



Hudson Lane | Longhoughton | NE66 3FF

£460,000

An outstanding showhome-standard family home occupying a prime position within the prestigious Chancel Place development in Longhoughton, enjoying delightful views across open greenspace and towards the village church. Boasting a stunning open-plan kitchen, dining and family room with bi-fold doors, four generous bedrooms, high-quality fixtures throughout and a sunny west-facing garden, this exceptional property combines contemporary luxury with the very best of Northumberland village and coastal living.

RMS | Rook
Matthews
Sayer



DETACHED HOUSE

GARAGE AND DRIVEWAY

OVERLOOKS VILLAGE CHURCH

OPEN PLAN KITCHEN

IMMACULATELY PRESENTED THROUGHOUT

COASTAL VILLAGE

WESTERLY-FACING REAR GARDEN

WELL PROPORTIONED BEDROOMS

For any more information regarding the property please contact us today

Occupying a prime position within the prestigious and highly regarded Chancel Place development, this exceptional family home enjoys a wonderful outlook across open greenspace to the front and towards the village church, creating an attractive setting rarely available on modern developments.

Presented to an outstanding showhome standard throughout, the property offers beautifully appointed accommodation designed for modern family living, with stylish interiors, generous proportions and an abundance of natural light.

The impressive reception hall immediately sets the tone, featuring a striking open staircase rising to a galleried landing, flooding both floors with natural light and creating a wonderful sense of space. To the front elevation, the spacious living room enjoys the attractive outlook and centres around a feature fireplace, providing an inviting space to relax.

Undoubtedly, the heart of the home is the superb open-plan kitchen, dining and family area extending across the full width of the property. Designed with both everyday living and entertaining in mind, the space incorporates a seating area, dining area and a beautifully appointed kitchen with quality fitted cabinetry and integrated AEG appliances. Central bi-fold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys delightful open views across the greenspace to the front, complemented by quality Hammonds fitted wardrobes and a luxurious fully tiled en-suite shower room with premium fittings. Bedroom three also benefits from Hammonds fitted wardrobes, while the stylish family bathroom is fully tiled and particularly well-appointed, featuring both a separate shower enclosure and a bath.

Practicality has not been overlooked, with internal access from the kitchen into the integral garage, in addition to the traditional up-and-over garage door.

Externally, the rear garden enjoys a desirable westerly aspect, making it the perfect place to enjoy afternoon and evening sunshine. Predominantly laid to lawn with a patio seating area, it provides an excellent space for families and outdoor entertaining. To the front, a generous block-paved driveway provides off-street parking for approximately three vehicles.

Longhoughton remains one of Northumberland's most sought-after coastal villages, offering the convenience of a local Co-op store and the award-winning Running Fox Artisan Bakery and Café. For those who enjoy the outdoors, the spectacular coastline is close at hand, with Sugar Sands beach and a network of scenic coastal walks providing the perfect setting for dog owners, walkers and nature lovers alike.

A truly exceptional family home in a prime village location, combining high-quality finishes, stylish contemporary living and a wonderful coastal lifestyle.

ENTRANCE HALL

Double-glazed composite entrance door and UPVC double-glazed window, tiled floor, understorey storage cupboard, open spindle staircase with galleried landing to first floor, doors to: living room, open plan dining/living/kitchen, WC.

LIVING ROOM (front)

12'4" x 15'11" (3.76m x 4.85m)

UPVC double-glazed windows, radiator, feature electric fireplace.

W.C.

W.C. with concealed cistern, wall mounted wash-hand basin, radiator, part-tiled walls, tiled floor, extractor.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

LIVING/DINING/KITCHEN

Living area - 10'2" x 8'11" (3.11m x 2.72m)

Dining/Kitchen area - 20'0" x 11'8" (6.10m x 3.55m)

LIVING AREA - UPVC double-glazed French doors to garden, tiled floor, radiator, feature wall-mounted electric fire, open to dining area.

