



The Old Forge
South End Longhoughton





THE OLD FORGE SOUTH END LONGHOUGHTON ALNWICK NORTHUMBERLAND NE66 3AW

GUIDE PRICE £375,000

THE OLD FORGE IS A STUNNING AND SYMPATHETICALLY CONVERTED FORMER 18TH CENTURY BLACKSMITHS COTTAGE, OCCUPYING A BEAUTIFUL GARDEN SITE OF APPROX. 0.24 ACRES WITH OPEN ASPECT WESTERLY FACING VIEWS. THE GRADE II LISTED BUILDING WAS CONVERTED BY STONE HOMES, AND HAS RETAINED MANY ORIGINAL FEATURES INCLUDING EXPOSED BRICK AND STONE WORK, THE FABULOUS NORTHUMBRIAN STONE FORGE FIREPLACE, AND BEAMED VAULTED CEILINGS IN THE SITTING ROOM AND KITCHEN/BREAKFAST ROOM. THE EXCELLENT FAMILY HOME OFFERS SINGLE STOREY ACCOMMODATION, WITH AN ATTRACTIVE STONE TERRACED SEATING AREA, LAWNED GARDENS OVERLOOKING THE ADJOINING FIELDS, RAISED VEGETABLE BEDS, SOFT FRUIT CAGES, GREENHOUSE AND TIMBER SHED.

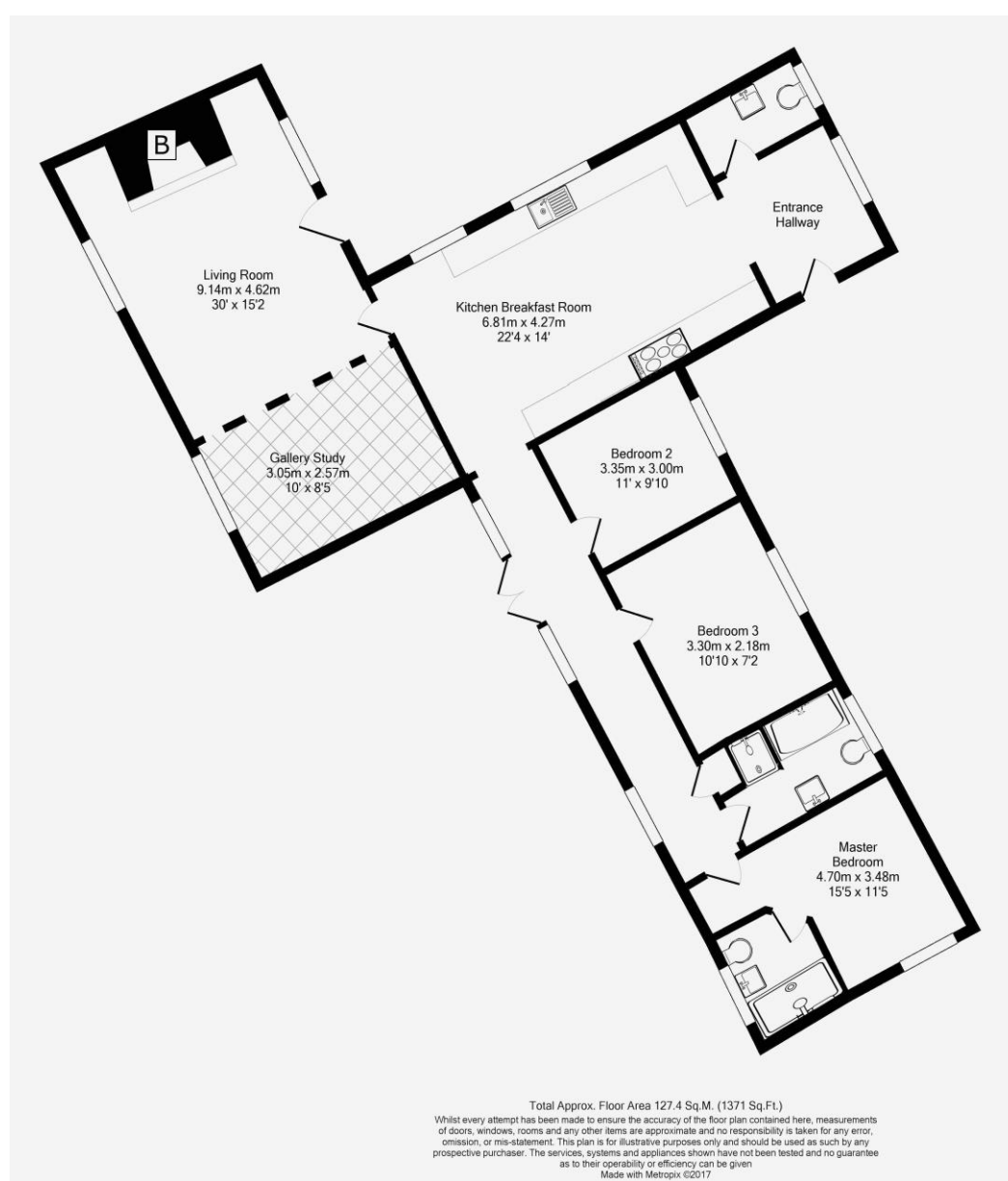
Hallway | Cloakroom/wc | Impressive 22ft kitchen/breakfast room with beamed vaulted ceiling | Magnificent 30ft sitting room with original Forge fireplace and wood burning stove and beamed vaulted ceiling | Mezzanine study area accessed via bespoke spiral staircase | Bedroom hallway with french doors to the terrace | Master bedroom | Ensuite shower/wc | Two further bedrooms | Family bathroom/wc | Gravel driveway with parking for several cars. The conversion, lived in by the current family for 10 years, has been further improved with marble tiled floors to the kitchen/breakfast room and hallway, oak flooring to the sitting room and the addition of the wood burning stove to the forge fireplace. The cottage is ideally placed for easy access to the beautiful Northumbrian coastline approx 2 miles, and the local amenities in Longhoughton including village First school, Church and village shops. Approximate distances: Alnwick 4.5 miles; Alnmouth Main line railway station 3 miles; Morpeth 23 miles; Newcastle - 37 miles

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: E | EPC: Not required Grade II Listed









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