



## Longbank Farm Steading

Longhoughton

- Well-presented stone property
- Four bedrooms – master with ensuite
- Open plan kitchen/dining/living
- Exclusive development



**Guide Price : £525,000**



# 2 Longbank Farm Steading

## Longhoughton, Alnwick

### Northumberland NE66 3AP

Having been substantially extended from the original farm cottage, this impressive stone built double fronted house has been finished to an exceptionally high standard with natural reclaimed stone and is part of a niche collection of conversion properties known as Longbank Steading. This exclusive development is located on the periphery of the small picturesque rural village of Longhoughton on the Northumberland coast, and offers superb views from the first floor towards the sea and coastline in the distance.

Enclosed within stone boundary walls, the property is enhanced by lawn gardens and paved patio terraces for outside dining and entertaining. This generous plot also includes a detached single garage and ample parking for three vehicles.

Inside on the ground floor you'll discover two magnificent dual aspect rooms with large glazed sliding doors overlooking the rear garden. The sizeable lounge is adorned with a stunning exposed stone and brick chimney breast incorporating an inglenook fireplace with a wood burning stove, creating the perfect ambience for cosy evenings. The expansive dining kitchen is a culinary enthusiast's dream, complete with a delightful seating area, a stylish kitchen island, and a range of shaker cabinets with integrated appliances, topped with luxurious Silestone worktops. Additionally, residents will enjoy the convenience of a utility room, ground floor W.C., storage cupboards and engineered oak timber flooring with under-floor heating.

Ascend the oak and glass balustrade staircase to the first floor where you'll find a palatial master bedroom with bespoke fitted wardrobes and an ensuite, ensuring a touch of luxury and convenience. Three additional double bedrooms offer ample space for family or guests, while the family bathroom provides ultimate relaxation with a bath and separate shower.

Experience the epitome of elegant rural living in this splendid high quality stone conversion residence on the mesmerising Northumberland coast.

#### **PORCH**

Double glazed entrance door | Cloaks cupboard | Engineered oak wood flooring | Underfloor heating | Downlights

#### **HALL**

Glass panelled staircase to first floor | Understairs storage cupboard | Engineered oak wood flooring | Underfloor heating | Downlights | Double doors to lounge and kitchen, door to W.C. and utility

#### **OPEN PLAN KITCHEN/DINING/LIVING 29'4 x 12'6 (8.94m x 3.81m)**

Shaker style fitted wall and base units | Silestone worktops | Undercounter sink | AEG electric induction hob | Extractor hood | Indigo glass splashback | AEG electric double oven | Integrated fridge/freezer | Bosch Integrated dishwasher | Range of pan drawers and cupboards | Island with power sockets | Underfloor heating | Sliding door to rear garden | Double doors to hall | Ceramic tiled floor | Downlights

#### **LOUNGE 19'9 x 14'0 (6.02m x 4.27m)**

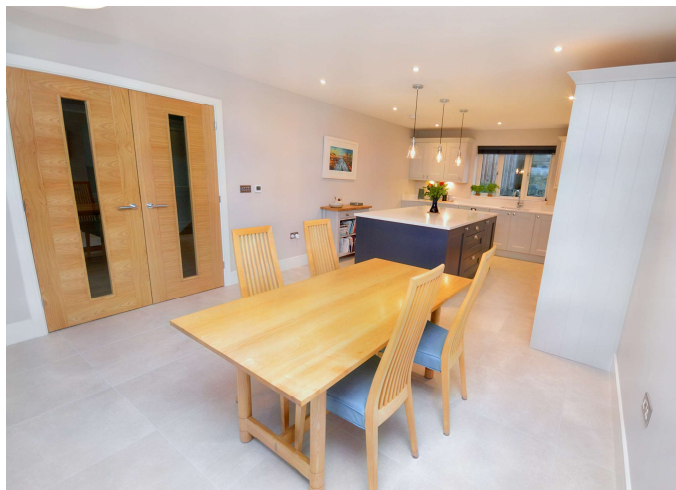
Double glazed window to front | Double glazed sliding door to rear | Exposed stone and brick Inglenook style fire place with tooled stone mantle and a multifuel burning stove | Engineered oak wood flooring | Underfloor heating

