

Wilding Place, Longhorsley, Northumberland

OIRO £450,000



Full Description

An attractive family home capturing gorgeous countryside views. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed property located in the Northumberland village of Longhorsley. Boasting an attractive outlook to the front and rear, driveway parking leading to a single garage, an E V ChargePoint, uPVC windows and a composite front door, quality oak internal doors, super-fast fibre connection, air source heating and all the other usual mains connections, this lovely home is perfectly placed to enjoy countryside living.

Longhorsley has several local amenities including a Primary School, a fantastic village shop and a public house. The village also benefits from three churches a village hall with various activities and a visiting post office in the village hall, fish and chip van and pizza van. There are many countryside walks which can be enjoyed within this area of outstanding beauty and the village also benefits from good transport links to the historic market towns of Morpeth and Alnwick where there are vibrant shops, pubs, restaurants, a leisure centres and many other facilities. The village is well positioned to access Newcastle to the south or to travel north to Scotland.

Entry is via the front door which opens into a welcoming hallway with various doors leading off and stairs, with storage beneath, ascending to

the first floor. The space is finished with quality LVT flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces. The ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed cistern toilet with a push button behind and a corner full pedestal hand wash basin with a mixer tap over.

Light and bright, the comfortable lounge is bathed in natural light courtesy of a large window to the front which captures pleasant views of the lawn and stunning cherry tree. The room has been extended to offer further living space to the rear which showcases a lovely wood burner with a tiled hearth, brick surround and wood-look mantle above enticing you to sit before it during the cooler months. A Velux window allows further natural light to enter adding to the light entering via a set of bi-fold doors, which open onto a decked area within the rear garden, and a window to the side. This is a gorgeous room in which to spend time with family and friends exchanging stories of the day.

The kitchen-diner is spacious extending the full length of the property and offers a good number of wall and base units with a cream-coloured shaker style wooden door complemented by a contrasting wood-look laminate work surface with a matching upstand. In terms of fitted equipment (predominantly BOSCH), there is a fridge-freezer, an oven with a microwave above, a dishwasher, a bowl and a half stainless steel sink and a five-ring induction hob beneath a chimney style extractor fan and a black glass splash back. A window captures uninterrupted views over the rear garden. Adjacent is the utility room which offers space and plumbing for a washing machine and tumble dryer, a single bowl stainless steel sink and further units and work surface matching those of the kitchen.

Taking the stairs to the first floor, the landing opens out to four bedrooms, an airing cupboard and the family bathroom. All the bedrooms benefit from a sumptuous carpet adding comfort as you move throughout and the bathrooms are completed with vinyl flooring.

The principal bedroom is a spacious and restful king-sized room with a large window overlooking the front. The en-suite comprises a close coupled toilet with a push button behind, a shower with a waterfall shower head and a separate shower head within, a hand wash basin with a mixer tap over and a chrome heated towel rail ensures added comfort. The space is finished attractive wall tiling, and a window overlooks the front of the property.

Bedroom 2 is a good-sized double room with a window capturing views to the rear. There is plenty of space for a range of additional furniture.

Bedroom 3 is a generously proportioned double room with a pleasant outlook to the front. This room also offers plenty of space for further bedroom furniture.

Bedroom 4 is a large single room with fitted wardrobes. This room has also been configured as a home office offering further fitted furniture. All the bedrooms are tastefully decorated and offer a warm and relaxing atmosphere.

The family bathroom comprises a concealed cistern toilet, a half pedestal wall mounted hand wash basin, a bath with a waterfall shower head and a separate shower head over behind a glass screen and a chrome heated towel rail. The dark green tiling works in harmony with the painted walls creating a fresh and crisp finish.

Externally, the rear garden is L shaped and offers two decked areas ideal for al fresco dining with family and friends and relaxing in the sunshine during the warm summer months. There is a good-sized lawn framed by well stocked borders creating depth and texture before the view opens out to countryside with a glimpse of the coast beyond.

