

Garden House, East Field, Longhoughton, Alnwick, Northumberland

Offers Over £435,000



Full Description

A beautifully presented family friendly home offering contemporary and stylish country living a short walk from the beach and benefitting from delightful gardens. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4-bedroom, 3 bathroom detached property located in the Northumberland village of Longhoughton. Boasting stunning front, side and rear gardens, plenty of driveway parking leading to a detached double garage. The property has uPVC windows, quality composite front door and internal oak doors, a new gas central heating boiler (fitted in 2024), super-fast fibre broadband 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.

Longhoughton is a semi-rural village with an active, welcoming community, and a range of facilities including a convenience store, 'The Running Fox' bakery and café, a Primary School, church and a vibrant community centre with playground and sports area. Public transport links include regular local and regional bus services, with a 15-minute drive giving access to Alnmouth's east coast mainline train station, and Newcastle International Airport under one hour away. This village, being a short distance from

Sugar Sands Beach and the Northumberland Coastal Path, is the perfect place from which to enjoy coastal walks appreciating the scenery, heritage, and plenty of opportunities to spot the abundant wildlife. It is only a few minutes away from Howick Hall Gardens and Arboretum, where you can enjoy stunning gardens and woodland walks, ending your visit with a cup of tea and slice of cake in the gorgeous Earl Grey Tea House. In 2024 Longhoughton featured in the Sunday Times series 'The Best Secret Villages to Live In'.

Local Area: Alnwick, a 10 minute drive away, with its cobbled streets and beautiful old buildings has been nationally recognised several times as one of the best places to live in the UK. The town is brimming with history and culture, from the tranquillity of Barter Books, with its log fires in the winter months, to the splendour of the Alnwick Castle and Gardens. Alnwick benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and, being situated just moments from the A1, is perfect for those needing to commute. There is an excellent choice of local food retailers, independent shops, delis, bakeries, butchers, and regular markets, with an impressive selection of larger stores in Alnwick's retail parks. The town centre's excellent amenities include the renowned Alnwick Playhouse and Arts Centre, several banks, GP surgeries, dental practices, schools and a fabulous leisure centre to name but a few. The Northumberland National Park and 'dark skies' areas are easily accessible from Alnwick for those who enjoy an outdoor lifestyle.

The front door of Garden House opens into a central hallway with attractive wood-effect flooring and stairs leading to the first floor. Doors from the hallway lead off to a stylish and practical office/second reception room, a welcoming lounge, and a light and spacious dining kitchen.

The first main door opens into the bright second reception room which is currently utilised as office. This is a superb multi-use room with a variety of alternative uses depending on requirements. The large bay window captures the view across the open green to the front of the property.

The attractive lounge is a beautifully light, bright, and welcoming room with a bay window which takes advantage of the front garden views across to the green beyond. This is a lovely space in which to spend time with family and friends. There is a stunning contemporary feature fireplace which forms a striking focal point and works in harmony with the overall elegant interior design of the room.

An oak and glass door leads to the kitchen/diner which comfortably accommodates a dining table, banquette seating and additional chairs. Bespoke shelving creates a serene library space. French doors with dual aspect windows capture views of the rear garden and create a free flow of movement between indoor and outdoor living; the block paved patio is the ideal space for al fresco dining with family and friends or for when relaxing at the end of the evening. The dining room area is finished with oak -vinyl type flooring which blends with the slate-coloured tiled floor of the kitchen. The kitchen area offers a good number of shaker-style wall and base units, complemented by a contrasting black work surface and cream splash back metro tiling creating a stylish space. There is an eye level built in double electric oven, and a four-burner gas hob with a black chimney-style extractor fan, bench lighting, and under-bench space for a fridge/freezer and dishwasher. The kitchen window provides uninterrupted views over

the rear garden.

From the kitchen an oak and glass door opens to the utility room where there is plumbing and space for a washing machine and an additional under-bench appliance. The gas boiler replaced in 2024 (9 years remaining on the 10-year warranty) is housed within a wall cupboard. The mains fuse box replaced in 2023 (10-year installation certificate to 2033) is also wall mounted in this room. Natural light enters via a window overlooking the rear garden. A second oak door provides access to the ground floor WC which comprises a close coupled toilet and a hand wash basin. Dark floor tiles, as in the kitchen, finish the space stylishly.

