East End Cottages, East Road, Longhorsley, Morpeth, Northumberland

Offers Over £195,000



Full Description

An attractive stone-built cottage oozing charm and character. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed terraced property located in the Northumberland village of Longhorsley. Boasting an attractive outlook to the front, uPVC windows and composite doors, a newly fitted bathroom, LPG central heating and all the other usual mains connections, this lovely home is perfectly placed to enjoy countryside living.

Longhorsley has several local amenities including a First School, a village shop and a public house. The village also benefits from three churches a village hall with various activities and a visiting post office in the village hall, fish and chip van and pizza van. There are many countryside walks which can be enjoyed within this area of outstanding beauty and the village also benefits from good transport links to the historic market towns of Morpeth and Alnwick where there are vibrant shops, pubs, restaurants, a leisure centres and many other facilities. The village is well positioned to access Newcastle to the south or to travel north to Scotland.

Entry is via the front door which opens into an internal hallway which is finished with vinyl flooring and painted in warm grey tones. Stairs ascend

to the first floor. One main door opens into the lounge which is a spacious and welcoming room. A replaced glazed door allows natural light to circulate, and a window, with a deep sill, overlooks the front of the property allowing further natural light to enter. A gorgeous fireplace with a stunning wood burner and a sandstone hearth and surround forms an attractive focal point between two alcoves which are the ideal spaces in which to place furniture or a television if you so wished. There is a useful cupboard offering space in which to hang coats and store shoes in addition to housing the electrical consumer unit for ease of access.

Located to the rear of the property, the kitchen-diner, with Laura Ashley grey flooring, offers plenty of space to sit and dine. There are a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting grey laminate work surface. In terms of fitted equipment, there is a Hotpoint oven, an electric hob beneath an extractor fan, a single bowl stainless steel sink and a dishwasher. There is space and plumbing for a washing machine and there is space for a free-standing fridge freezer. The room is finished with cream painted wood panelling which works in harmony with the grey walls illuminated by natural light entering via a window which overlooks the private rear courtyard.

Taking the stairs to the first floor, the landing opens out to two bedrooms, a storage cupboard and the family bathroom. Loft access is available. The bedrooms are carpeted adding comfort as you move throughout and have been tastefully decorated allowing the easy addition of accent colour should you so wish.

The primary bedroom is a large double room with a window taking advantage of views to the front of the property. This room features a chimney breast with alcoves to either side, adding to the cottage style atmosphere, in addition to a useful built in storage cupboard. The room is finished with grey painted walls with a blue and gold coloured feature wall.

Bedroom 2 is a large single room offering a variety of storage options. A window overlooking the rear of the property allows for plenty of natural light and the coombed ceiling adds character.

The family bathroom comprises a large semi-recessed hand wash basin on top of a white vanity unit, a close coupled toilet with a push button behind, a bath with a waterfall shower head and a separate shower head over, an extractor fan, a white towel rail and a wall mounted mirror. A window, with privacy glass, overlooks the rear of the property and the space is finished with attractive grey tiling which works in harmony with the wood effect flooring.

The sizeable south facing rear courtyard, finished with porcelain tiles, is the ideal space in which to enjoy al fresco dining during the warm summer months with family and friends. The stone wall combined with an attractively painted fence secure the space allowing for children and family pets to play safely and the addition of a fig and apple tree form a pleasant backdrop softening the space beautifully. There are two useful storage sheds, and the LPG tanks are housed discreetly. Other amenities include electric points and an outside tap. The property also has use of a single garage for rent at approximately £40 per annum.

