

Hawthorns, Harrogate Lane, Longframlington, Morpeth, Northumberland

Offers Over £395,000



Full Description

A beautifully presented home boasting solar panels, battery and air source heat pump and an E V Charge Point. This unique property, located in the rural village of Longframlington, combines spacious and cost-effective living and overlooks gorgeous wrap around gardens. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous stone-built 3 bedroomed property benefitting from uPVC windows and a composite front door, parking for two cars to the front leading to an integral garage. This home has been incredibly well cared for and offers the opportunity to enjoy countryside living surrounded by the most dramatic scenery.

Longframlington is a thriving and highly sought-after Northumberland village, perfectly positioned between the historic market towns of Morpeth and Alnwick. Surrounded by beautiful open countryside, the village offers an enviable blend of rural charm, excellent local amenities and superb transport links, making it a popular choice for families, professionals, retirees and those seeking a peaceful village lifestyle.

The heart of the village boasts a welcoming community with an excellent range of everyday facilities, including a well-regarded village shop, café, traditional country pubs, doctor's surgery, church's and a selection of

independent businesses. A strong sense of community, together with regular local events, adds to the village's enduring appeal.

Longframlington is ideally placed for those who enjoy the outdoors. The surrounding countryside offers an abundance of walking, cycling and riding routes, while nearby attractions such as the National Trust's magnificent Cragside House and Gardens, Northumberland National Park and the spectacular Heritage Coast are all within easy reach. The beautiful beaches at Alnmouth, Warkworth and Druridge Bay can all be reached in around 30 minutes, offering some of the finest stretches of coastline in the country.

For commuters, the village enjoys excellent road links via the A697 and nearby A1, providing convenient access to Morpeth, Alnwick, Newcastle upon Tyne and the wider region. Mainline rail services from Morpeth offer direct connections to Newcastle, Edinburgh and London, while Newcastle International Airport is also within comfortable driving distance.

Combining the tranquillity of village life with excellent amenities, beautiful countryside and outstanding accessibility, Longframlington continues to be one of Northumberland's most desirable villages in which to live.

The front door opens into a welcoming hallway with various doors leading off. A window to the side overlooks the garden beyond, in addition to allowing a wealth of natural light to circulate giving you the first indication of how the property has been designed to take full advantage of the natural light which is evident as you move throughout each living space. The hallway offers excellent storage for coats and shoes and suchlike.

Adjacent is the well-placed ground floor WC, the suite comprising a close coupled toilet, a radiator and a pedestal hand wash basin with a mixer tap above. The space is finished with quality LVT flooring. This is a superb asset as it negates the need to continually frequent the upstairs facilities.

A partially glazed door opens into the main hallway with stairs ascending to the first floor. This light and airy space is carpeted and could comfortably accommodate a side table or bookcase if you so wished.

A door then leads to the lounge which is an inviting room in which to spend time with family and friends. Featuring large windows to three sides, this exceptionally light and airy room captures glorious garden views in addition to allowing a wealth of natural light to circulate. Furthermore, French doors open out onto a paved area within the garden which is a superb place to sit and enjoy the sunshine with a glass of wine or cup of coffee at the end of the day. Neutrally decorated to allow the easy addition of accent colour, this gorgeous lounge showcases a stone-built fireplace with a wood burner set upon a slate hearth beneath an oak mantle which wraps around the chimney breast creating an exquisite focal point. There is plenty of space for flexible arrangement of seating and furniture.

A second reception room is ideal for a snug or second TV room or dining room.

A door leads from the second reception room, via an internal hallway with two sizeable storage cupboards, to the kitchen-diner located at the rear

within an extended part of the property. The kitchen offers a good number of wall and base units with a white shaker style door complemented by a contrasting grey laminate work surface and a white tiled splash back. The units are supplemented by a beneficial pantry cupboard ideal for storage of a range of items. In terms of fitted appliances, there is a four-place induction hob beneath a chimney style extractor fan, a double oven and a single bowl stainless steel sink with a drainer to either side beneath a window which overlooks the side garden. There is plenty of space to accommodate a large dining table and accompanying chairs before a partially glazed door which provides convenient access to the rear garden. A second door opens to the garage which offers storage and space for further appliances should you so wish.

Taking the stairs to the first floor, the landing opens out to three bedrooms, the family bathroom and a cupboard housing the hot water heater. A window overlooking the side garden, with countryside views beyond, illuminates the space beautifully. Loft access is available.

The principal bedroom is brimming with character. This generously proportioned double bedroom showcases a large window overlooking the surrounding village and countryside and a gorgeous feature wall enhancing the relaxing atmosphere that this beautiful room offers.

Bedroom 2 is a sizeable double with two windows overlooking the front of the property and a third window, to the side, adding further natural light. This room also showcases a beautiful feature wall making this another beautifully well-presented and relaxing space.

