel single-bowl sink and drainer.

The work surface matches that within the kitchen, providing continuity between the two rooms.

A generous collection of original storage units provides further cupboard space and could work particularly well as pantry storage for dry goods and larger kitchen equipment.

A window overlooks the side of the property and a rear door provides direct access to the gardens and garage.

Hallway & Storage

Continuing through the inner hallway, a useful shelved cupboard provides further household storage and also houses the alarm equipment and hot-water cylinder.

The arrangement of the bungalow works particularly well, with the principal rooms all accessed independently from the central hallway and the bedroom accommodation conveniently positioned on one level.

Bathroom

The property benefits from both a bathroom and a separate shower room, positioned alongside one another.

The bathroom is fully tiled for ease of maintenance and fitted with a Heritage-style suite.

There is a generously sized bath with Victorian-style taps, together with a pedestal wash hand basin and WC.

A privacy-glazed window provides natural light, while the low-maintenance ceiling incorporates recessed spotlights.

Shower Room

Immediately alongside is the separate shower room.

This incorporates a quadrant shower enclosure with electric shower and standard shower head, together with a further Heritage-style pedestal wash hand basin and WC.

The room is fully tiled, including a tiled floor, and again features a low-maintenance ceiling with recessed spotlights and a privacy-glazed side window.

The proximity of the two rooms may give a future owner the opportunity to investigate combining them to create one particularly substantial bathroom, should that be preferred and subject to the practicalities of doing so.

Principal Bedroom

Positioned towards the rear of the bungalow, the principal bedroom is an excellent size.

There is ample room for a king-size bed with generous circulation space around it, together with room for a dressing table, drawers and other freestanding furniture.

A large window draws in plenty of natural light and enjoys an outlook towards the gardens.

Two fitted double wardrobes provide an excellent amount of built-in storage, helping to keep the main bedroom space uncluttered.

Bedroom Two

The second bedroom is another particularly generous double, with very little compromise in terms of scale.

Positioned towards the front of the property, the room benefits from a good-sized window and has ample space for a king-size or potentially super-king-size bed together with additional bedroom furniture.

The room is carpeted, as are the principal hallway and bedroom areas throughout the bungalow.

Bedroom Three

The third bedroom is also positioned towards the front.

Although the smallest of the three, it remains a good-sized room and may have the flexibility to accommodate a double bed depending upon the chosen furniture arrangement.

A pair of fitted wardrobes provides useful built-in storage, while the generous front-facing window ensures the room receives plenty of natural light.

Its proportions also make it an appealing option as a home office, hobby room or guest bedroom if three permanent bedrooms are not required.

The Gardens

The gardens are undoubtedly one of Conewood's defining features.

Wrapping around the bungalow, they provide a wonderful buffer between the property and its surroundings, with mature hedging and trees creating privacy and a genuine sense of seclusion.

Expanses of lawn are softened by established borders and planting, while a succession of smaller garden areas provides different places to sit, relax and enjoy the surroundings.

Rather than feeling overly formal, the garden has evolved into a collection of individual spaces — places to follow the sun, enjoy a quiet morning coffee or simply sit amongst the trees and listen to the birds.

A concrete pathway extends along the rear of the bungalow and provides convenient access between the utility-room entrance and the garage.

Garage & Parking

The driveway provides generous off-road parking for approximately four vehicles.

The garage itself is particularly useful, being double in length rather than double in width, providing excellent space for a vehicle together with workshop equipment, bicycles, garden machinery or general storage.

A pedestrian entrance to the rear connects the garage conveniently with the house and gardens.

Services & Connectivity

Conewood is connected to mains electricity and mains water.

Drainage is to a private septic tank serving the property.

Heating is principally electric, including night-storage heating, with an open fire and back boiler within the sitting room providing an additional heating source.

The bungalow has timber-framed double-glazed windows throughout.

Of particular note for a more rural setting, the property benefits from fibre-to-the-premises (FTTP) broadband.

The Final Word

Conewood is as much about its setting as it is about the bungalow itself.

The house offers unusually generous and flexible accommodation on one level, with three bedrooms, two bathroom facilities, a substantial sitting room, separate dining room, well-equipped kitchen and an excellent utility room.

Yet it is the feeling outside that makes the property especially memorable.

Surrounded by mature trees, hedging and wraparound gardens, there is a sense of privacy and tranquillity from almost every aspect. Add plentiful parking, the substantial double-length garage and the potential for a future owner to explore extending the accommodation, loft access available from the garage, a log store in the garden and a stone built shed. Conewood becomes a home with considerable possibilities

For someone seeking space, seclusion and established gardens in a peaceful Northumberland setting, this is a property with a character all of its own.

Tenure: Freehold

Council Tax Band: F £3751.14

EPC: G

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Features

- Individual three-bedroom detached bungalow in a wonderfully secluded setting
- Surrounded by beautiful mature wraparound gardens
- Generous dual-aspect sitting room with open fire and back boiler
- Separate dining room with sliding doors opening onto the garden
- Well-equipped kitchen plus excellent separate utility room
- Two generous double bedrooms plus a versatile third bedroom
- Separate bathroom and shower room
- Extensive driveway providing parking for approximately four vehicles
- Substantial double-length garage plus potential to explore future extension, subject to planning
- FTTP fibre broadband, timber double glazing and private septic tank drainage

