

# Eaver Cottage, Rothbury Road, Longframlington, Morpeth

Offers Over £230,000



## Full Description

Properties such as this one are rare to the market and will appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside. Elizabeth Humphreys Homes are proud to bring to the market this attractive brick-built 3 bedroomed dormer cottage located in the Northumberland village of Longframlington. In need of some modernisation, the property benefits from driveway parking, a single garage, private front and rear gardens, uPVC windows and doors, oil central heating 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.

The private gardens surrounding this property are beautifully mature, views of which can be enjoyed from many of the principal living spaces. The rooms themselves retain several original features which add charm and character to this desirable property.

Entry is via a useful front porch which is lovely and light courtesy of the

many windows. The space is finished with quarry tiles which not only look attractive but are practical and easy to maintain. A further uPVC door opens into the main hallway with stairs ascending to the first floor. The rooms are all configured to allow circular movement between the different spaces which is ideal for entertaining or hosting parties.

A large window overlooking the front of the property allows a wealth of natural light to circulate within the lounge. This is a welcoming room in which to spend time with family and friends whilst relaxing before a stone feature fireplace housing a wood burner set upon a quarry tile hearth. French doors at the rear of the room open into a wooden conservatory which enhances the sense of space and light beautifully. This is a fabulous place in which to sit and enjoy the garden views. A door leads into the garden, facilitating free flow of movement between indoor and outdoor living. A further door leads back into the kitchen.

The kitchen-diner, with a large window looking into the conservatory and a second window overlooking the side of the property, would benefit from an upgrade and is the ideal space in which to create your own dream kitchen. There are a good number of wall and base units with a handmade wooden door complemented by a dark coloured work surface and painted quarry tile splash back. There is plumbing and space for a free-standing dishwasher, space for an under-bench oven, an LPG four burner hob and a single bowl stainless steel sink. The oil boiler is also housed in the kitchen. The room is spacious and can easily accommodate a dining table and accompanying chairs, making this a lovely sociable room.

From the kitchen, a door leads back to the second reception which is utilised as a snug. A window overlooks the front, and the built-in bookshelves are useful. There is a disused wood burner which adds character.

Taking the stairs to the first floor, the landing provides convenient access to three bedrooms and the bathroom. The original floorboards within two of the bedrooms are a stunning feature.

The primary bedroom is a good-sized light and bright double with built-in wardrobes. The semi-vaulted ceiling incorporates a dormer window which captures gorgeous views of the rear garden.

Bedroom 2 is another double bedroom with a shaped ceiling incorporating a dormer window taking advantage of those lovely rear garden views. This room offers built-in storage.

Bedroom 3 is a single room with a dormer window overlooking the village to the front of the property. Eaves storage is offered.

The family bathroom, in need of modernisation, is spacious and comprises a white toilet, a cast iron bath, a shower cubicle and a hand wash basin within a storage unit. A window allows for natural light and loft access is available.

The rear garden is a unique and private space in which you can relax and unwind after a busy day. The mature shrubs and bushes form a pleasant backdrop as you enjoy whiling away the hours in the warm summer



sunshine. There is a greenhouse which is the ideal space in which to plant vegetables or grow cut flowers and there is a substantial area of lawn with attractive flowerbeds. The front garden, which houses the oil boiler, also offers lawned areas and a lovely country cottage garden feel. This lovely property is centrally located and is within easy walking distance of bus stops and many local amenities and is your opportunity to create your own dream country home.

Tenure: Freehold

Council Tax Band:

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

- Central heating
- Conservatory
- No chain
- Lovely gardens front and back
- Driveway parking
- Garage
- Central village location
- Walk to shops and buses

## Contact Us

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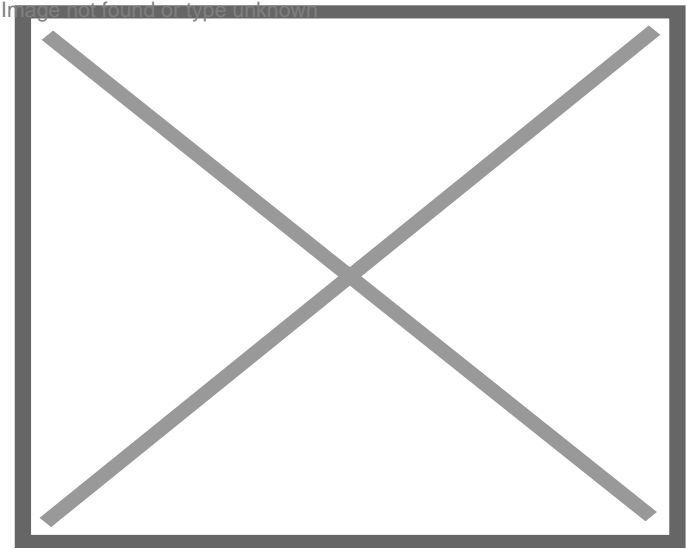




