

# The Besom Byre, Longframlington, Morpeth, Northumberland

£475,000



## Full Description

This is your opportunity to own a unique property boasting superb views of dramatic countryside. Elizabeth Humphreys Homes are proud to welcome to the market this stone-built 3 bedroomed property located just outside the Northumberland village of Longframlington. This stunning stone home benefits from ample parking with electric car charging point, a substantial rear garden, uPVC windows and doors, quality oak internal doors, oil central heating, shared septic tank, water metered to each property, and super-fast fibre connection for the busy family or home workers.

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.

Formerly a popular restaurant, this complex has been converted into unique residential dwellings, this property being one of those presenting

superb open plan and spacious countryside living. The front door, with cart arch porch offering a wonderful welcome, opens into a light and bright entrance hallway with a useful cupboard ideal for cloaks and shoe storage. The space is finished both practically and attractively with quality engineered oak flooring. To the right, a large wooden door opens to the main hallway, with further beneficial storage, which provides access to the main living spaces and utility room/visitors' WC, where there is space and plumbing for a washing machine and space for a tumble dryer, a full pedestal hand wash basin, a toilet with a handle flush and a tiled area which could easily incorporate a shower if you so wished. To the left, the hallway leads to the bedroom accommodation all of which offer en-suite facilities and benefit from direct access to the stunning rear garden.

The lounge is an inviting space with French doors opening to the rear garden creating a seamless transition between indoor and outdoor living. There is space for a wall mounted television and a range of comfortable seating. A couple of steps descend to the kitchen-dining-living area which appeals to modern living with space to relax before an exquisite multi-fuel burner, set upon a grey flag stone hearth, which creates a stunning focal point.

Oozing rustic country cottage style, the kitchen offers a good number of wall and base units with a mushroom/sage coloured shaker-style door complemented by a contrasting wood effect laminate work surface and elongated brick style splash back tiling. There is space for an American-style fridge-freezer and an electric range cooker beneath a NEFF extractor fan, as well as a built-in dishwasher, and a window captures stunning views to the front of the property.

Leading from the kitchen, the conservatory is a superb space easily accommodating a large dining table and accompanying chairs. With a polycarbonate roof and its many windows taking full advantage of the glorious garden and countryside views, this is the ideal space in which to entertain family and friends. A single door provides external access.

The principal bedroom is a king-sized room with patio doors opening into the rear garden. There are plenty of storage options available in addition to offering space for further bedroom furniture. The en-suite, fully tiled with grey toned tiles, comprises a walk-in shower with a waterfall shower head and a separate shower head within, a wall hung hand wash basin on top of a vanity unit, a concealed cistern toilet with a push button behind, a large illuminated wall-mounted mirror with blue tooth connection, and a black heated towel rail and underfloor heating ensures added comfort.

Bedroom 2 is a king-sized room with double doors opening to the rear garden. This light and bright room also offers storage options and space for a range of additional bedroom furniture. The en-suite comprises a shower cubicle with a shower within, a full pedestal hand wash basin and a toilet with a handle flush.

Bedroom 3 is a spacious king-sized room with built in bedside tables and built in wardrobes. This light and airy room also benefits from access to the rear garden. The en-suite comprises a bath with a shower over behind a shower curtain, built-in storage, a full pedestal hand wash basin and a toilet with a handle flush. The space is finished with white tiling creating a

crisp and fresh look.

This property continues to impress with its substantial outside space which offers you the opportunity to relax and unwind enjoying glorious countryside views. The garden is securely fenced to allow children and family pets to play safely and a large patio provides the perfect space to enjoy al fresco dining with family and friends during the warm summer months. A hot tub set upon a further patio offers the opportunity for further rest and relaxation and is perfectly combined with the wooden outside bar/family garden space, where you can watch television or partake in a game of darts or pool if you so wished, creating the perfect place for hosting a fantastic garden party.