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk



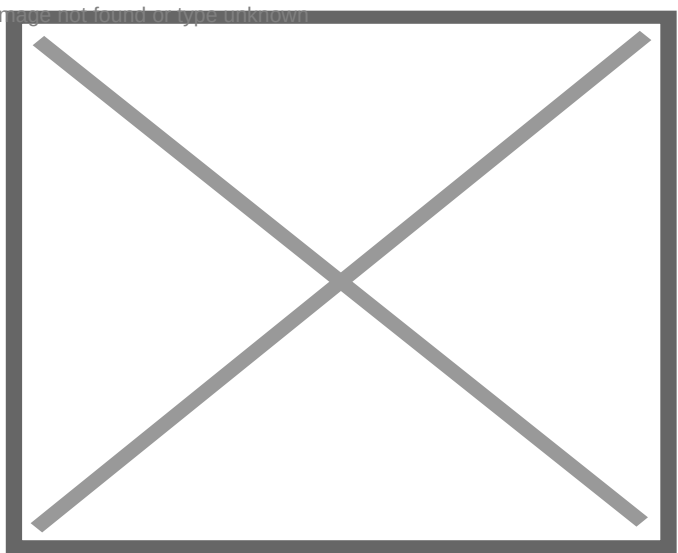
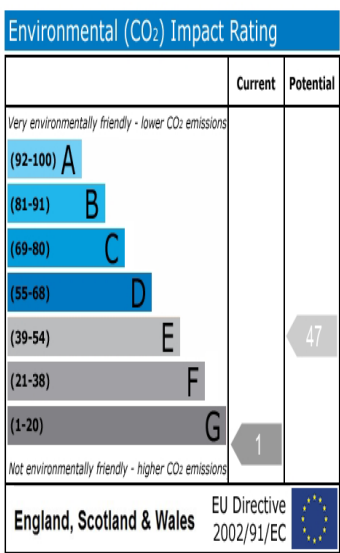
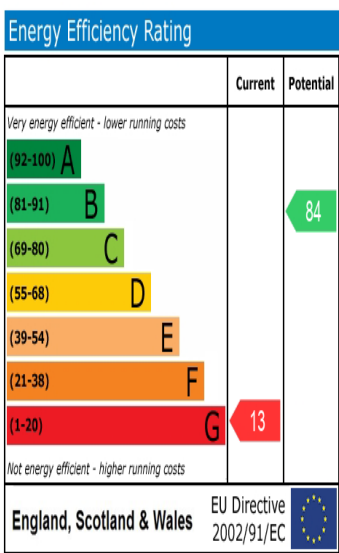


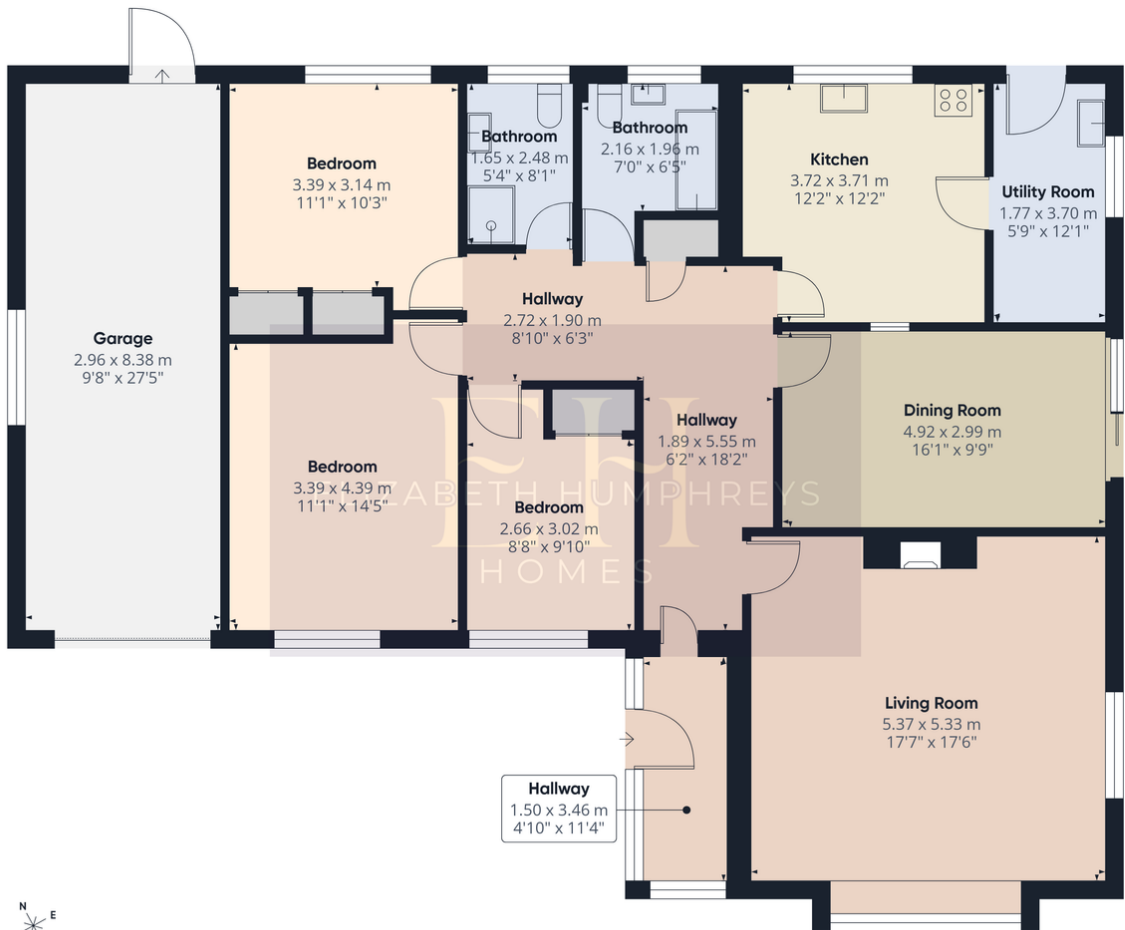












Approximate total area⁽¹⁾
156.6 m²
1688 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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