



Howarth Cottage | Morpeth | NE61 3LJ

Asking Price £450,000

ROOK
MATTHEWS
SAYER

**4****1****1****Exquisite Stone-Built Home****No Onward Chain****Four Bedrooms****Stunning Mature Garden****Quaint Village Location****Large Sweeping Driveway plus
Double Garage****Spacious and Bright****Freehold****For any more information regarding the property please contact us today**

Very rarely found on the market, sits this exquisite stone-built family home in Longhirst Village. 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 real kerb appeal, whilst to the rear you have a breathtaking landscaped garden. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home!

The property briefly comprises:- Large entrance hallway and a beautiful lounge that oozes character, due to the exposed wood beams and has been fitted with light beige carpets. This leads seamlessly through to a separate spacious dining area which is a great space for families with plenty of room for your dining table and chairs. To the back of the dining room, there is a magnificent floor to ceiling window offering floods of natural light and views over the impressive garden. The kitchen is a great space and has been fitted with a range of wooden wall and base units offering excellent storage. Appliances include ceramic hob and electric oven. You further benefit from a separate utility space and W.C.

To the opposite end of the living accommodation, you have three good sized bedrooms, all offering fantastic space, two doubles and one single, all rooms have been carpeted throughout. All bedrooms further benefit from fitted wardrobes. The family bathroom has been fitted with a W.C., hand basin, bath tub and separate shower.

To the top floor, there is the fourth bedroom which is currently used as an office.

Externally, the property has a large sweeping driveway which can accommodate at least four cars and has a double garage. To the rear of the property, you have a stunning mature garden with patio area, which is full of vibrancy and life, offering you your very own tranquil oasis to relax in. The garden is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.

With no onward chain, this is a must view to appreciate the space on offer.

Entrance: 6'4 x 14'6 (1.93m x 4.42m)
Lounge: 13'9 x 13'10 (4.19m x 4.22m)
Dining: 12'9 x 13'9 (3.89m x 4.19m)
Kitchen: 13'12 x 13'11 Max Points (4.26m x 4.24m Max Points)
Conservatory: 11'2 x 8'10 (3.40m x 2.69m)
Utility: 8'7 x 7'11 Max Points (2.62m x 2.41m Max Points)
W.C.: 3'1 x 8'9 (0.93m x 2.67m)
Bedroom One: 12'10 x 15'5 Max Points (3.91m x 4.70m Max Points)
Bedroom Two: 10'3 x 11'5 (3.12m x 3.48m)
Bedroom Three: 8'3 x 10'6 (2.52m x 3.20m)
Bedroom Four: 10'8 x 15'5 (3.25m x 4.70m)
Bathroom: 10'4 x 7'8 (3.15m x 2.33m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Gas Central plus Wood Burner
Broadband: ADSL Copper Wire
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Double Garage

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch if you require any further information.

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

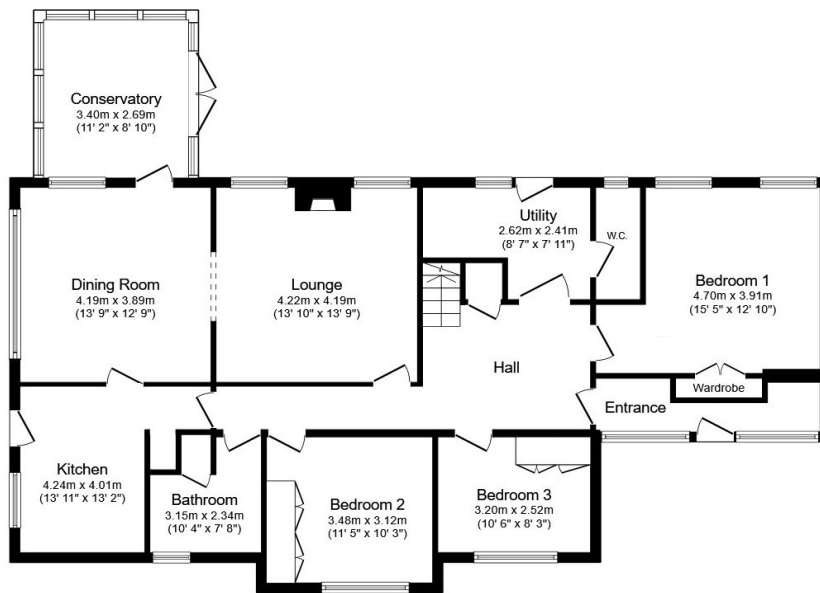
EPC Rating: D
Council Tax Band: D

M00008449.LB.JD.09/06/2025.V.3

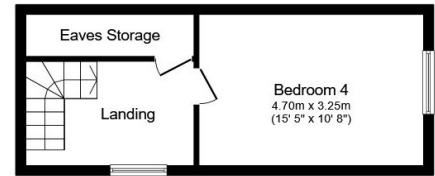
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Ground Floor
Floor area 132.5 sq.m. (1,426 sq.ft.)



First Floor
Floor area 23.9 sq.m. (257 sq.ft.)

Total floor area: 156.3 sq.m. (1,683 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), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.