To the first floor, a window on the large landing provides lovely natural light and overlooks the front of the property and the green. The landing area opens out to four-bedrooms, the main bathroom, and two storage cupboards. The first-floor benefits from a sumptuous carpet, apart from the bathroom and both ensuites which are finished with wood-look flooring. Loft access to a large, boarded loft area is available via a sliding loft ladder.

The primary bedroom is a large double room overlooking the front of the property. This restful room offers sliding door wardrobes and en-suite facilities which comprise a double width shower cubicle with neutral tiling and a thermostatic shower, a pedestal wash hand basin and a close coupled toilet. The ensuite benefits from natural light via a side window which together with ceiling spotlights creates a bright space.

Bedroom 2 is another spacious double room, ideal as a guest bedroom, with a large window capturing views over the green to the front. This room also has en-suite facilities which comprise a double width shower cubicle with neutral tiling and a thermostatic shower, a pedestal wash hand basin and a close coupled toilet. Natural light enters via a window to the side with ceiling spotlights adding brightness.

Bedroom 3 is a light and bright double room to the rear of the property with lovely views over the back garden.

Bedroom 4 is a large single room also taking advantage of the rear garden views, and currently utilised as a music room.

All the bedrooms are beautifully decorated and blend with the stylish flow of the interiors throughout the rest of the house.

The family bathroom overlooks the rear of the property and is finished with a natural white tiling showcasing an attractive border with terracotta tones creating a stunning look. There are fitted vanity units offering plenty of storage, a concealed cistern toilet, and a white bath. A chrome heated towel rail ensures added comfort and ceiling spotlights add to the natural light.

The property continues to impress outside with a large detached double garage which has two up and over doors to the front and separate private access via a door from the side garden. This space previously used as an office has huge potential, possibly as that dream man cave garage/workshop you always wanted! The garage is brick built and has

lined walls, ceiling and loft space, and a good number of lighting and power sockets on a separate fuse box (upgraded in 2023 with certificate to 2033).

'Garden House' is aptly named as the mature, well-established gardens are truly stunning and have been beautifully landscaped to create a private haven of peace and tranquillity whilst incorporating areas for those green fingered gardeners. The path leading to the front door of the house is lined with box hedging, with a lawn either side, creating wonderful symmetry to this stunning double fronted family home. Through a side gate, the garden then extends to the side of the house where it offers a central circular paved area with further paving leading to the built-in barbecue / pizza oven space. Here, mature planting and borders create a pleasant backdrop to enjoy whilst you entertain. Further, beautifully planted, borders in this area are offset by gravelled pathways. From here a gate provides entry to the rear garden with its sizeable lawn which also incorporates the patio accessed from the dining room French doors, and a summer house which is an alternative space in which to relax and unwind. There is a small gated vegetable garden area which boasts a range of raised beds, and a garden shed. The whole of the outdoor space is securely enclosed to allow children and family pets to play safely. Carefully designed to create interest, entertainment and beauty, this garden truly is a wonderful outside paradise.

Tenure: Freehold

Council Tax Band: D, £2,410.65 for the 2025/26 financial year

EPC: 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

- Double garage
- Double driveway
- Stunning gardens
- Very well presented
- Office
- Utility room
- Ensuite
- Ground floor WC
- Two ensembles
- New gas boiler 2024 (10-year warranty to 2034)
- New electrical consumer unit 2023 (10-year certificate to 2033)

