



LONGBANK STEADING

LONGHOUGHTON



Longbank Steading

A superb opportunity for buyers looking for a main, retirement or second home on the ever popular Northumberland coastline.

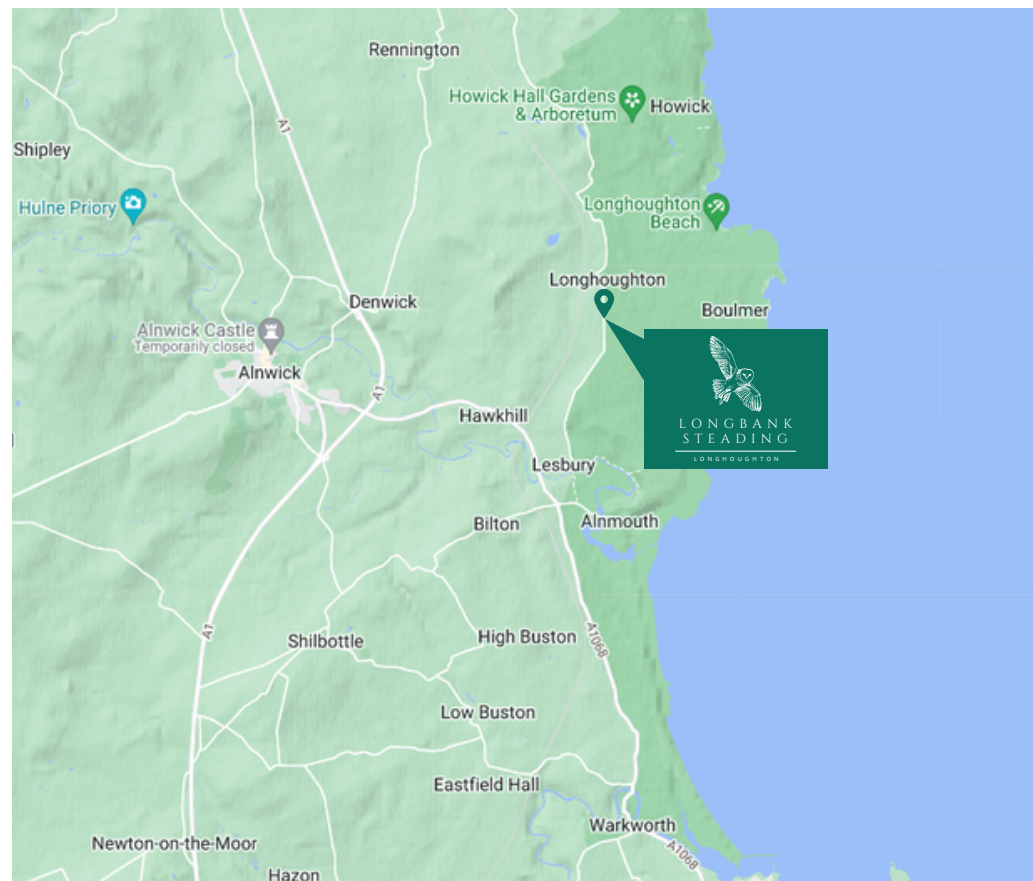
This niche development of 7 individual three and four bedroom conversion properties has been constructed in natural reclaimed stone and finished to an exceptionally high standard.

Constructed by Stephen Willcox Builder Ltd, together with B. Weightman Ltd, a local company who have a dedicated team of superb building professionals and local tradesmen.





LOCATION – NE66 3AP



Longbank Steading is located on the periphery of the small rural village of Longhoughton, and on the road towards the coastal village of Boulmer.

Local amenities within Longhoughton include a First School with Nursery provision, Church, Supermarket, Community & Sports Centre & ‘The Running Fox’ tea rooms. Close by, is the hidden bay of ‘Sugar Sands’ – an idyllic beach with the most impressive bay, surroundings and coastal walks. Longbank Steading is perfectly positioned to explore all of the unspoilt beauty of the surrounding countryside, sandy beaches of our heritage coastline, as well as numerous castles and stately homes, and just 4 miles to the South West, is the famous historic market town of Alnwick.