Tenure: freehold
Council Tax Band: B £1899.72
EPC: F

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Stone built cottage
- Lovely location in Longhorsley
- Bus stop nearby
- Very well presented
- Wood burner
- Period home
- Walk to pub and great shop

Contact Us

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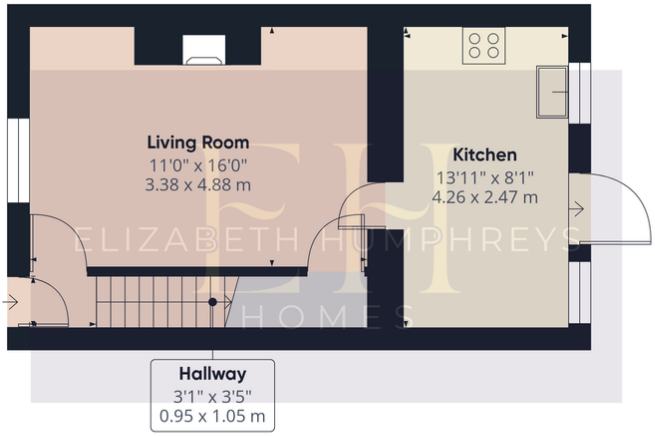




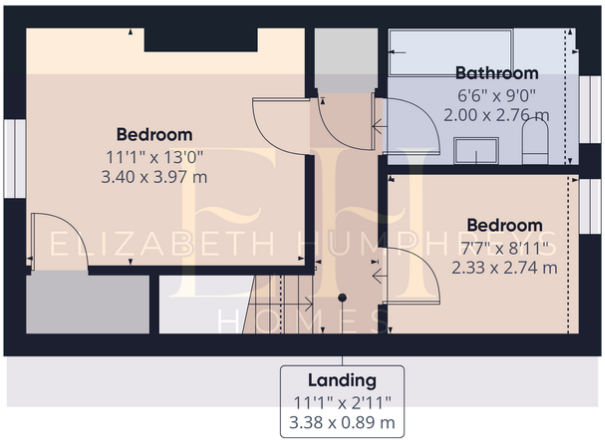





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Ground Floor



Floor 1

Approximate total area(1)

669 ft²

62.2 m²

Reduced headroom

8 ft²

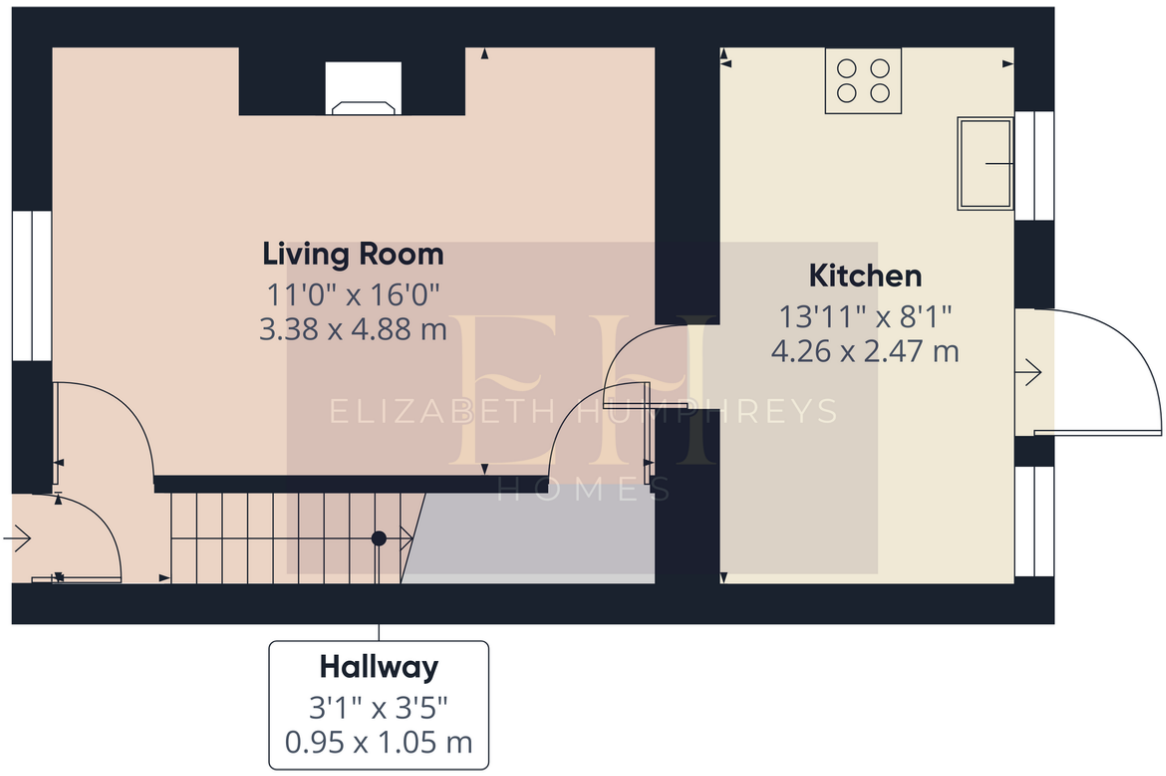
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