#### **UTILITY 7'3 x 5'3 (2.21m x 1.60m)**

Double glazed window to rear | Double glazed external door to rear | Stainless steel sink | Space for washing machine | Central heating boiler | Space for tumble dryer | Storage cupboard housing water tank | Tiled floor | Underfloor heating | Downlights | Extractor fan

#### **DOWNSTAIRS W.C.**

Double glazed frosted window to rear | W.C. with concealed cistern | Wash hand basin with cabinet | Part tiled walls | Extractor fan | Tiled floor | Underfloor heating



### FIRST FLOOR LANDING

Double glazed window to front | Radiator | Downlights

### BEDROOM ONE 15'2 plus wardrobes x 11'8 (4.62m plus wardrobes x 3.56m)

Double glazed window to rear | Two double wardrobes | Radiator | TV and telephone point | Door to ensuite

### ENSUITE

Double glazed frosted window to rear | Villeroy and Boch sanitary ware | Double shower cubicle with mains rain-head shower and handheld attachment | W.C. with concealed cistern | Wash hand basin with cabinet | Chrome heated towel rail | Extractor fan | Tiled floor | Part tiled walls | Downlights

### BEDROOM TWO 12'4 x 11'4 (3.76m x 3.45m)

Double glazed window to front | Double wardrobe | Radiator

### BEDROOM THREE 13'9 x 10'3 (4.19m x 3.12m)

Double glazed window to front | Radiator

### BEDROOM FOUR 10'2 x 9'11 plus alcove (3.10m x 3.02m plus alcove)

Double glazed window to rear | Radiator

### BATHROOM

Double glazed frosted window to rear | Villeroy and Boch sanitary ware | Tiled double shower cubicle with mains rain-head shower and handheld attachment | Bath with handheld shower attachment | Wash hand basin with drawer cabinet | W.C. with concealed cistern | Tiled floor | Part tiled walls | Chrome ladder heated towel rail | Downlights | Extractor fan

### GARAGE 19'0 x 10'9 (5.79m x 3.28m)

Stone detached garage | Remote control electric sectional garage door | Electric supply with power sockets and lighting | Door to rear | Overhead storage

### EXTERNALLY

To the front there is a lawned garden | Stone wall boundaries | Path leading from the rear | Log store to side | Lawned rear garden | Patio area | Flower beds and border | Path to garage and parking for three cars

### AGENTS NOTE

Land Registry have yet to register title of the property in the current vendors' names. Please ask the branch for more details.

### SERVICES

Mains electricity, gas, water and drainage | Worcester Bosch A Rated Gas Boiler | Wet underfloor heating system to ground floor | TV points to lounge, kitchen and all bedrooms | Cat 5 – data points to lounge, kitchen and all bedrooms |

TENURE - FREEHOLD | EPC RATING C | COUNCIL TAX BAND E

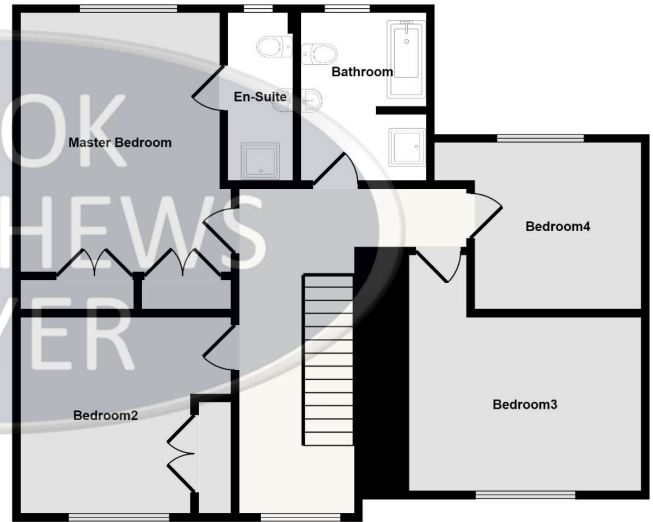
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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