Alnwick Town enjoys a superb mix of local facilities, entwining this fairytale medieval town for visitors, with services and amenities required for modern living. So, whether you see yourself dining in the twinkling treetops of the world’s largest treehouse, relaxing in the enchanting gardens, or flying a broomstick over Alnwick Castle, there is something for everybody. The previous Victorian railway station provides Barter Books, one of the biggest antiquarian book shops in the UK, with the cosy café and open fires a perfect literary world. Alnwick town is full of history which can be enjoyed through its many museums and galleries, whilst being an easy commute via the main A1 connecting to the town, both north and south. Regular bus services run to surrounding parts of the region and the main East Coast rail station is at Alnmouth, approx. 3.7 miles to the East.

Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and shopping facilities ranging from supermarkets to bespoke boutiques. Leisure facilities include Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre with 25 metre swimming pool, gym and fitness centre. Entertainment is at the heart of this market town, with the Playhouse providing the stage and screen, and many cafés, restaurants and public houses to choose from.



Alnmouth Railway Station (approx. 2.9 miles away) is on the East Coast Main line, North to Edinburgh and South to Newcastle upon-Tyne & further south to London Kings Cross. Northumberland’s Heritage Coastline: Boulmer – 2 miles | Craster – 5.3 miles | Bamburgh – 19.2 miles | Embleton – 6 miles | Newcastle Upon Tyne – 38 miles | Edinburgh – 89 miles

PLOT 1 - PRICE £395,000



A superb stone built, three bedroom, single storey cottage with private gardens, gravel parking for two cars and a single detached garage. The newly refurbished and redesigned property, an original semi-detached cottage on this former Farm Steading, has views towards the sea and coastline, and an attractive south facing rear garden.

Vestibule | Cloakroom/wc | Living room with stone inglenook and wood burning stove | Fabulous open plan kitchen/dining room - fitted with a range of Shaker cabinets and integrated appliances | Utility room | Master bedroom with bespoke fitted wardrobes to one wall | Ensuite shower/wc | Double Bedroom two with bespoke double door wardrobes | Third double bedroom | Family bathroom with bath & separate shower.

Externally, there is a gravel parking area for two cars and single detached garage - the front garden is turfed with a stone wall to the boundary. The rear garden is turfed with a stone paved patio, enjoying a lovely south facing aspect.

Approx. internal floor area - 1186 sq. ft



PLOT 2 - PRICE £550,000

An impressive, large four bedroom, stone built double fronted, semi-detached house, substantially extended from the original farm cottage to create an impressive two storey home, with private front and rear gardens, gravel driveway with parking for two cars and a detached single garage. The imposing house benefits from lovely private gardens, with stone boundary walls, paved patio terraces and a south facing rear aspect. There are great views from the first floor towards the sea and coastline in the distance.



Ground floor - Vestibule with cloaks cupboard | Cloakroom/wc | Boot room/utility | Generous living room with wood burning stove set into an inglenook style fireplace and patio doors opening to the front garden | Magnificent open plan kitchen/dining room with bi-fold doors to the garden - large central island/breakfast bar, a range of Shaker cabinets and integrated appliances | Oak and glass balustrade staircase to the first floor.

First floor - Master bedroom with bespoke fitted wardrobes | Luxury ensuite shower/wc | Three further double bedrooms, one with bespoke fitted wardrobe | Family bathroom with bath and separate shower.

Approx. internal floor area - 1842 sq. ft



PLOT 3

A fabulous, four bedroom, stone built detached bungalow occupying a generous approx. 0.24 acre garden plot, with gravel driveway and detached double garage. The newly constructed, single storey property is finished to a high specification throughout, with great flexibility of accommodation – the property benefits from a large stone walled garden, with a rear south facing aspect and large raised lawned garden and stone terrace to the front.

Impressive living room with vaulted ceiling, stone inglenook fireplace and wood burning stove – patio doors open to the south facing terrace and French doors to the front | Superb open plan kitchen with full height vaulted ceiling, an extensive range of Shaker cabinets, a central island and integrated appliances | Large walk in pantry with shelving | Utility/Boot room | Cloakroom/wc | Bedroom hallway | Generous master bedroom with bespoke fitted wardrobes | Ensuite shower room/wc | Three further double bedrooms with bespoke fitted wardrobes | Family bathroom with bath and separate shower.

Externally, the property is set in a lovely private garden plot with an attractive stone wall to the boundary, a gravel driveway with parking for two cars, and a double detached garage.