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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Ground Floor

Approximate total area(1)

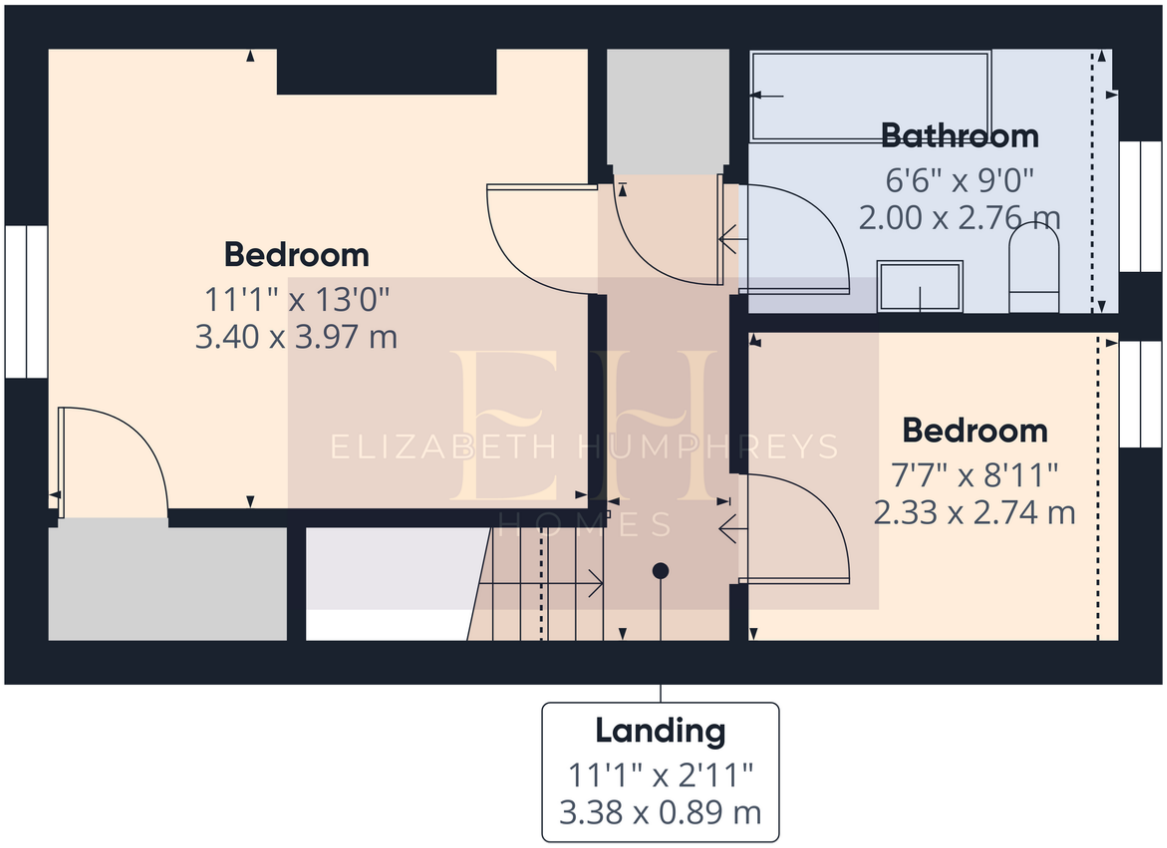
339 ft²

31.5 m²

(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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Floor 1

Approximate total area(1)

330 ft²
30.7 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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