

White Cottages, Longframlington, Morpeth, Northumberland

OIRO £160,000



Full Description

A beautiful cottage brimming with charm and character and boasting a wonderful rear garden. Elizabeth Humphreys Homes are proud to bring to the market this attractive stone-built end of terrace 2 bedroomed property located in the Northumberland village of Longframlington. This delightful home benefits uPVC windows and doors, electric central heating, good broadband and all the other usual mains connections. Within walking distance of many of the facilities and bus stops this property is one of the most sought after in the village.

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.

A stone wall and a beautiful country cottage style garden offers a warm welcome as you approach the front door. This is an idyllic place in which to

sit and relax with a pleasant view of the church opposite. The candy-pink front door opens into an entrance hallway, with wood-toned laminate flooring, where stairs ascend to the first floor and two main doors lead off.

Continuing the country cottage theme, the spacious kitchen-diner is bathed in natural light courtesy of two windows overlooking the side of the property. There are a good number of wall and base units, including display cabinets, with a light-coloured shaker style door complemented by a mahogany-coloured wood effect work surface and cream coloured brick style splash back tiling. There is a single bowl stainless steel sink, an under-bench freezer, plumbing and space for a washing machine, a free-standing cooker beneath a chimney style extractor fan and a further under bench appliance. A dining table and accompanying chairs can be comfortably accommodated.

A door leads out to a rear porch where there is access to a beneficial storage cupboard beneath the stairs and a uPVC door providing external access to a rear courtyard.

Inviting, bright and colourful, the lounge is a superb space in which to spend time with family and friends. Two large windows, one to the front and one to the rear allow a wealth of natural light to circulate and illuminate the wonderful décor depicting the countryside style perfectly. The fireplace with a cast iron insert, red floral tiling and a lime green surround works in harmony with the country cottage style wallpaper behind forming an exquisite focal point. The space is finished with wood look laminate type flooring and the wood panelling adorning three walls adds further charm and character.

Taking the stairs to the first floor, the landing, with a large window capturing views over the rear garden, opens to two bedrooms and the family shower room.

The primary bedroom is a large double room with a window to the front and one to the rear making it lovely and light and bright. The floral aspect encapsulates the country cottage style, and the carpet adds comfort as you move throughout.

Bedroom 2 is a spacious room with views to the front of the property. There is plenty of space for further bedroom furniture. Another beautifully presented and restful room.

The shower room comprises a slimline shower tray with a glass walk behind screen with a waterfall shower head and a separate shower head within, a close coupled white toilet with a push button behind and a corner vanity unit with a round bowl hand wash basin on top and a free-standing tap behind. The large brick style tiling, full height within the shower area and half height to the remaining walls creates a delightfully classic look and works beautifully with the arts and crafts style flooring. The room benefits from a large storage cupboard housing the immersion heater in addition to presenting the ideal space to keep towels or bedding.

Accessed via a path at the rear of the property this garden is a delight. There is a summer house perfectly placed to catch the sun making it a wonderful space in which to unwind from the hustle and bustle of the day.

There are planted areas, vegetable patches and a large lawn adding variety and interest in addition to a useful storage shed.

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

- No chain
- Light and spacious
- Garden
- Spacious kitchen diner
- Summer house
- Walk to bus stop
- Walk to shops
- Walk to pub

Contact Us

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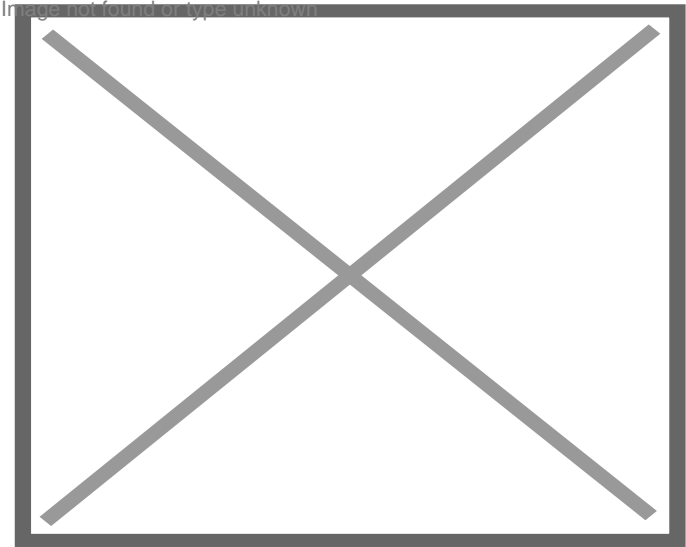