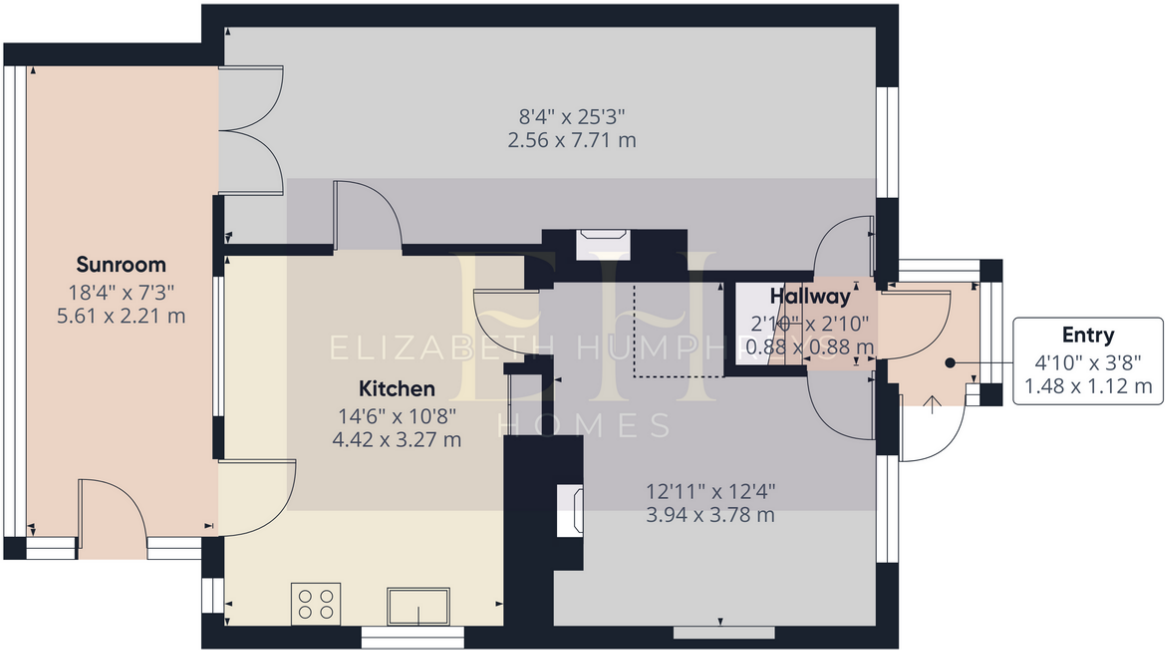


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 







Approximate total area<sup>m</sup>  
715 ft<sup>2</sup>  
66.5 m<sup>2</sup>

Reduced headroom  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

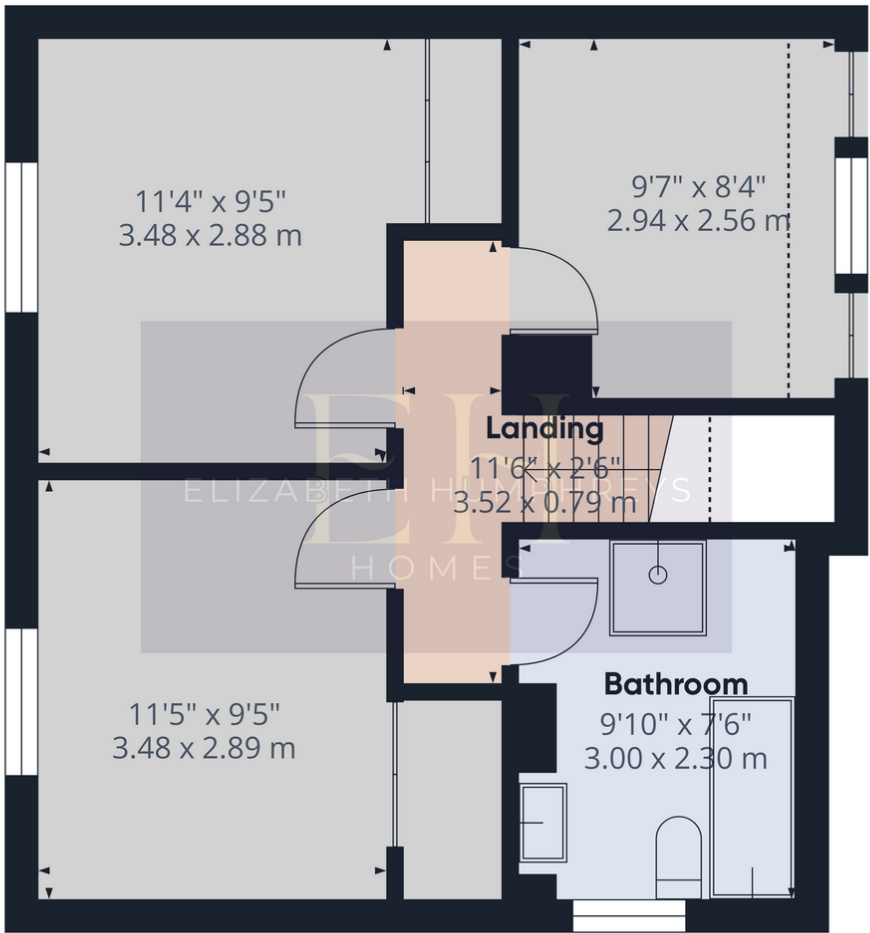
(1) Excluding balconies and terraces

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<sup>m</sup>  
428 ft<sup>2</sup>  
39.7 m<sup>2</sup>

Reduced headroom  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(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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Floor 1