Approx. internal floor area – 1526 sq ft

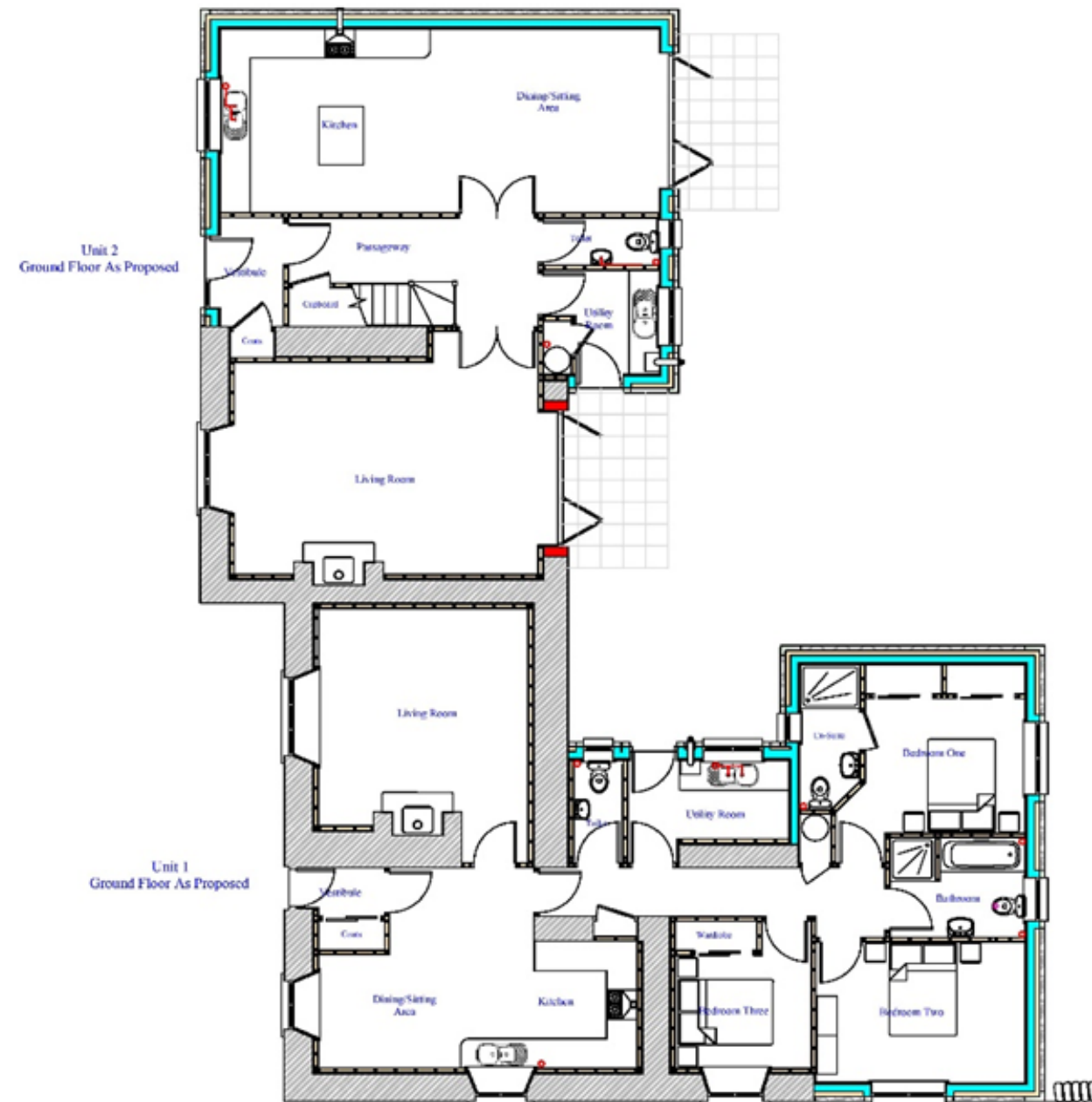
All Internal photography is of Plot 3 and demonstrates the specification and quality.





