



Whinney Hill Cottage | Longhorsley | NE65 8QR

**Offers In Excess Of £500,000**

ROOK  
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**3****1****2****Spacious Detached Bungalow****Panoramic Views****Three Bedrooms****Stunning Mature Gardens****Rural Living****Generous Sized Driveway****Spacious and Bright****Freehold****For any more information regarding the property please contact us today**

Increasingly rare opportunity to buy this detached bungalow set just outside Longhorsely, West of Morpeth. Set within an incredible and idyllic setting, this home is offering peaceful and rural living at its finest. The property is extremely spacious throughout with a tremendous panoramic view of the surrounding countryside. The property is extremely convenient for those who need to commute with the A697 providing easy access to Morpeth, Wooler, Coldstream and Alnwick. As well as linking to the A1 to Newcastle and surrounding areas. The property is only a 7 miles drive from the historic town of Morpeth, where you will find an array of local bars, restaurants and river walks to choose from.

The property briefly comprises:- Large entrance hallway and a generous lounge with floods of natural light due to the picture-perfect floor to ceiling window, offering views of the front garden and rolling countryside. The lounge has been fitted with light beige carpets and finished with modern décor. The kitchen has been fitted with a range of wooden wall and base units, offering excellent storage. The kitchen is a great space for families with ample room for your dining table and chairs. You further benefit from a separate utility.

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. The master bedroom further benefits from its own ensuite shower room and walk in wardrobe. The second bedroom contains fitted wardrobes offering excellent storage. The family bathroom has been fitted with W.C., hand basin, free standing bath tub and shower over bath.

Externally to the front of the property, you have a generous sized wrap around grassed garden with patio area and a generous sized private driveway, offering ample off-street parking. To the rear of the property, you have a stunning mature garden, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in, along with your very own vegetable patch. The garden is a sheer credit to its current owner and will suit someone who enjoys outdoor living at its finest. The property further benefits from solar panels which are owned out right.

Guaranteed to impress, this is a must view!

Porch: 5'81 x 5'62 (1.73m x 1.68m)  
Lounge: 13'47 x 17'34 (4.06m x 5.26m)  
Kitchen: 17'39 x 12'72 Max Points (5.26m x 3.84m Max Points)  
Utility: 4'89 x 8'91 (1.49m x 2.67m)  
Bedroom One: 11'89 x 9'85 (3.56m x 2.95m)  
Ensuite: 5'79 x 7'03 (1.70m x 2.13m)  
Walk In Wardrobe: 3'73 x 7'03 (1.13m x 2.13m)  
Bedroom Two: 8'34 x 13'46 (2.52m x 4.06m)  
Bedroom Three: 8'69 x 9'84 (2.59m x 2.95m)  
Bathroom: 5'86 x 9'85 (1.73m x 2.95m)

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Septic Tank  
Heating: LPG  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Large Private Driveway

**TENURE**

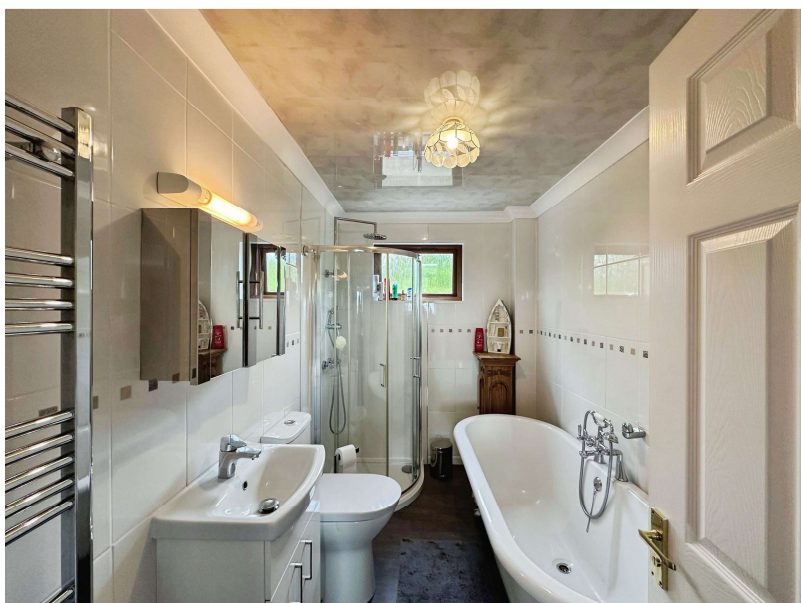
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

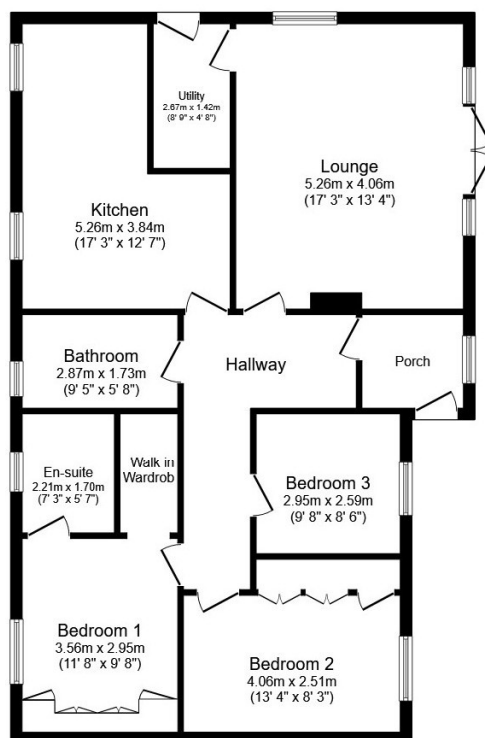
EPC Rating: E  
Council Tax Band: D

M00008480.LB.JD.06/06/2025.V.1

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### Floor Plan

Floor area 99.2 sq.m. (1,068 sq.ft.)

Total floor area: 99.2 sq.m. (1,068 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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	44 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.