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland

Morpeth

Northumberland

NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk











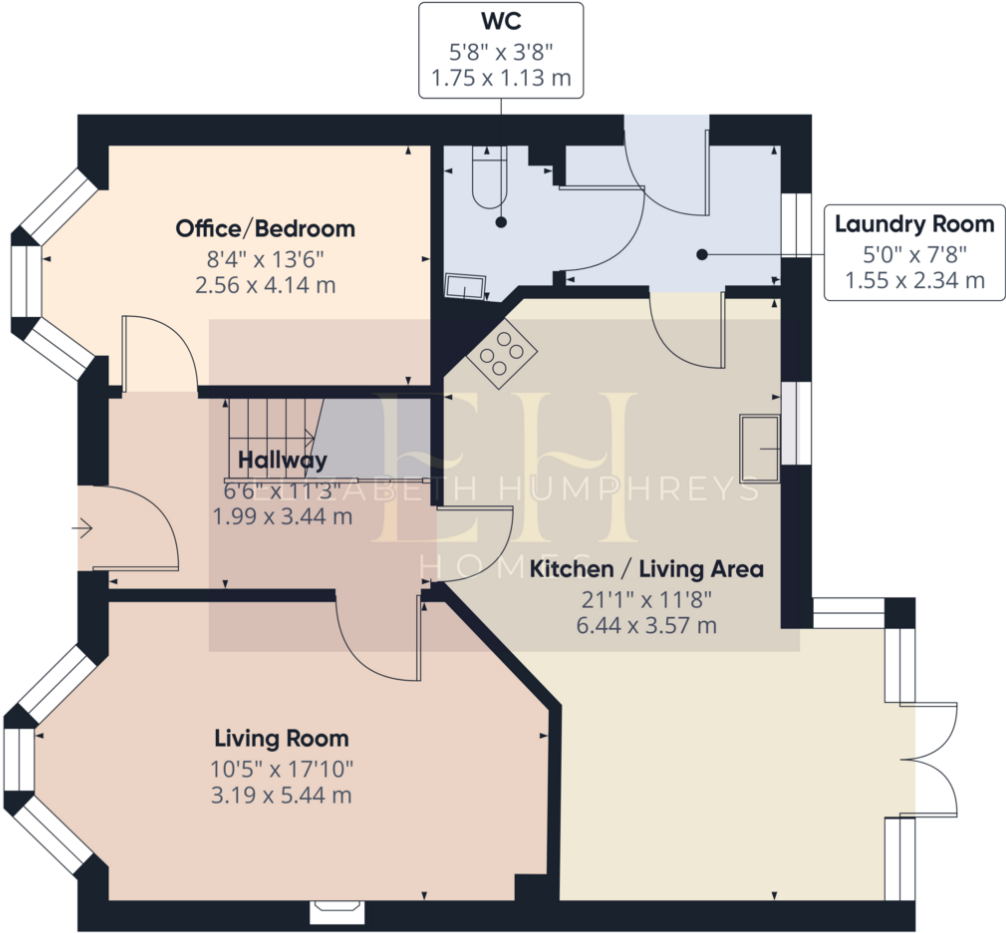
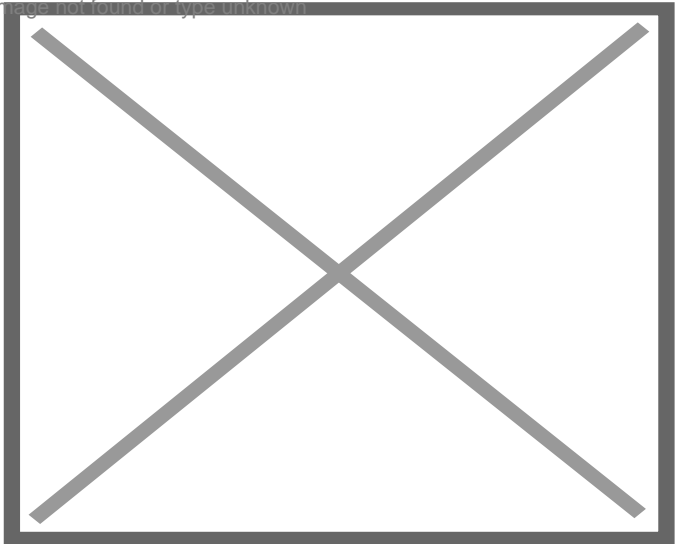




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	77
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Ground Floor Building 1