DINING AREA - UPVC double-glazed, bi-fold doors, tiled floor, radiator, open to kitchen area

KITCHEN AREA - Fitted with a comprehensive range of wall and base units incorporating: 1.5 sink, AEG five ring gas hob with extractor hood, integrated fridge freezer, integrated AEG double electric oven, integrated AEG microwave/Combi oven, Integrated AEG dishwasher, integrated washing machine. Ceiling downlights, UPVC double-glazed window, door to garage.

FIRST FLOOR LANDING

Galleried landing with double glazed Velux window to front, loft access hatch, cupboard housing hot water cylinder, radiator, doors to bedrooms, and bathroom.

BEDROOM ONE (front)

10'6" x 11'3" (3.20m x 3.42m)

UPVC double-glazed windows, Hammonds fitted wardrobes, radiator, door to ensuite.

ENSUITE

Fully tiled ensuite incorporating a double shower enclosure with mains rainfall head shower and separate handheld attachment, W.C. with concealed cistern, wall-mounted drawer unit with mounted wash-hand basin, chrome ladder style radiator, shaver point, ceiling downlights, extractor, UPVC double-glazed frosted window, tiled floor.

BEDROOM TWO (Rear)

11'9" x 9'5" (3.59m x 2.87m)

UPVC double-glazed windows, radiator.

BEDROOM THREE (Rear)

10'6" x 9'5" (3.19m x 2.86m)

UPVC double-glazed window, radiator, Hammonds fitted wardrobes.

BEDROOM FOUR

8'10" x 12'7" (2.69m x 3.84m)

UPVC double-glazed dormer window, radiator.

Bathroom

Fully tiled bathroom, incorporating a bath with handheld shower attachment, shower enclosure with mains rainfall head shower and separate handheld attachment, wall mounted drawer unit with integrated wash-hand basin, W.C. with concealed cistern, feature mirror wall, tiled floor, shaver point, chrome ladder style radiator, ceiling downlights, UPVC double-glazed frosted window.

GARAGE

8'10" x 16'1" (2.70m x 4.89m)

Up and over garage door, wall mounted Vaillant gas central heating boiler, fitted base units with space for tumble dryer, cold water tap, door to kitchen.

Front garden mainly blocked paved, providing parking for approximately three cars, and a small area of lawn to the side.

Rear garden mainly laid to lawn with fenced boundaries, planted borders, and patio area. Cold water tap and electric power socket.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

COUNCIL TAX BAND: E

EPC RATING: B

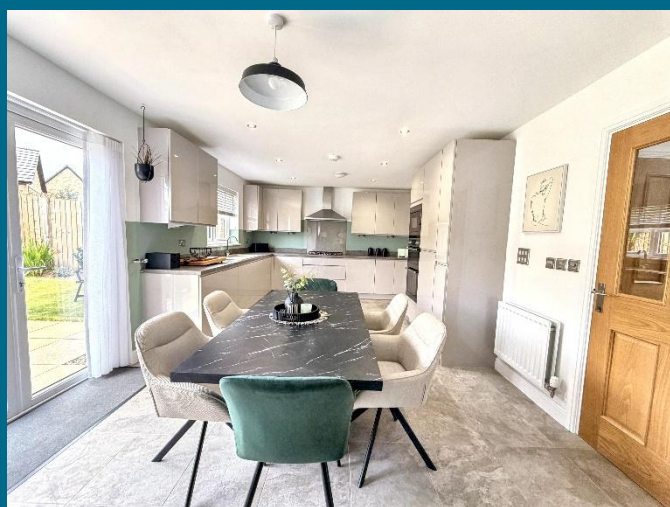
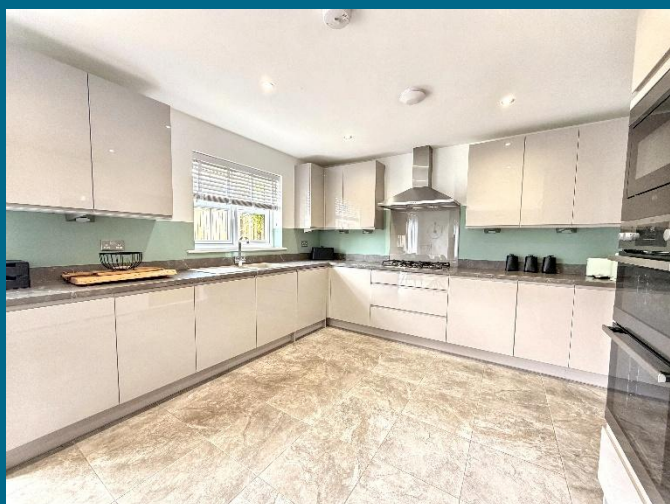
AL009725.DM.VG.07/08/2026.V.2