Bedroom 3 is a double room with a window taking advantage of views to the rear and a second window to the side elevation. This room offers built in storage. All the bedrooms, capturing lovely views, are beautifully decorated and offer a variety of storage options.

The well-presented family bathroom is a spacious room with attractive tiling creating a beautiful look. The suite comprises a bath, a double sized shower cubicle with waterfall shower head and a separate shower head behind a sliding door, a close coupled toilet with a lever flush, a chrome towel radiator and a traditional hand wash basin set with a stunning surround with a marble surface beneath a wall mounted mirror. A window overlooks the rear of the property and a window to the side allows further natural light.

The property continues to impress with its outside space, the wrap around gardens providing a lovely view which can be enjoyed from many of the principal living spaces. The mature planting adds texture and depth to this lovely country cottage garden which is securely fenced to allow children and family pets to play safely. Thoughtfully landscaped to create a unique space, there is a combination of lawned and gravelled areas which provide alternative places to sit and enjoy the far-reaching countryside views. The paved area, accessed from the lounge, is an ideal space in which to enjoy al fresco dining with family and friends and the greenhouse is the perfect space for those green fingered gardeners to while away the hours potting and planting. To the side of the property, there is a further gravelled area, accessed via a gate, which could provide additional parking if you required before the space opens out to a substantial lawned area. The appeal of

this delightful property is enhanced by the eco-friendly adaptations that have been made ensuring a cost-effective way of enjoying your countryside living.

Tenure: Freehold
Council Tax Band:
EPC: E

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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

- Detached family home in the sought-after village of Longframlington
- Four well-proportioned bedrooms with flexible family accommodation
- Spacious open-plan kitchen, dining area – ideal for modern family life
- High-quality fitted kitchen with integrated appliances
- Beautifully presented throughout and ready to move straight into
- Generous private rear garden, perfect for entertaining and family enjoyment
- Driveway parking and integral garage providing excellent storage
- UPVC double glazing air source heat pump
- Excellent access to Alnwick, Morpeth, Rothbury and the Northumberland coast
- Located in a thriving village with local shop, café, pub, primary school and countryside walks on the doorstep

Contact Us

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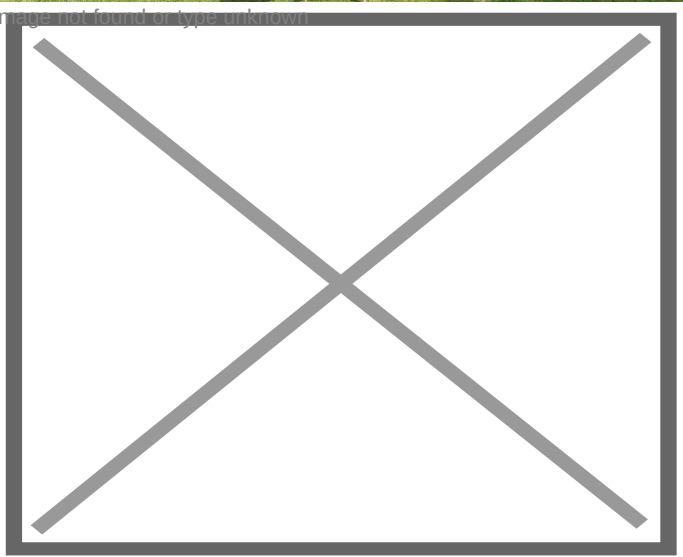






