



Greystones

Longhirst

- Detached Stone Built House
- Three Bedroomed
- Large Kitchen
- South Facing Garden
- Outbuildings
- Freehold

Asking Price: £470,000

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Greystones Longhirst

Very rarely found on the market, sits this spectacular grade listed stone built detached three bedroomed property, located in Longhirst, Morpeth. Longhirst is a quaint little village, located only 2.5 miles from the historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. The property itself boasts a fantastic position, offering idyllic surroundings whilst to the rear you have breathtaking panoramic views from the garden.

The property briefly comprises:- Entrance hallway, generous sized lounge with large bay window overlooking the front garden. The lounge has been finished with stained wooden flooring. This leads seamlessly into a separate dining room which is a great space for families with plenty room for your dining table and chairs. The impressive large high spec kitchen has been fitted with a range of modern wall and base units and separate island, offering an abundance of storage. Appliances include a double gas stove, integrated fridge/freezer and wine cooler and dishwasher. You further benefit from a separate utility space a downstairs W.C.

To the upper floor of the accommodation, you have three good sized bedrooms, two doubles and one single. The modern family bathroom has been finished with W.C., hand basin and shower.

Externally, to the rear of the property you have a stunning mature south facing garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden space is ideal for those who enjoy outdoor entertaining. There is on street parking available and right of access to park at the rear of the property.

We anticipate high levels of interest for this home. Early viewings are recommended.

Lounge: 15.11 x 16.6 (4.86 x 5.03)
Dining: 17.7 x 8.8 (5.36 x 2.64)
Kitchen: 15.4 x 16.7 (4.67 x 5.05)
Utility: 6.2 x 7.5 (1.88 x 2.26)
W.C.: 3.10 x 3.7 (0.94 x 1.12)
Bedroom One: 16.2 x 10.6 Max Points (4.93 x 3.20 Max Points)
Bedroom Two: 12.9 x 15.4 (3.89 x 4.67)
Bedroom Three: 5.10 x 10.6 (1.79 x 3.20)
Bathroom: 5.10 x 10.7 (1.79 x 3.22)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: TBC
Heating: Oil
Broadband: TBC
Mobile Signal / Coverage Blackspot: No
Parking: Private Parking to Rear of Property

RESTRICTIONS AND RIGHTS

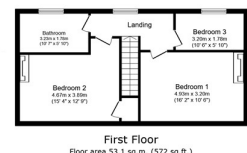
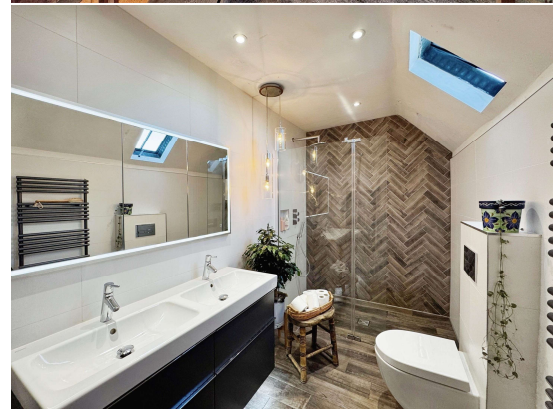
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: TBC

Council Tax Band: D

M00008385.LB.LB.08/04/25.V.2



Total floor area: 135.1 sq.m. (1,454 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), spaceings and orientations are approximate. No liability is accepted. Any errors or omissions shall be the responsibility of the seller and not the agent or any other party. No liability is accepted for any error, omission or misstatement. A party must only use this information for their own purposes. Please refer to the agent's report.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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