



Greystones

Longhirst

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

Asking Price: £470,000

01670 511 711
morpeth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
morpeth@rmsestateagents.co.uk

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 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

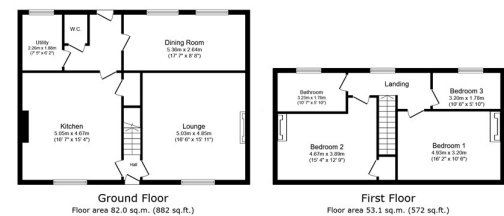
TENURE

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: D

Council Tax Band: D

M00008385.LB.JD.23/04/25.V.4



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 other floor area), openings and dimensions are given for guidance only. They should be taken as approximate and do not constitute part of any agreement. No liability is taken for any error.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	57 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 relation to this property.

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.

16 Branches across the North-East