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

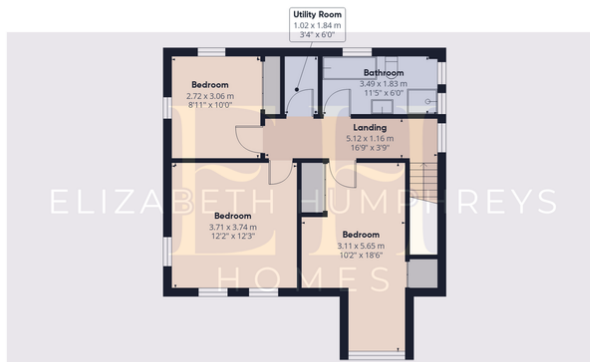




Ground Floor



Approximate total area⁽¹⁾
162 m²
1746 ft²

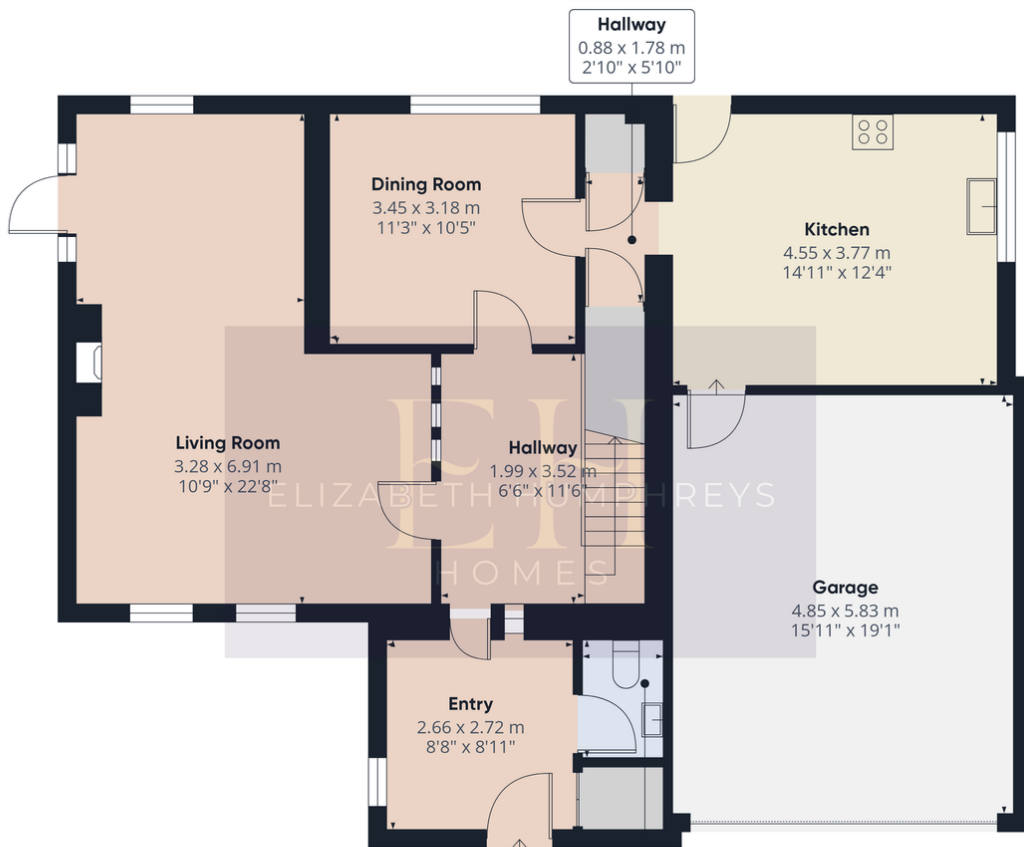


Floor 1

(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

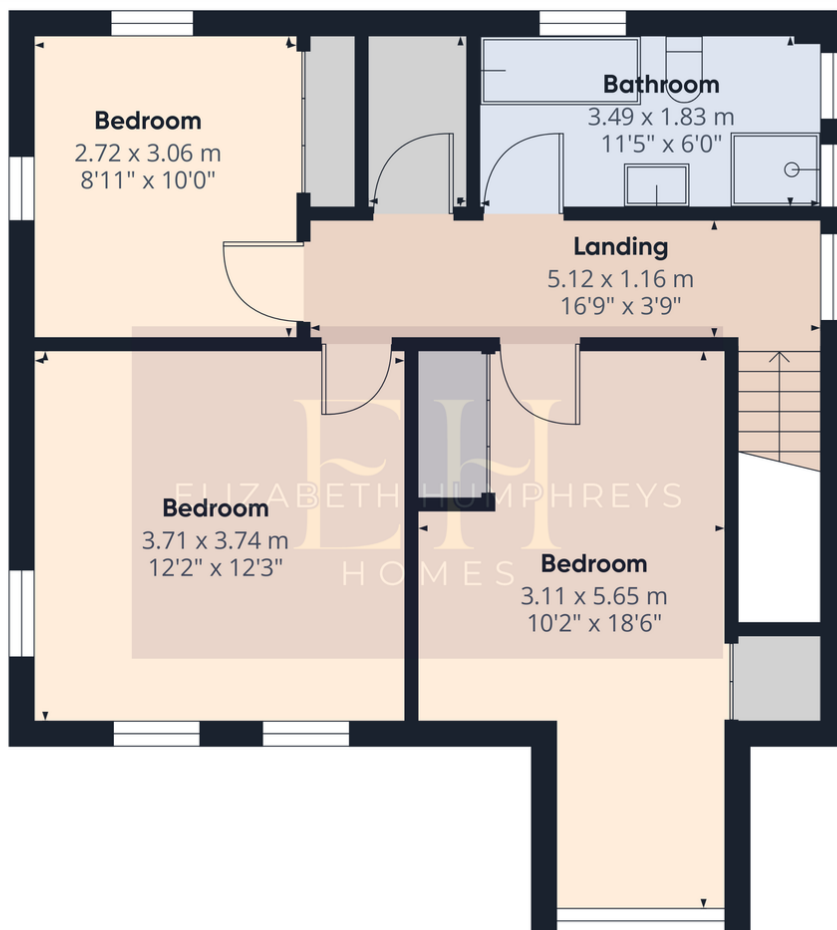


Approximate total area⁽¹⁾
108.5 m²
1168 ft²

(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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Floor 1



Approximate total area⁽¹⁾
53.5 m²
578 ft²

(1) Excluding balconies and terraces

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