Tenure: Leasehold

Council tax Band: D, £2,573.11 for the 2026/27 financial year

EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- - Attractive 4-bedroom family home in the sought-after village of Longhorsley
- - Breathtaking countryside views to both the front and rear, with a glimpse of the coast beyond
- - Driveway parking & single garage plus the added bonus of an EV ChargePoint
- - Beautifully presented throughout with quality oak internal doors, stylish décor and seamless LVT flooring across most of the ground floor
- - Impressive full-length kitchen-diner with cream shaker-style units and integrated BOSCH appliances, perfect for family life and entertaining
- - Practical utility room with additional storage, sink and space for laundry appliances
- - Four well-proportioned bedrooms, including a luxurious principal suite with en-suite shower room
- - Stylish family bathroom with modern suite, waterfall shower over bath and elegant green tiling
- - Generous L-shaped rear garden with two decked entertaining areas, a large lawn and beautifully stocked borders
- - Energy-efficient living with air source heating, super-fast fibre broadband and all mains connections
- - A truly fabulous home offering the perfect blend of modern convenience, village charm and scenic surroundings

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD



T: 01665 661170

E: info@eh-homes.co.uk







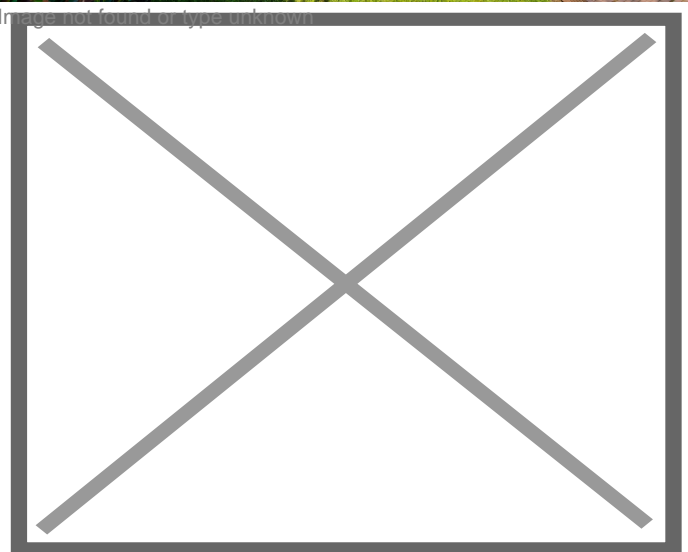


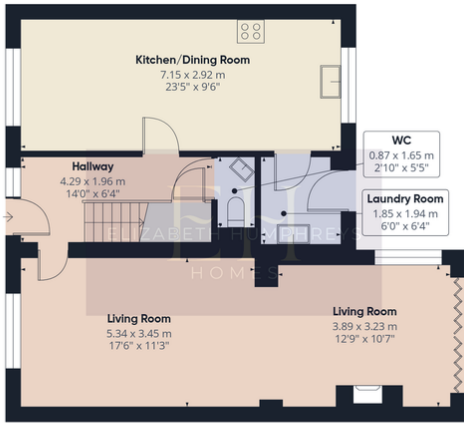




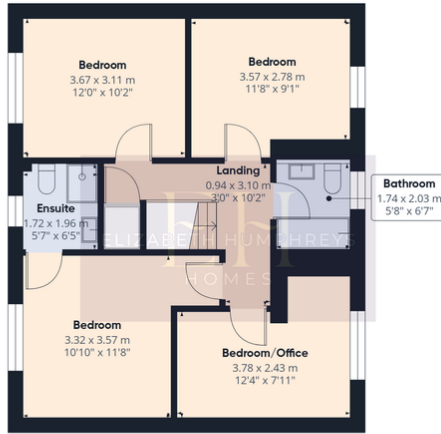
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C		80	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			93
(81-91) B			
(69-80) C		82	
(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	





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
145.8 m²
1571 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.