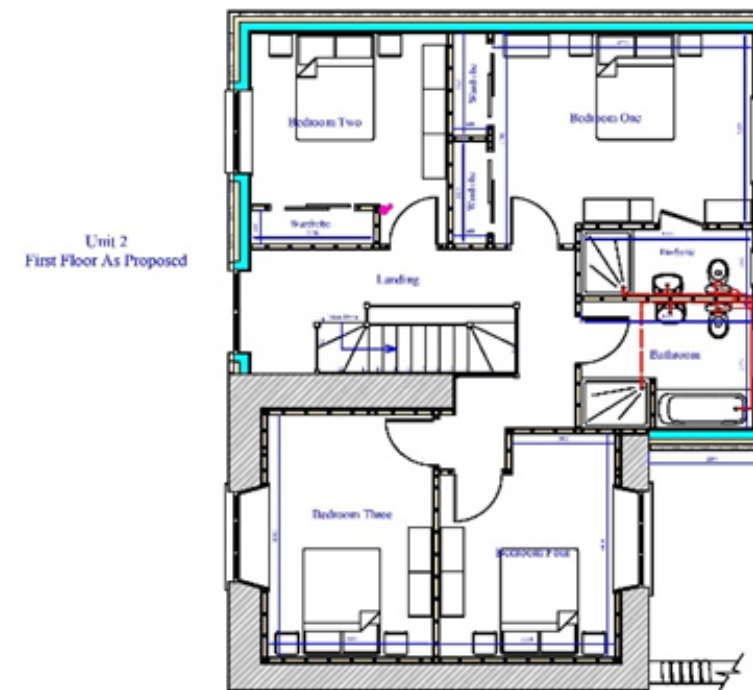
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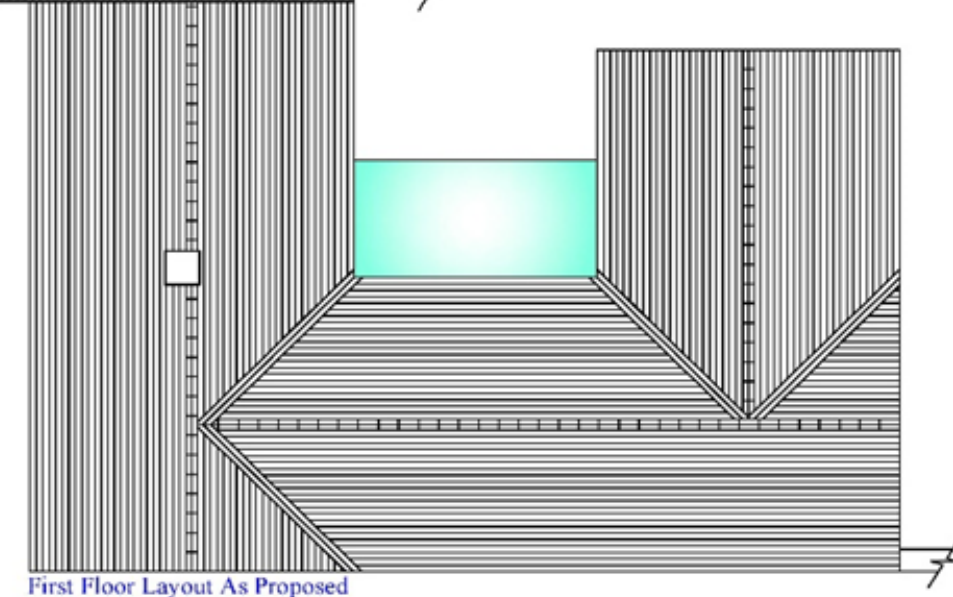
Plot 1:
Square Footage; 1,186 sq. ft.
(excludes garage)

A three bedroom attached
stone cottage, with single
garage and 2 parking spaces.

