



rare!
From Sanderson Young



The Dairy
Longhirst, Morpeth



The Dairy, Longhirst, Morpeth, Northumberland NE61 3LJ

Guide Price £995,000

The Dairy at Longhirst Hall is a beautiful stone built, detached country residence, occupying a magnificent garden site which was originally constructed circa 1850. This luxury house was purchased by the current owner in 2017 and enjoys a great location on the western edge of the village of Longhirst, overlooking adjacent countryside and the nearby golf course. Longhirst Hall dates back to the early nineteenth century. In more recent years the hall has been utilised as a high quality conference and educational establishment, as well as a hotel. It is in the process of being redeveloped at this current time and adjacent student housing has been converted into private houses and creates a small village of quality homes. Longhirst itself is a highly respected and well sought after country village within Northumberland. It enjoys easy access into Morpeth and the A1 linking into Newcastle. The village also benefits from its own golf course and cricket pitch.

The Dairy has seen significant refurbishment and improvement works carried out over recent years to an extremely high standard including replacement windows and a new roof to the garden room. The property itself has a lovely entrance reception hall which links through to the drawing room at the front and side of the property, with beautiful fireplace and multi-fuel burning stove. The hall is open through a double archway to the dining room, also at the front and side of the property. The family snug and sitting room is to the side of the property. One of the most outstanding features of the house is the beautiful kitchen/breakfasting room which was recently refitted by Herrington Gate. It has a contrasting range of handmade base, wall and drawer cabinets, with wood and stainless steel worktops. Appliances include a 'La Cornue' cooking range and state of the art Sub Zero refrigeration. The kitchen opens in turn to the garden room, a later addition to the house and with a beautiful aspect to the west. The ground floor also has a rear entrance hall which links onto a cloakroom and utility and the kitchen has a large walk-in larder. To the first floor of the house, the master bedroom suite has its own dressing room, walk-in wardrobes and a re-fitted en-suite bathroom. There are three further double bedrooms and a stylish re-fitted family bathroom. The house has a large roof void which shows obvious potential for further conversion works to create more bedrooms if required. The property has the benefit of gas radiator central heating, double glazing, a comprehensive integrated sound system and recently fitted solar panels.

The plot extends to just under 1 acre and includes delightful gardens and grounds, tall mature trees and open lawned areas. They also include a large polytunnel which protects the flowers and provides an opportunity to grow vegetables. To the rear of the house, planning has been granted to offer a comprehensive arrangement of brick built out houses which are part-way through construction but show potential for a variety of uses. Once converted these spaces could be ideal for those who wish to work from home or for those with live in help. The Dairy is a highly desirable home in a privileged area and viewing is strongly recommended.

Tenure: freehold | Services: mains electricity, gas, water & drainage | EPC Rating: D

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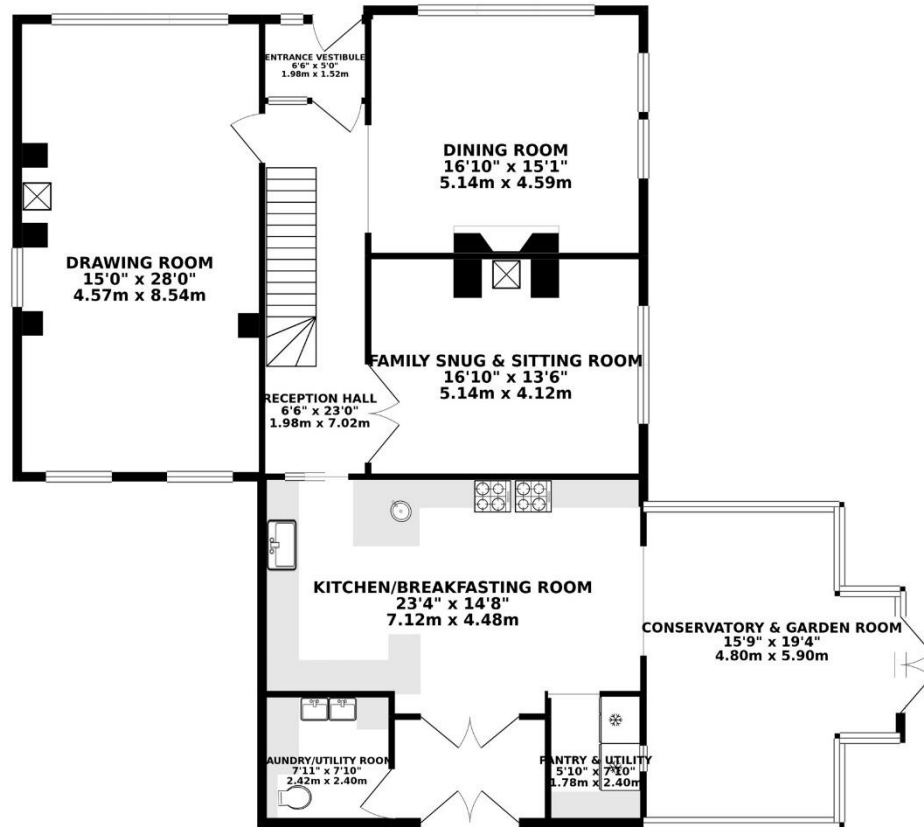


No woman
Has ever
Shot a man
While he was
Washing
The dishes

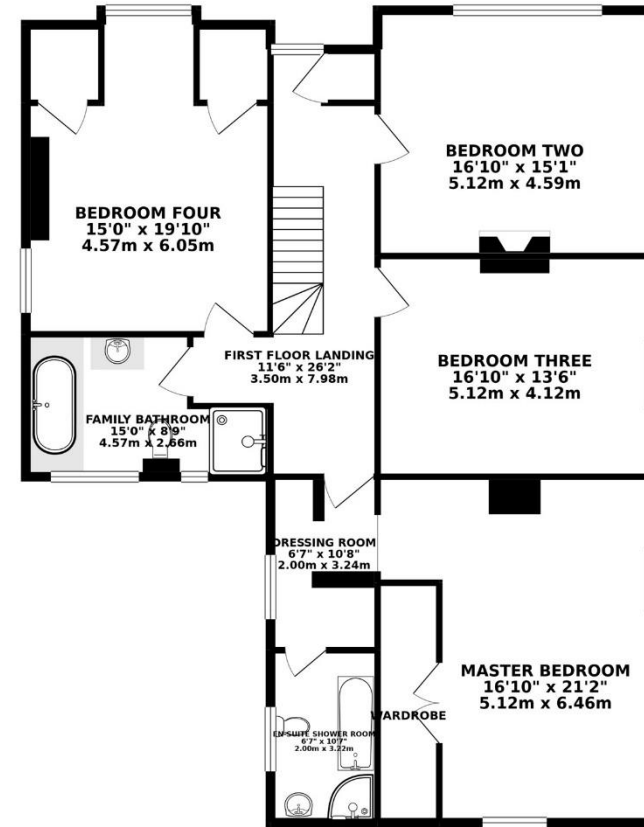
I TRIED TO BE
NORMAL ON
MY WORST TWO MINUTES OF MY
LIFE



GROUND FLOOR 1845.14 sq. ft.
(171.42 sq. m.)



1ST FLOOR 1567.24 sq. ft.
(145.60 sq. m.)



TOTAL FLOOR AREA : 3412.39 sq. ft. (317.02 sq. m.) approx.

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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