GIRAFFE360



Ground Floor Building 2



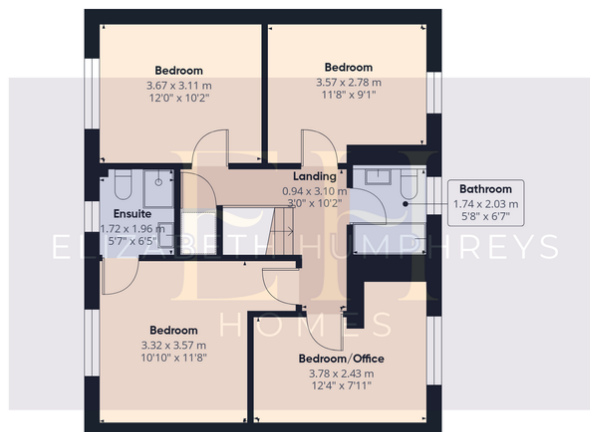
Ground Floor Building 1

Approximate total area⁽¹⁾
125.2 m²
1349 ft²

(1) Excluding balconies and terraces

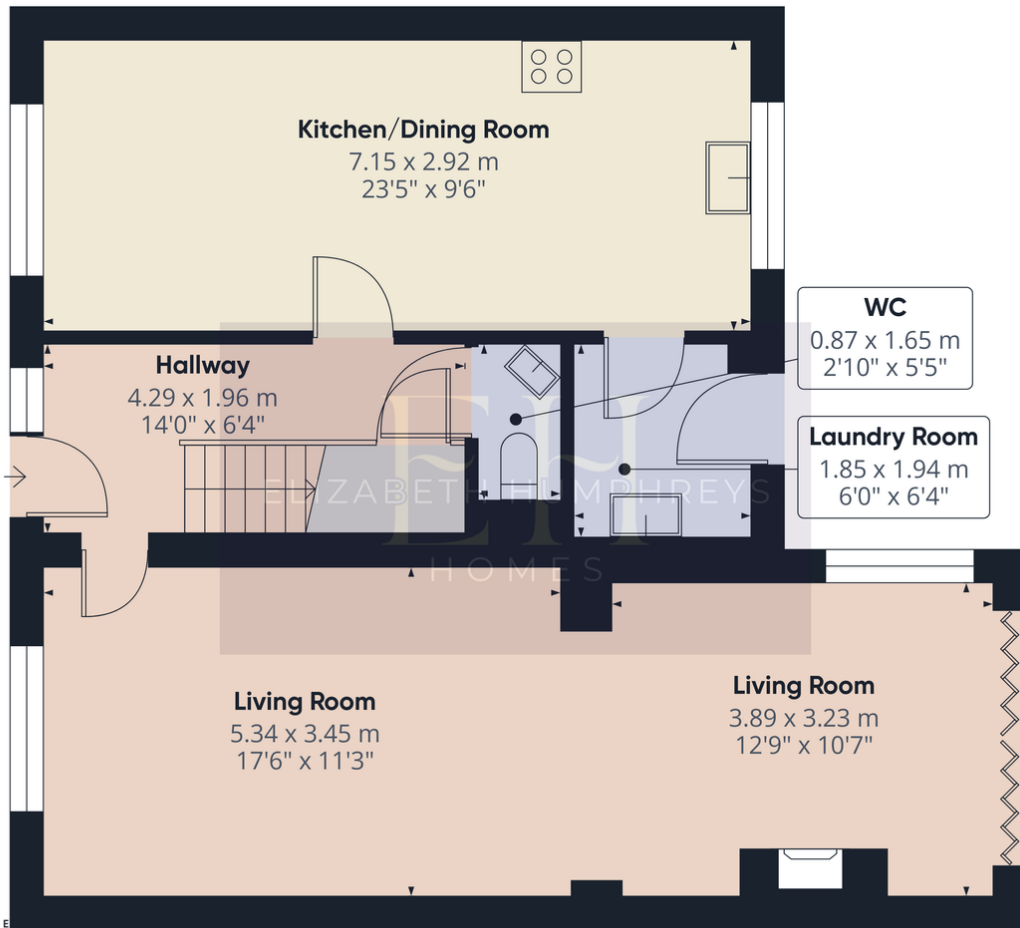
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1