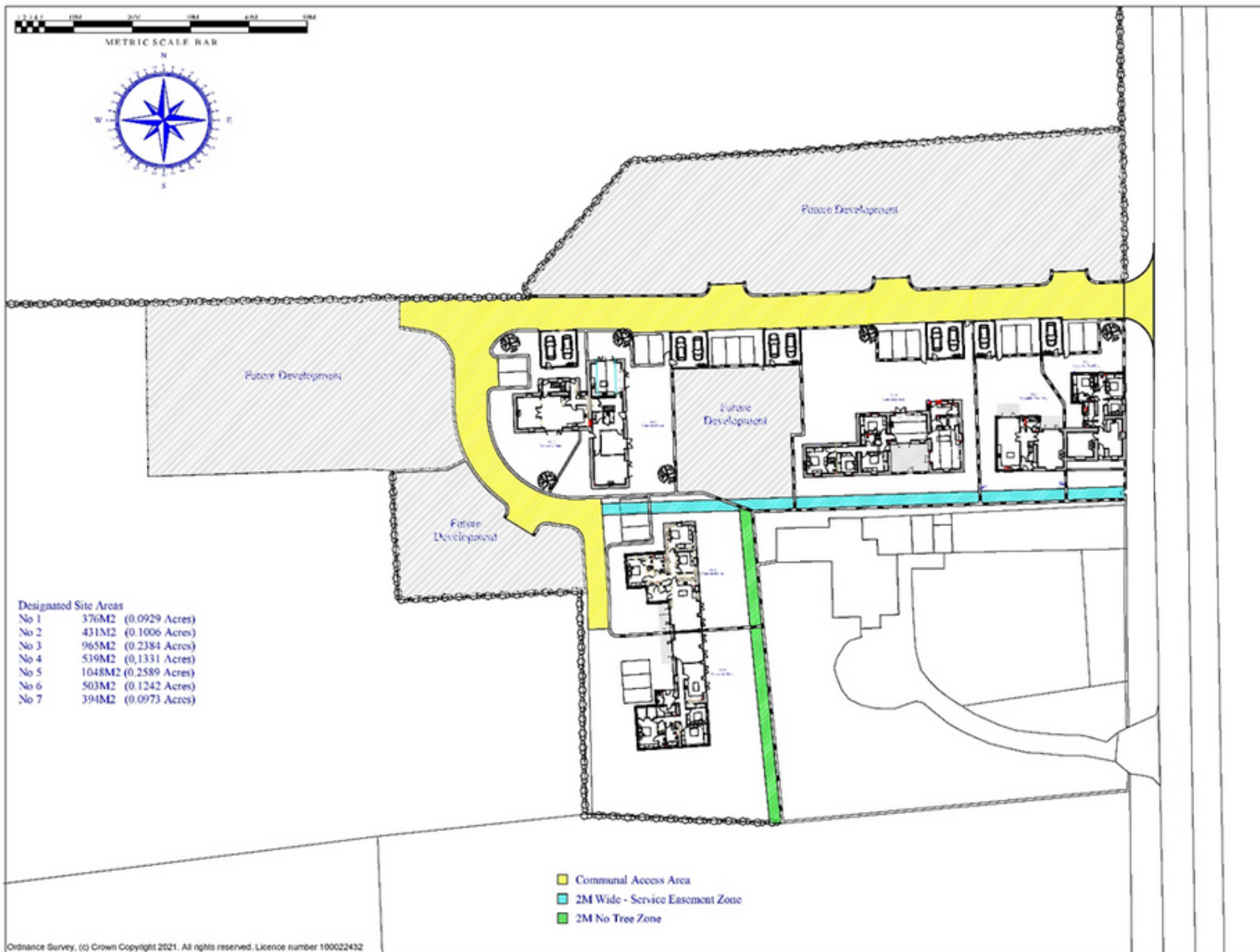


Plot 2:
Square Footage; 1,842 sq. ft
(excludes garage)

A four bedroom attached
stone house, with single
garage and 2 parking spaces.