Council Tax Band: E, £2,916.01 for the 2025/26 financial year

EPC: D

Tenure: Freehold

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
- Large garden
- Views
- Just outside Longframlington
- Ample parking
- Light and spacious
- Three ensuite king-sized bedrooms
- Lovely living spaces

## Contact Us

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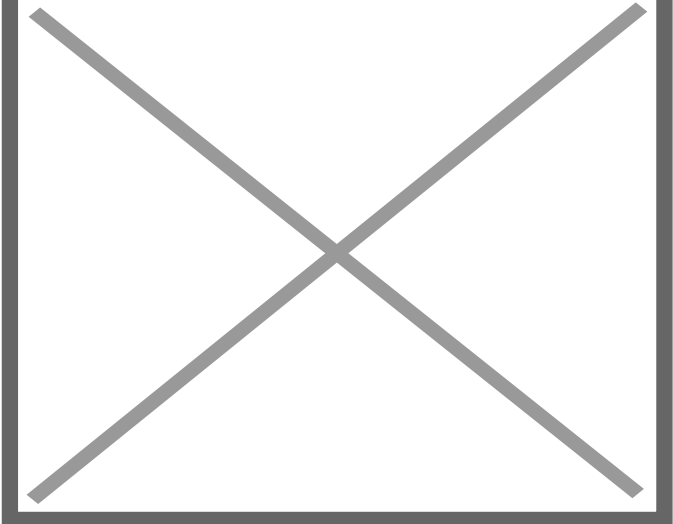




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1872 ft<sup>2</sup>  
173.8 m<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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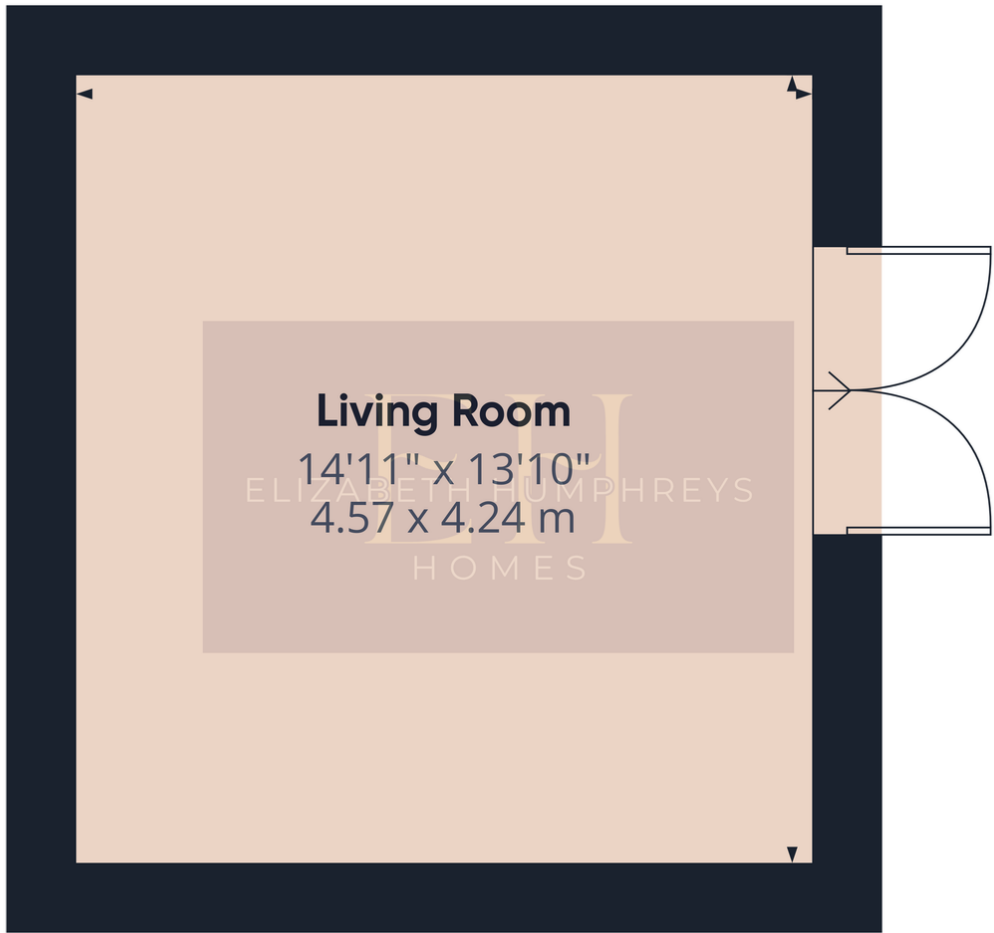


Approximate total area<sup>(1)</sup>  
1663 ft<sup>2</sup>  
154.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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Approximate total area<sup>(1)</sup>  
209 ft<sup>2</sup>  
19.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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