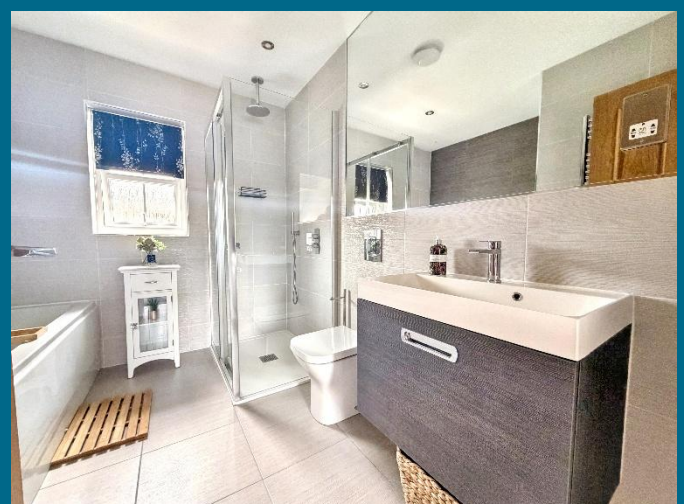
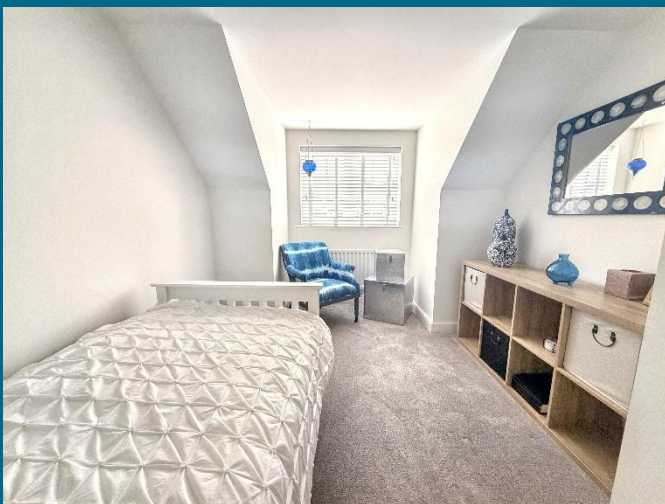
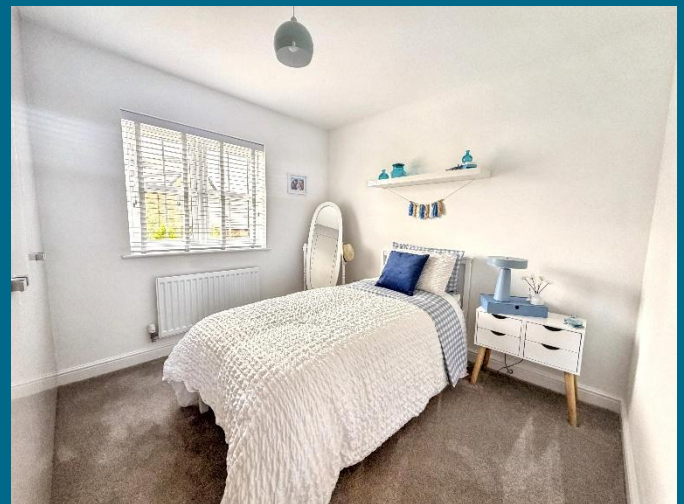
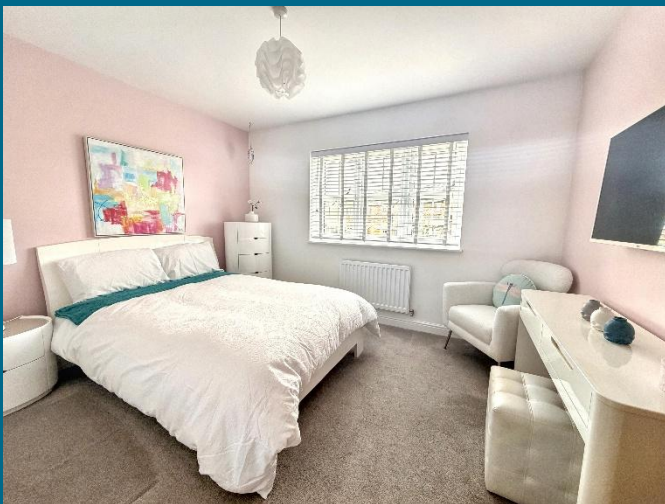
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

