



Lawson Villas | Longhirst | NE61 3NA

Asking Price £220,000

ROOK
MATTHEWS
SAYER



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2

Beautiful Duplex Apartment

No Onward Chain

Two Bedrooms

Stunning Communal Grounds

Luxury Gated Estate

Allocated Parking Space

Tastefully Decorated

Leasehold

For any more information regarding the property please contact us today

We are pleased to welcome to the market this beautifully presented duplex apartment set within the private gated development of Longhirst Hall in the pretty village of Longhirst. Surrounded by mature communal gardens, woodland and the landscaped lawns of the original Hall, this delightful property is nestled in a tranquil position overlooking a scenic woodland setting. Within the grounds of Longhirst Hall are also located the Longhirst Hall Golf Club and Morpeth Cricket Hockey and Tennis Club. Internally the property offers a high-quality finish throughout. The vibrant, thriving market town of Morpeth is just a few minutes' drive away, with direct rail connections to Newcastle, London and Edinburgh. Newcastle International Airport and Newcastle City Centre are both also within a 30 minute drive.

The property briefly comprises:- Separate entrance hallway/boot room leading to open plan lounge/kitchen/diner with impressive floor to ceiling sash windows offering tranquil wooded views. The high-end kitchen has been fitted with granite worktops, smart white gloss wall and base units plus a large dining island, offering an abundance of storage throughout. Integrated appliances include an electric oven and induction hob, fridge and freezer, dishwasher and washer/dryer. There is also a downstairs shower room with WC.

The upstairs accommodation is accessed via an oak and glass panelled carpeted staircase, with large fitted storage cupboards to the side. There are two good sized double bedrooms, both fitted with cream carpets and finished with neutral decor. The master bedroom further benefits from space for a super king size bed, large fitted wardrobe and an en-suite shower room. The 2nd bedroom has overhead fitted storage cupboards, space for a double bed and a dedicated study area.

Externally the property has an allocated parking bay with extra visitor parking available plus a stunning communal garden to the rear, ideal for enjoying a fabulous outdoor lifestyle.

With no onward chain and the option to acquire as a fully furnished property, this special home is sure to impress!

Lounge/Kitchen	22.02 x 12.09	(6.76m x 3.89m)
Downstairs Shower Room	6.03 X 5.06	(1.91m x 1.68m)
Bedroom One	18.10 x 10.11	(5.74m x 3.33m) At biggest points
Bedroom Two	12.01 x 10.10	(3.68m x 3.30m) At biggest points
En-suite	6.03 x 5.08	(1.91m x 1.73m)

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Lease Length: 150 years from 26th November 2018

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.

EPC Rating: C
Council Tax Band: D

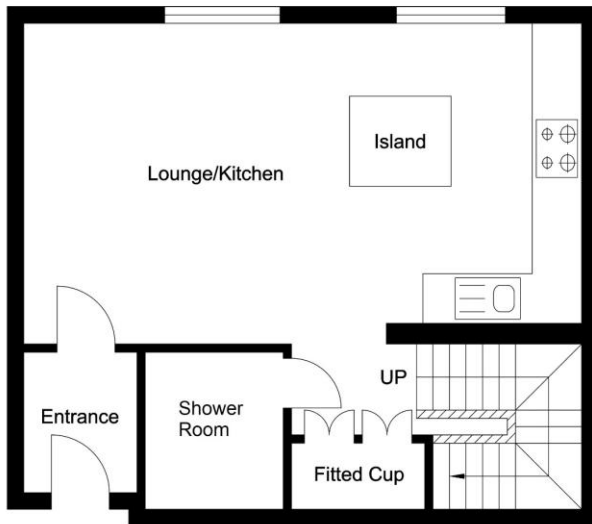
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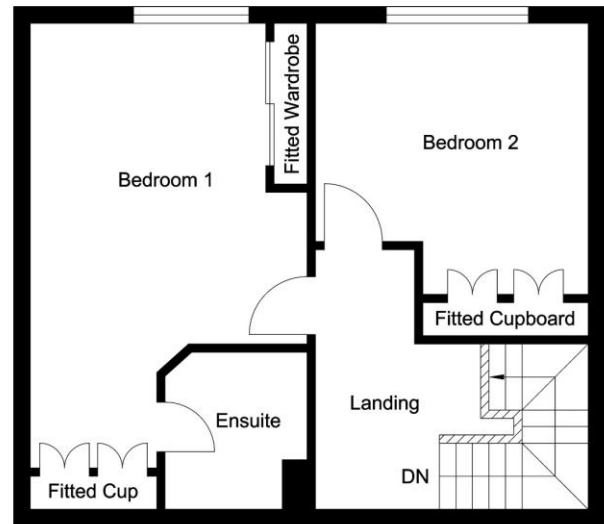
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Ground Floor



First Floor

Lawson Villas

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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.