

# Harecross Park, Longframlington, Morpeth, Northumberland

Offers Over £375,000



## Full Description

A beautiful home boasting gorgeous wrap around gardens. Elizabeth Humphreys Homes are delighted to welcome to the market this substantial 2 bedroomed bungalow located in the Northumberland village of Longframlington. The property benefits from driveway parking for four cars leading to a double garage, superb gardens, uPVC windows and doors, LPG central heating and all the other usual mains connections. This incredibly attractive, sociable and comfortable family home, occupying a fabulous plot, is situated on a prestigious estate making it one of the most sought-after properties in the locality.

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 offers 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. All these benefits make this property a perfect home.

The front door opens into an internal porch, with quarry tiles to the floor and an attractive exposed stone wall, offering a warm welcome. A wood and glass door leads into the main hallway with various doors leading off to the principal living spaces. There is a beneficial cupboard ideal for cloaks hanging and shoe storage.

Bathed in natural light courtesy of a large window overlooking the pleasant front garden, the lounge is an inviting room in which to spend time with family and friends. A feature fireplace forms an attractive focal point enticing you to sit before it during the cooler months. This room is neutrally decorated allowing the easy addition of accent colour should you so wish.

A wood and glass door opens into the dining room, with a dado rail and coving adding charm and elegance. Bi-fold doors lead to a conservatory to the rear which takes full advantage of the stunning garden views. Finished with a terracotta-coloured tile, this room is a superb additional living space allowing you to relax and enjoy the garden throughout every season. A door leads onto a patio creating free flow of movement between indoor and outdoor living.

The kitchen offers a good number of wall and base units with a light-coloured door complemented by a contrasting granite-effect work surface and harlequin splash back tiling. There is an eye level Samsung oven-grill, a four-burner gas hob beneath a built-in extractor fan, a bowl and a half stainless steel sink, plumbing and space for a dishwasher and space for a fridge or freezer. A window captures views over the rear garden.

Adjacent to the kitchen is the utility room which offers further wall and base units, space for a fridge-freezer, a single bowl stainless steel sink with drainer to the side and space and plumbing for a washing machine. The LPG gas boiler is housed here for ease of access, a partially glazed uPVC door opens to the rear garden, and a second door provides access to the conveniently placed visitors' WC. The suite comprises a wall hung hand wash basin with a blue splash back tile and a close coupled toilet and there is space to hang cloaks. A window overlooks the rear. The double garage is accessed from the utility area and offers further storage. Loft access is also available from here, and a window allows for natural light.

The hallway continues and passes a second useful cloaks cupboard before providing access to the bedroom accommodation.

The primary bedroom is a light and bright double room with a window overlooking the rear of the property. The bedroom is furnished with quality fitted furniture which creates a classic look. The en-suite, with coloured ceramics, comprises a close coupled toilet with a push button behind, a pedestal hand wash basin and a Mira shower behind a bi-fold door. A window allows for natural light, and the space is completed with attractive tiling.

Bedroom 2 is a good-sized light and airy double room overlooking the front of the property. This room also offers a range of quality fitted furniture.

The modern bathroom comprises an electric shower behind a walk behind screen, a pedestal wash hand basin, a close coupled toilet with a push button and a large, mirrored storage cabinet. The space is finished with

wet walling behind the shower and attractive vinyl flooring both of which are illuminated by natural light entering. The airing cupboard within this room offers further useful storage.

The property continues to impress with its significantly sized outside space. The rear garden is framed by well stocked cottage style borders creating a lovely depth of colour with the addition of conifers and fruit trees adding height. There is a hedged area home to a vegetable plot which is the ideal space for a green fingered gardener to while away the hours and the addition of the greenhouse is a further attraction. The front garden, showcasing a beautiful Acer, frames the property perfectly.

Tenure: Freehold

Council Tax Band: D, £2,522.89 for the 2026/27 financial year

EPC: Ordered

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#### 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

- This well positioned home must be viewed to be appreciated
- No chain
- Stunning gardens
- Double garage
- Sought after village location
- Walk to bus stop
- Lots of driveway parking and space for a motor home etc
- Walk to shops, restaurant and cafe.

## Contact Us

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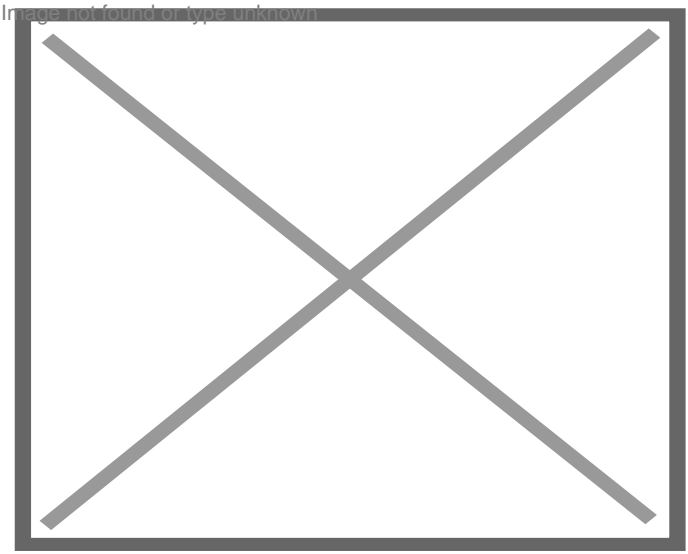














**Approximate total area<sup>(1)</sup>**  
 129 m<sup>2</sup>  
 1388 ft<sup>2</sup>

(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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