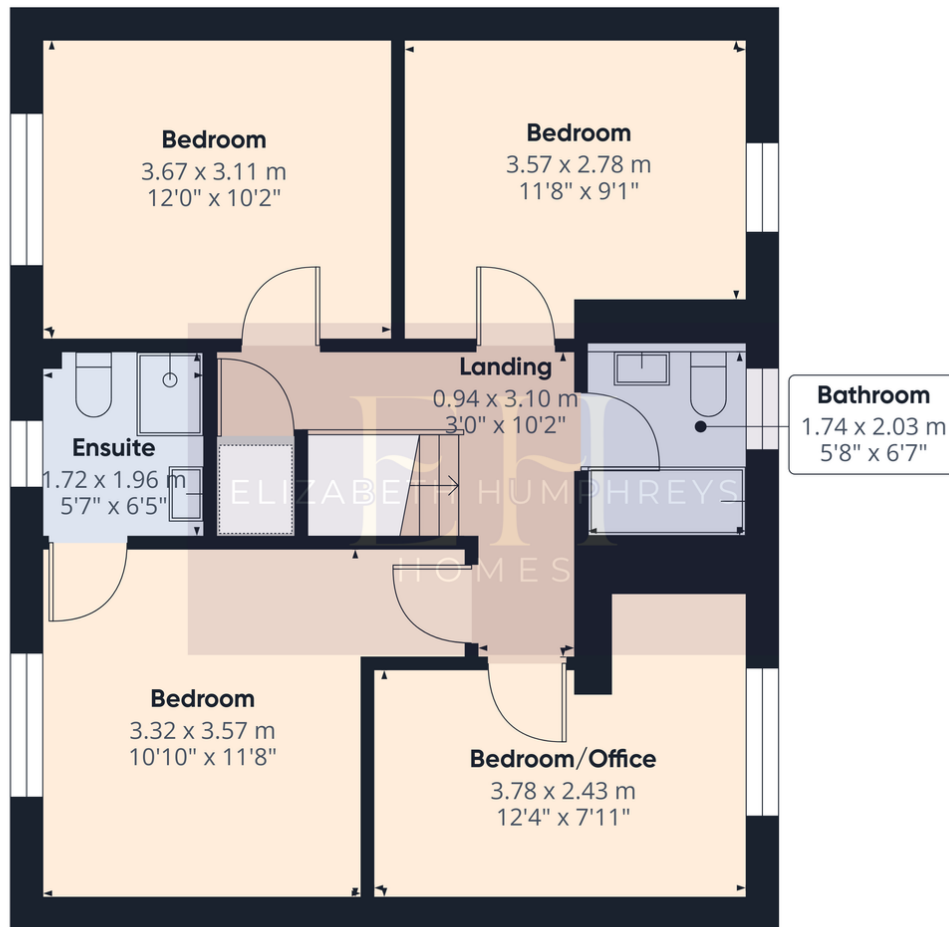
Ground Floor Building 1

Approximate total area⁽¹⁾
67.4 m²
726 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.

GIRAFFE360



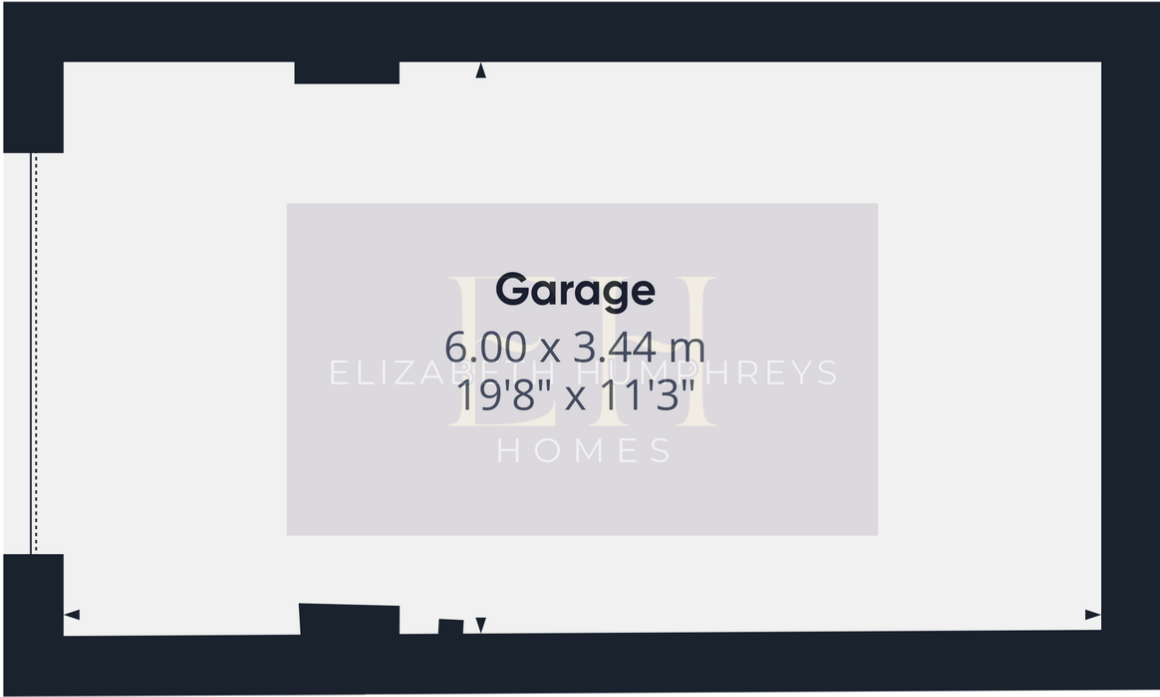
Floor 1 Building 1

Approximate total area⁽¹⁾
57.8 m²
623 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.

GIRAFFE360



Approximate total area⁽¹⁾
20.6 m²
222 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.

GIRAFFE360



Ground Floor Building 2