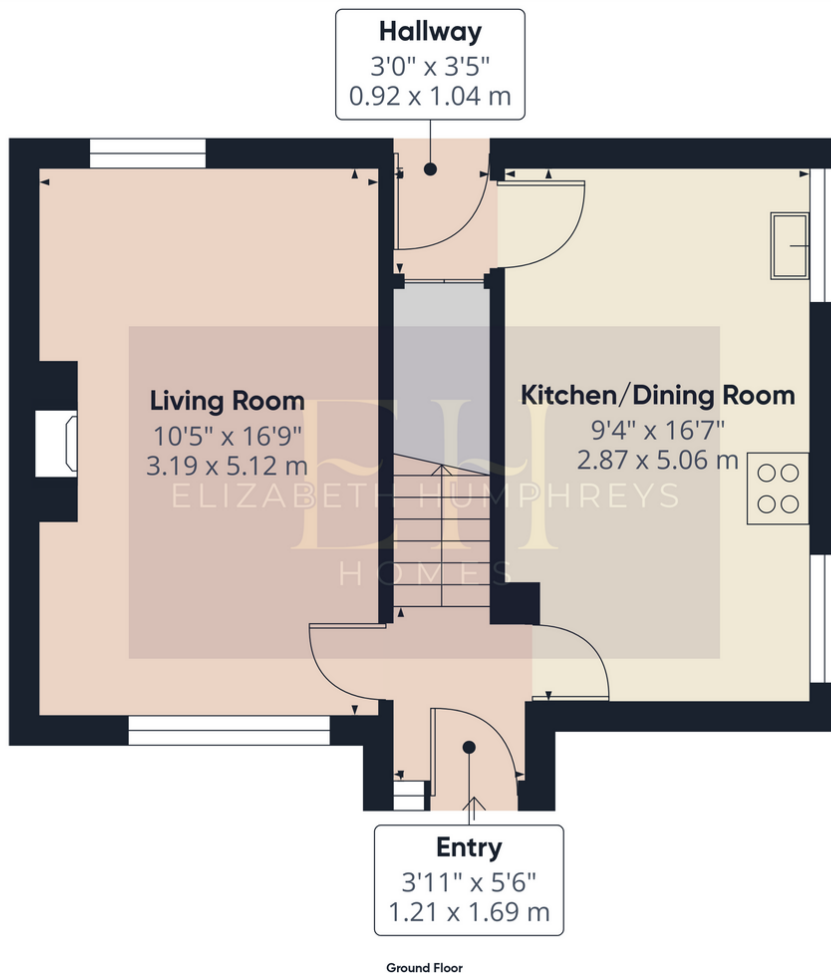




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	<div>39</div>	<div>64</div>
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 



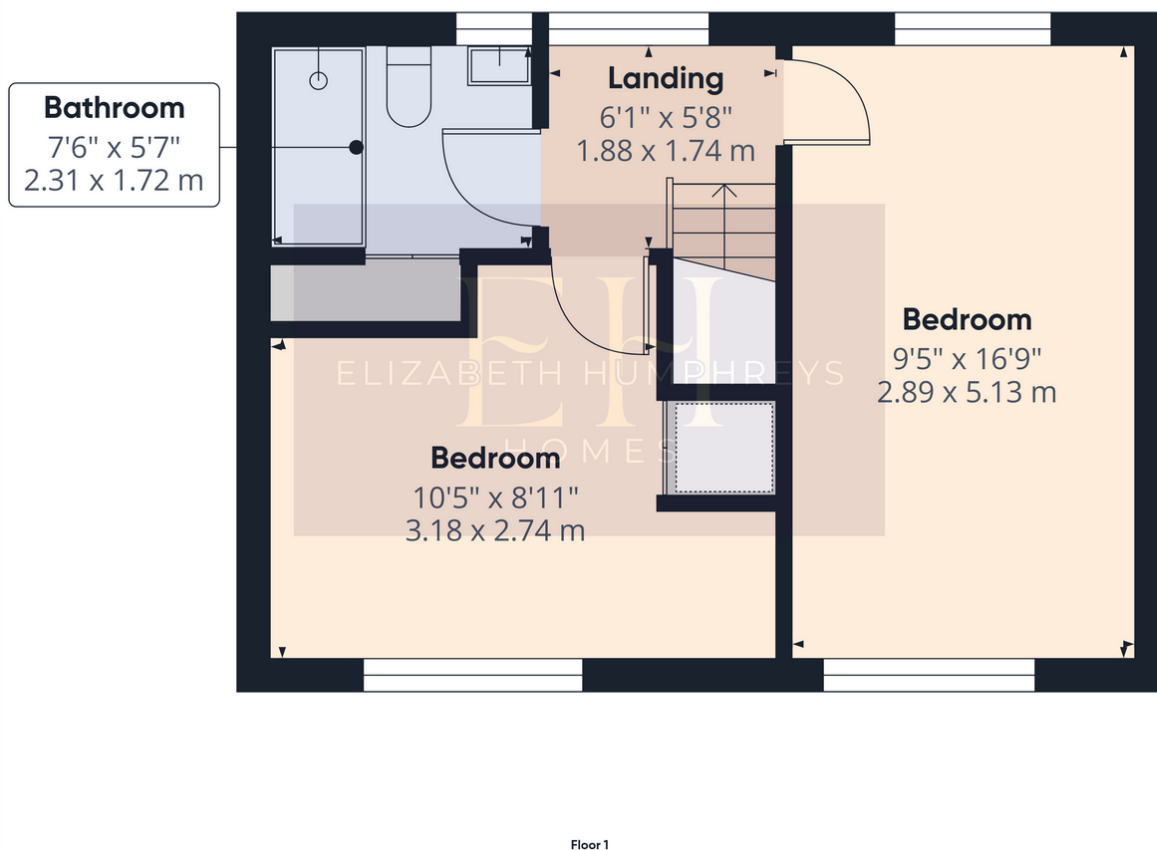


Approximate total area[®]
386 ft²
35.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Approximate total area[®]
360 ft²
33.5 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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