



North End Longhoughton

Situated within the village of Longhoughton on the Northumberland coast, this superb three-bedroom semi-detached cottage occupies a generous sized plot that includes a gravelled and block paved hardstanding for multi vehicle parking, a double garage, summer house and large shed. Internally, there is a large living room extension as well as a rustic kitchen which features exposed beams, a bathroom and a large dining room/4th bedroom. Upstairs are three good sized bedrooms and a family shower room.

Longhoughton itself has a first school, church, the well-known 'Running Fox' artisan bakery and coffee shop, nursery, creche, Co-op, Airforce Education centre, Longhoughton Community Centre and sports field, children's play parks and a bus service to Alnwick. The village is located within walking distance to the beautiful 'Sugar Sands' beach and coastal walk. The nearby villages of Craster, Alnmouth and Embleton also offer a wide range of restaurants, bars and pubs, as well as the historic town of Alnwick offering a larger range of retail and leisure facilities.

Longhoughton is a fantastic location for proximity to good transport links whilst being able to experience rural living in a Northumberland coastal village.

Guide Price: £495,000

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MATTHEWS
SAYER

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23 North End

Longhoughton NE66 3JG

ENTRANCE HALL

Radiator | Wood effect vinyl flooring | Doors to bathroom, kitchen, and lounge

BATHROOM

Wood beams to ceiling | Pedestal wash-hand basin | Free standing roll top bath | Part tiled walls | Close-coupled W.C | Cupboard | Frosted double-glazed window

KITCHEN 14'10" x 12'3" (4.52m x 3.73m)

Matching wall and base units incorporating stainless steel sink | Tiled splashbacks | Gas aga | Stone hearth | Slate floor | Pantry | Wood beams to ceiling | Double-glazed window | Doors to lounge and dining room



DINING ROOM 15'0" x 11'4" (4.57m x 3.45m)

Two radiators | Double-glazed window | Double-glazed French door | Fireplace | Staircase to first floor

LOUNGE 19'2" x 18'6" (5.84m x 5.63m)

Dual Aspect | Four double-glazed windows | Double-glazed patio doors | Three double-glazed Velux windows | Wood effect laminated floor | Electric under floor heating | Brick hearth and decorative fireplace

BEDROOM ONE 16' 1" x 12' 9" Max (4.90m x 3.88m) Max

Two radiators | Double-glazed window | Loft hatch | Wood beams to ceiling



BEDROOM THREE 11'1" x 6'7" (3.38m x 2.01m)

Double glazed window | Radiator | Large cupboard

LANDING

Double-glazed window | Radiator | Doors to bedrooms and shower room

SHOWER ROOM 11'0" x 5'7" (3.35m x 1.70m)

Chrome ladder style radiator | Pedestal wash-hand basin | Step in single shower cubicle | Concealed close-coupled W.C

BEDROOM TWO 17'0" x 8'2" (5.18m x 2.49m)

Dual aspect double glazed windows | Two radiators | Loft hatch | Feature wood ceiling beams



EXTERNALLY

Double garage | Shed | Summerhouse | Ev car charging point | Gravel and block paved parking area | Three separate gardens to the rear and two to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas and electric underfloor in lounge
Broadband: Copper cable
Mobile Signal / Coverage Blackspot: No known issues
Parking: Double garage and driveway via a dropped kerb

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

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: C

EPC RATING: D

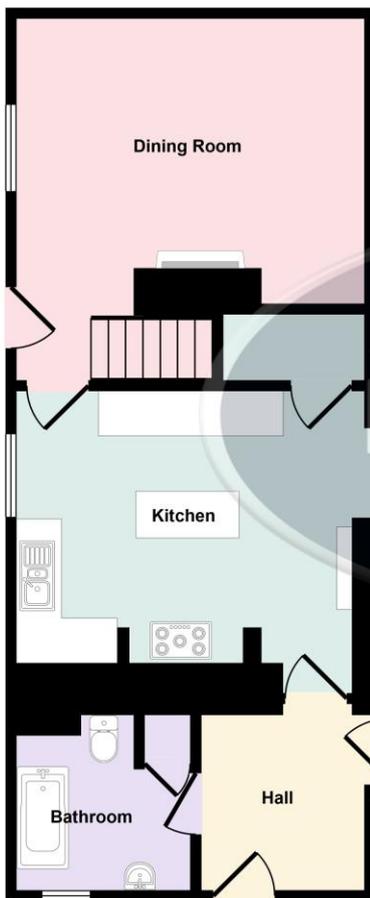
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area
145 sq m / 1563 sq ft



Ground Floor



First Floor

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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

