



**West House, Rothbury Road**  
Longframlington









West House, Rothbury Road, Longframlington, Morpeth, Northumberland, NE65 8AH

£375,000

Fabulous four-bedroom stone built detached property, enjoying a mature garden site within the popular village of Longframlington. West house offers generously proportioned accommodation over two levels and has retained many original features including sash windows, cast iron fireplaces, deep skirtings and high ceilings with cornice and ceiling roses., however would now require a degree of updating and modernisation.

The property is accessed via a hardwood conservatory to front which has tiled floor. | Solid entrance door then gives access to an entrance Vestibule with glazed panelled door to the entrance hall which has lovely balustrade staircase to the first floor. | Generous lounge which has dual aspect to the side and front over the garden and open fire inset to chimney breast. | Dining room a versatile second reception space which has french doors onto the conservatory. There is a feature fireplace with tiled hearth and additional access door to the kitchen. | Kitchen fitted with a range of units, incorporating seating area and integrated electric hob and double oven. | Utility/boot room with access door to the courtyard, walk in pantry and separate wc. | Study/snug which has cast iron fireplace. | To the first floor - Large master bedroom which has traditional cast iron fireplace and en suite shower room/wc. | Two further generous double bedrooms both with cast iron fireplaces. | Good sized fourth single bedroom. | Modern bathroom/wc which has wash basin to vanity unit and over bath shower with screen. | Externally - To the side elevation from Rothbury Road is a gated access leading to ample driveway parking. | To the front of the property is a large mature lawned garden with well stocked borders and mature trees. There is a pedestrian access gate leading to the lane which offers further vehicle access. | Side paved courtyard with brick outbuildings for storage.

Services: Electric, Water, Drainage & Propane Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: F



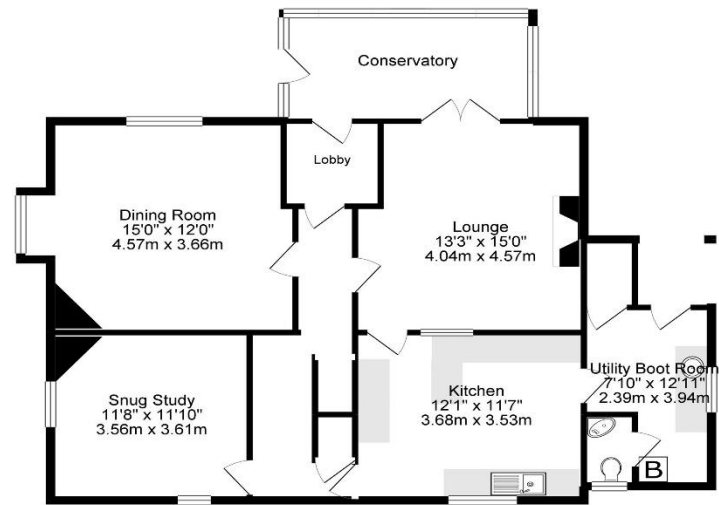




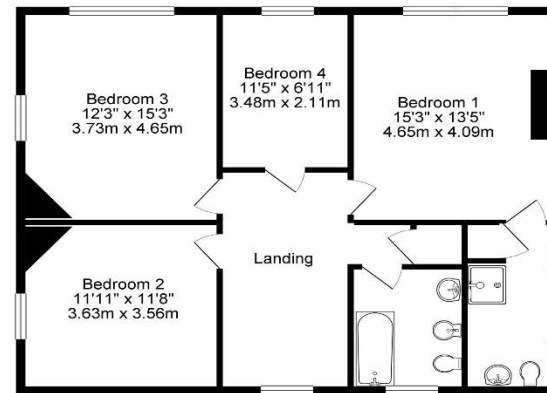




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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