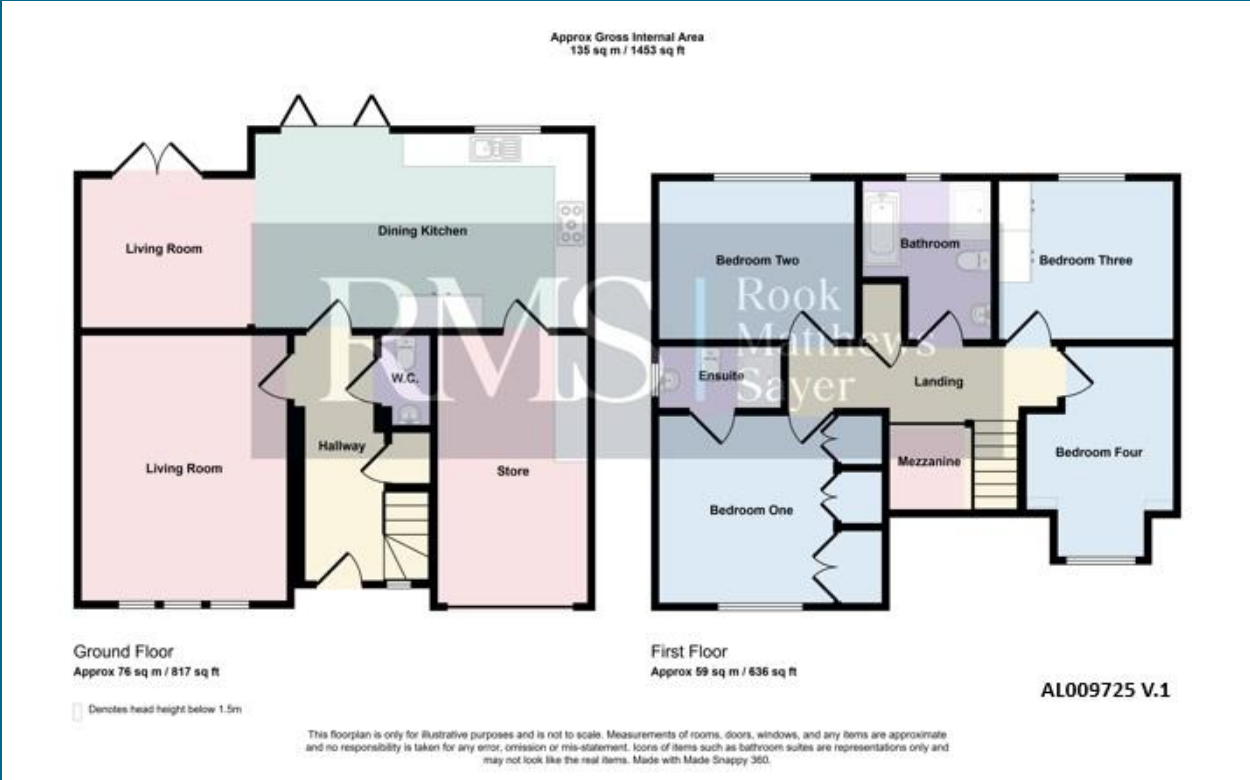
T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer







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.

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.



T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer