Longframlington, Morpeth, Northumberland

£195,000



Full Description

This is your opportunity to own a delightful stone-built cottage built in 1898 and very much part of the original village settlement. Elizabeth Humphreys Homes are proud to welcome to the market this 2 bedroomed property located in the Northumberland village of Longframlington. This home benefits from a superb village location, uPVC windows and a wooden front door, LPG central heating, good broadband connection, a 2019 full re-wire, and all the other usual mains connections. This charming property would suit a first-time buyer, or someone looking to downsize or retire to this beautiful part of the country.

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.

The south-facing wooden front door opens into an entrance hallway with stairs leading to the first floor and one main door opening to the lounge.

The terracotta floor tiles finish the space both practically and attractively, and are in keeping with the feel of the property.

With a lovely high ceiling adding to the sense of space, the lounge is an inviting room in which to spend time with family and friends. A Georgian fretted uPVC window overlooks the front and adds a superb amount of character. The focal point for the room is a stunning original inglenook fireplace with an impressive stone slab hearth supporting a wood burner, which entices you to sit before it during those cooler months. A recessed space beneath the stairs offers excellent storage potential.

A sliding door opens to the kitchen located to the rear of the property. The characterful kitchen offers a good number of wall and base units with a sage green-coloured laminate door complemented by a wood-effect laminate work surface. There is space for a free-standing fridge freezer, a slimline dishwasher and an oven and hob beneath an extractor fan. A bowl and a half stainless steel sink sits below a wooden window which overlooks the side courtyard, and the boiler is housed in the kitchen for ease of access. The space is finished with flagstone-effect vinyl flooring.

Taking the stairs to the first floor, the landing opens out to two lovely bedrooms and the family bathroom. Loft access is available, and the electrical consumer unit is housed on the landing for ease of access.

The primary bedroom is a glorious super king-sized bedroom bathed in natural light courtesy of two large Georgian fretted windows taking advantage of views to the front of the property. Brimming with character, this room showcases a chimney breast with original Victorian fireplace which is beautiful. The carpet adds comfort as you move throughout and there is plenty of space for various storage options and further bedroom furniture.

Bedroom 2 is a large single room with a quaint view to the rear of the property. This restful room offers plenty of space for storage options.

The bathroom comprises a bath with an electric shower over behind a glass concertina screen, a full pedestal hand wash basin with a splashback behind, a close-coupled toilet with a push button, a shaver point and a chrome heated towel rail ensures added comfort. Tiling extends around the bath and shower area and the space is finished with vinyl flooring creating a crisp and fresh look. The free-standing washing machine is conveniently located here but could easily be removed to the kitchen if you so wished. A window, with privacy glass, allows for natural light.

Externally, the courtyard is a wonderful suntrap during the mid-afternoon and is the perfect place in which to relax and unwind with a cup of coffee whilst reading a book. It also provides a beneficial storage shed, waste container storage and usefully houses the LPG bottles.

Tenure: Freehold
Council Tax Band: Currently paying local taxes via business rates
EPC: E

Anti-Money Laundering Checks
We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Period home
- stone built
- Close to shops and café
- Central village location
- Well presented
- Bus route
- Spacious rooms
- Wood burner
- Investment opportunity

Contact Us

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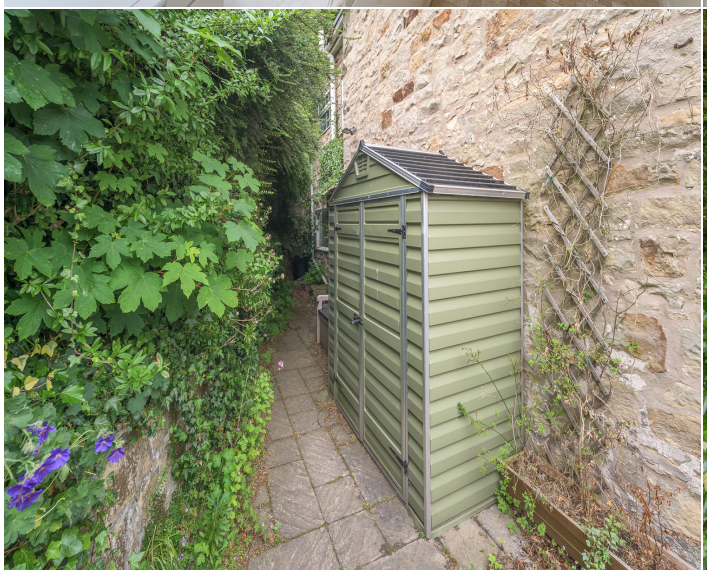










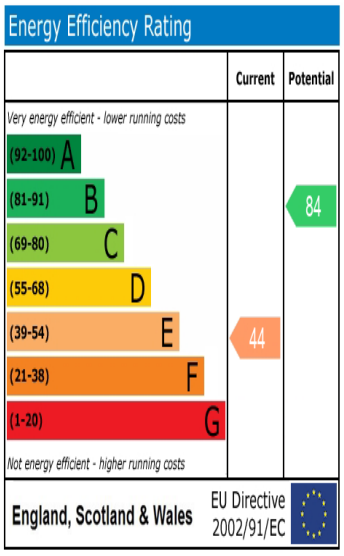












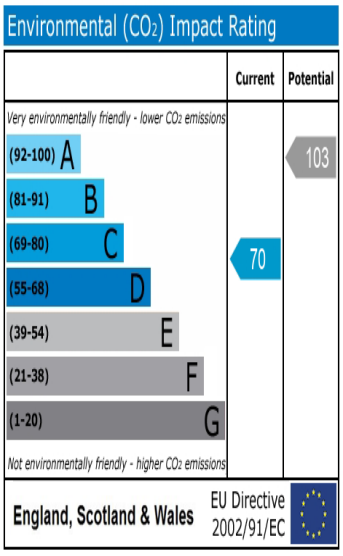
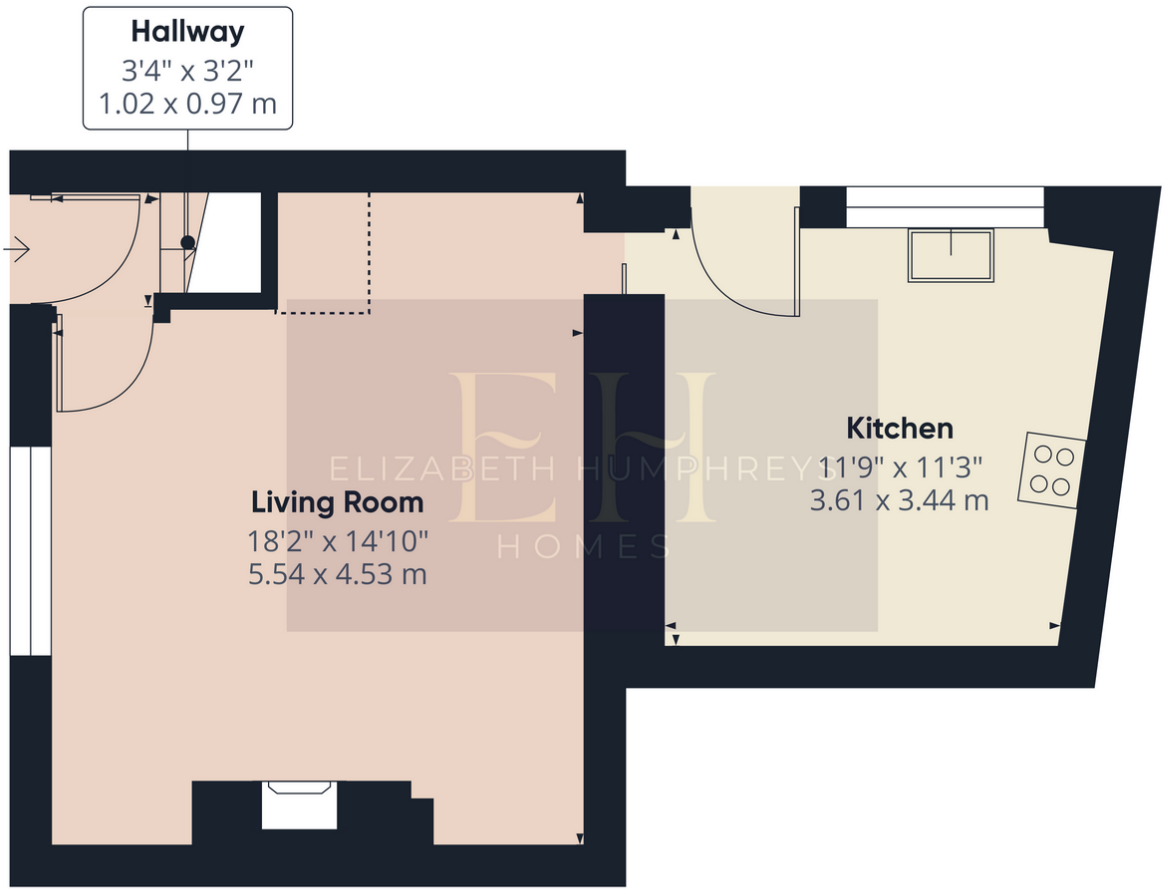