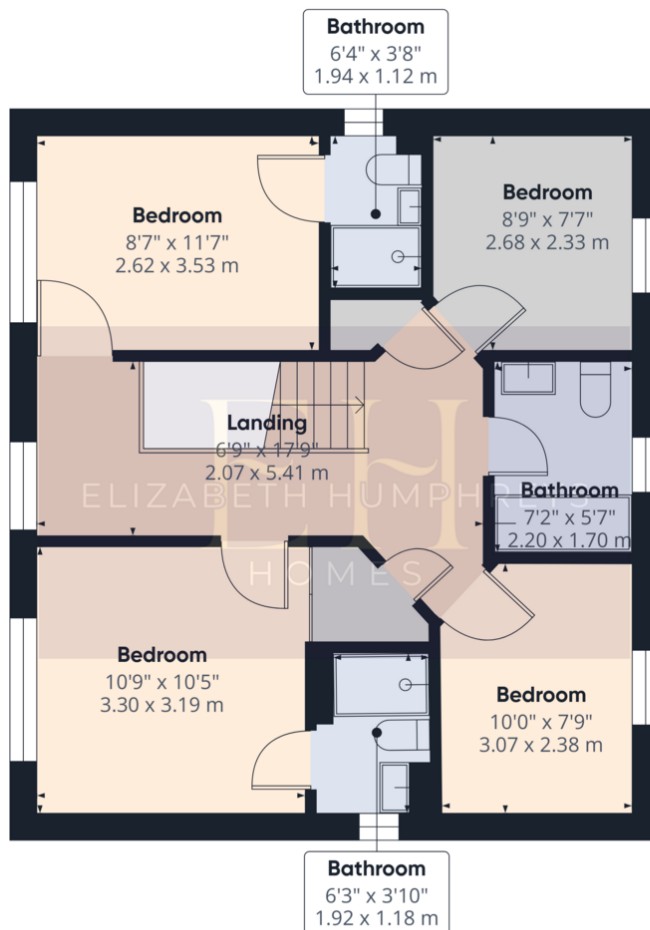


Approximate total area⁽¹⁾
664 ft²
61.7 m²

(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 Building 1

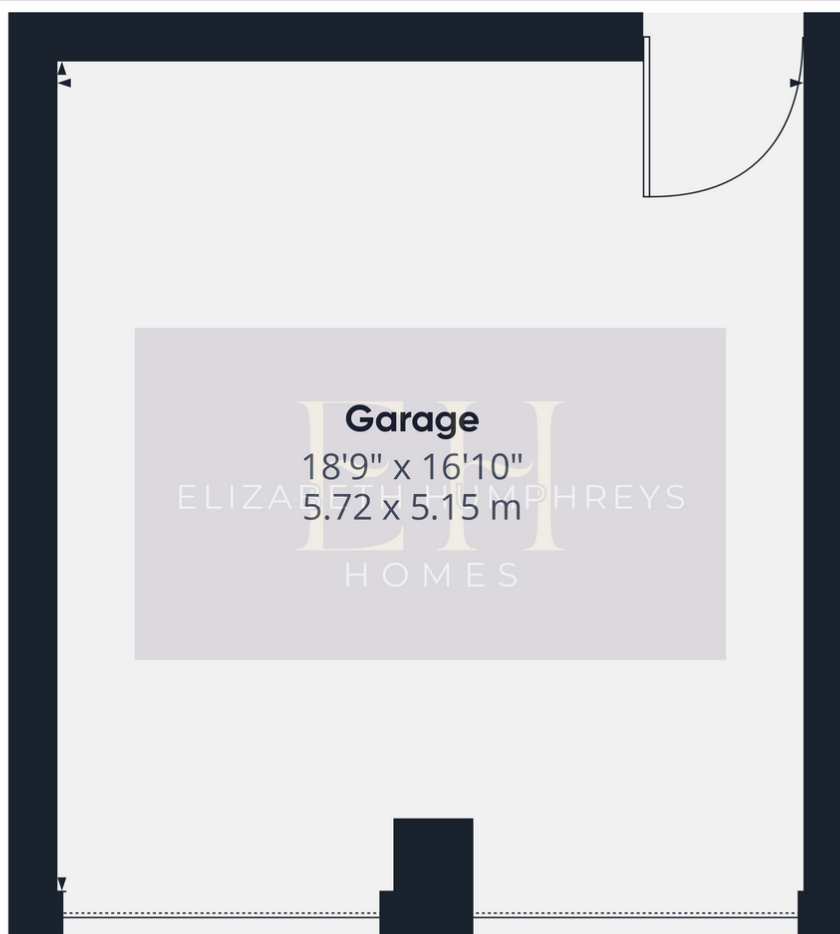


Approximate total area⁽¹⁾
572 ft²
53.2 m²

(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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Ground Floor Building 2



Approximate total area⁽¹⁾
316 ft²
29.4 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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