



Reivers Gate | Longhorsley | NE65 8LA

Asking Price £339,950

ROOK
MATTHEWS
SAYER

**3****1****2****Beautiful Stone Built Home****Solar Panels Owned Outright****Three Bedrooms****Large Wrap Around Garden****Quaint Village Location****Private Driveway plus Garage****Bright and Airy Rooms****Freehold****For any more information regarding the property please contact us today**

This beautifully presented, extensive three bed stone-built family home, sits with pride within a small and quiet cul-de-sac on Reivers Gate, Longhorsley. The property boasts beautiful period features throughout with spacious bright and airy rooms to compliment, and has undertaken a full refurbishment over the years by its current owners. Longhorsely is a quaint village with a few local amenities to hand, whilst Morpeth town centre is only a 7-mile drive where you will find an array of local bars, restaurants and shopping delights. The property is extremely convenient for those who need to commute with the A697 linking you to both Morpeth, Wooler, Coldstream and Alnwick.

Briefly comprising:- Entrance hallway, large bright and airy lounge which has been fitted with cream carpets, modern décor and finished with fireplace and surround, which is the focal point of the room. This leads seamlessly into a large conservatory which allows floods of natural light and fantastic views over the garden. An impressive country-style kitchen has been fitted with a range of wall and base units, offering an abundance of storage and additional space for your own dining table and chairs. Appliances include an induction hob with extractor fan, double oven, microwave & fridge. To the back of the kitchen, you benefit from a separate utility space, ideal for extra storage space.

To the upper floor of the accommodation, you have three generous sized bedrooms offering excellent storage, two doubles and one single, which could also be used as an office to suit. The master bedroom further benefits from its own en-suite shower room. The family bathroom has been finished in crisp white with W.C., hand basin, bathtub and shower over bath.

Externally an integral garage is accessed via your own private driveway which can accommodate two cars, with additional on street parking being available. To the rear you have a private courtyard which is low maintenance and fully paved. You also have a large garden that wraps the side of the home, currently laid to lawn with an additional patio area and pops of colour and vibrancy throughout. The property further benefits from solar panels which are owned outright. The gardens will be a real winner for those who enjoy outdoor living at its finest!

Early viewings are highly recommended.

Lounge: 17'08 x 11'63 (5.20m x 3.54m)
Kitchen: 17'08 x 11'77 (5.20m x 3.58m)
Utility: 11'72 x 5'38 (3.57m x 1.63m)
Conservatory: 16'66 x 9'52 (5.07m x 2.90m)
Bedroom One: 17'07 x 7'30 (5.20m x 2.22m)
En-Suite: 10'36 x 4'49 (3.15m x 1.36m)
Bedroom Two: 12'56 x 11'9 (3.82m x 3.62m)
Bedroom Three: 11'48 x 7'47 (3.49m x 2.27m)
Bathroom: 8'51 x 5'60 (2.59m x 1.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Air Source Heat Pump
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway plus Garage

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.

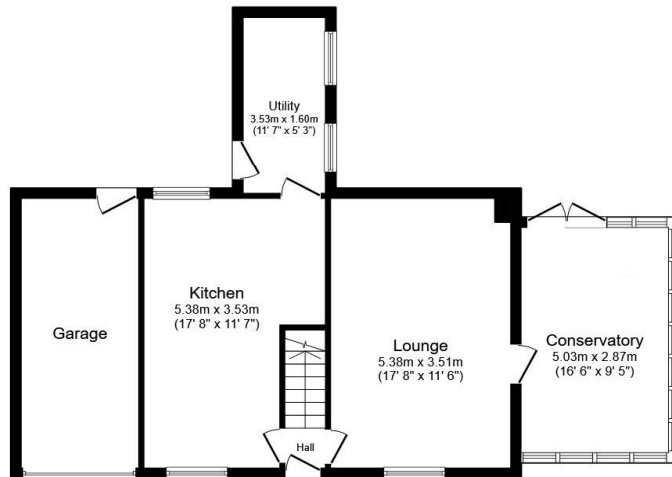
EPC Rating: C
Council Tax Band: C

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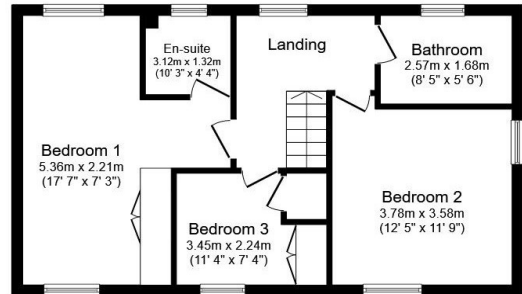
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Ground Floor
Floor area 70.9 sq.m. (763 sq.ft.)



First Floor
Floor area 51.3 sq.m. (552 sq.ft.)

Total floor area: 122.1 sq.m. (1,315 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		
81-91	B		
69-80	C	71 C	73 C
55-68	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.