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Ground Floor

Approximate total area(1)
403 ft²
37.4 m²

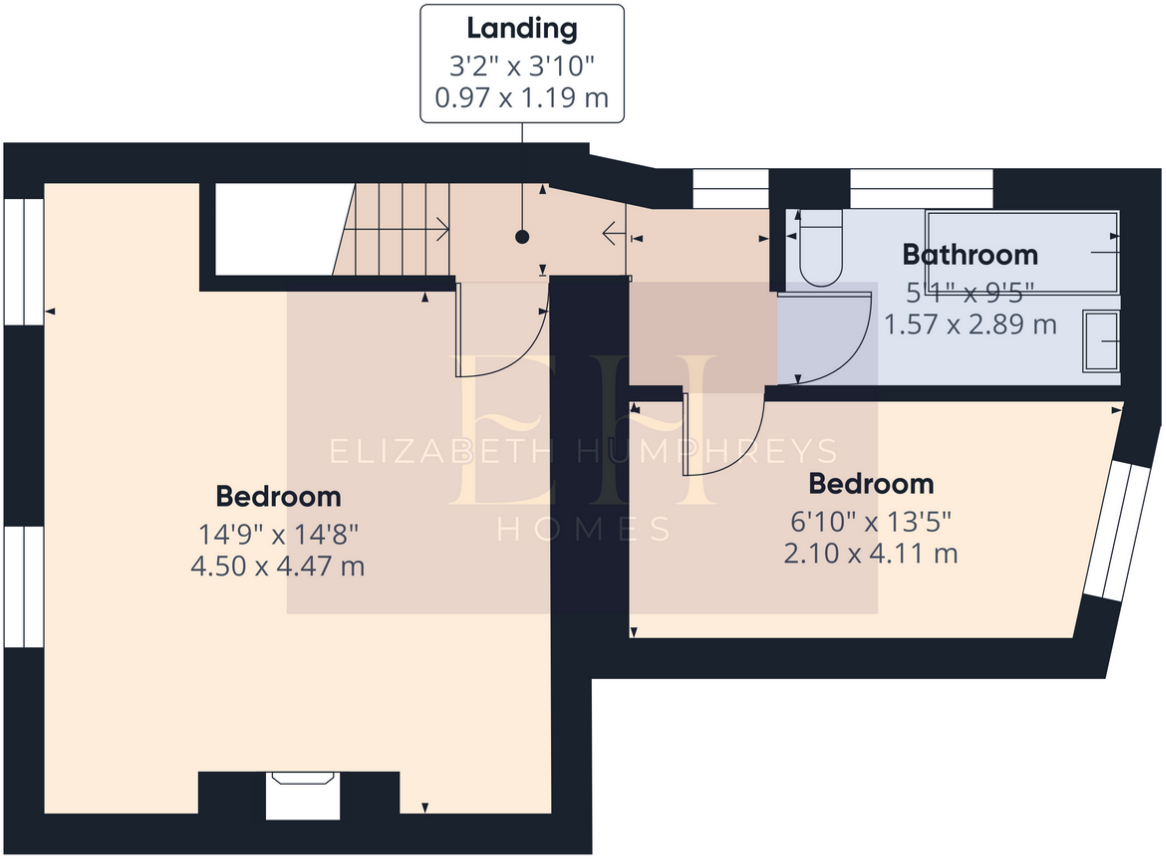
Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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)
402 ft²
37.4 m²

(1) Excluding balconies and terraces

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