SITE PLAN



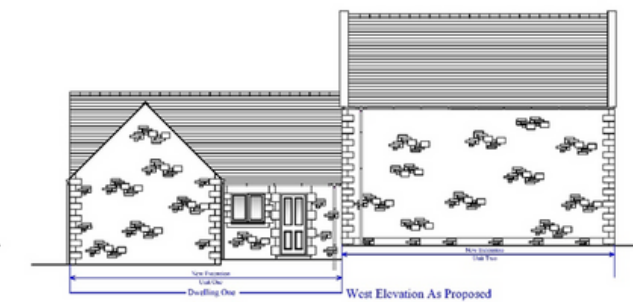
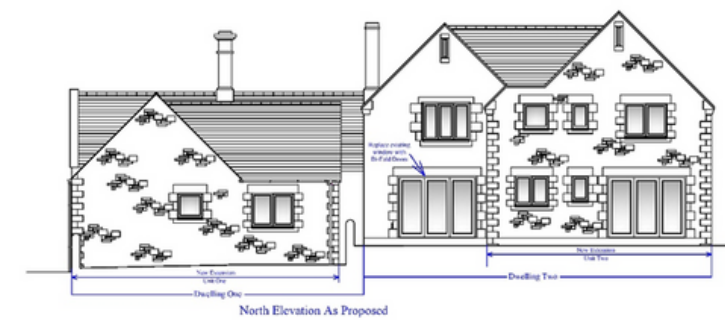
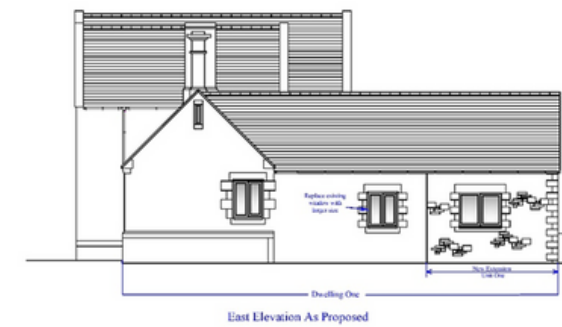
B. Weightman Ltd & Stephen Willcox Ltd

Stephen Willcox Builder Ltd, together with B. Weightman Ltd are a dedicated team of building professionals and tradesmen who provide a total building service solution – whatever your requirements.

Based near the market town of Alnwick, they have a wide and diverse range of experience of building developments and property repairs. Throughout Northumberland their developments include, Wellfield Gardens, Alnmouth; Blackstone Lane, Seahouses; Longdyke Farm Steading, Bilton; Rivergreen Kennels, Morpeth and the award winning development of Jubilee Court, Alnwick, which won a conservation award for the restoration and redevelopment of Jubilee Court, Howick St., Alnwick.

You can read more about their award winning work and selection of testimonials from satisfied clients:

ELEVATION PLANS





Kitchen

- Waterford Platinum Premium Quality kitchen by Symphony
- Island units where applicable in Indigo oak
- Miami Vena Silestone Quartz worktops and upstands
- Carron Fiji 150 Polar White sink
- AEG A Partner KR Multifunction double oven
- AEG Partner ER and KR Maxisense Induction hob
- Indigo glass splash back
- Bosch integrated dishwasher
- Caple 70/30 integrated fridge freezer
- Floor Tiles by Porcelanosa, Bottega Caliza 60cm x 60cm
- Raised tie ceiling
- Plot 1 has no island

Building Materials

- The properties are constructed in natural reclaimed stone with stone quoins, heads and cills over a reclaimed Welsh slate roof
- Allen Brothers, High Performance windows and doors
- Aluminium seamless guttering and rainwater pipes
- This high-quality specification is standard to all properties and cannot be altered

Utility

- Laminate worktops
- Stainless steel sink top and taps
- Space for washing machine and drier

Lounge

- Raised tie ceiling
- Engineered oak timber flooring
- Feature hand crafted fireplace, with handmade bricks and Tooled stone mantle
- Clock Blyfield Multifuel stove

Bathrooms, En-suite and Cloakroom

- Contemporary white sanitary ware by Villeroy and Boch.
- Showers with dual outlets, fixed head and handsets, shower bath fill valves, all by Grohe.
- Stylish ceiling LED downlights
- Chrome towel ladders
- Tiles by Porcelanosa
- Bathroom, floor and walls: Porcelanosa Park Acero, feature wall
- Park Lineal Acero
- En-Suite, floor and walls: Porselanosa Butan Bone, feature wall
- Block Butan Bone
- Cloakroom – Porcelonsa Park Lineal Acero

Electrical and Lighting

- Brushed chrome sockets and switches throughout
- Tv points to lounge, kitchen and all bedrooms
- Cat 5 / Data points to lounge, kitchen and all bedrooms
- BT Fibre cable to hub position
- Neo web thermostats for heating with internet control (App) option
- Chrome towel ladders to bathroom, en-suite and cloakroom
- Stylish led downlight to bathroom, en-suite, cloakroom and kitchen
- Power cable to garage with car charger option

Interior Finish

- Stylish oak wardrobes in two bedrooms
- Contemporary oak veneer doors with chrome lever handles
- Ceiling and walls in matt emulsion
- Stone chimney and fireplace with reclaimed handmade bricks

Warranties

- Architect's Certificate – 6 years
- Boiler – 8 years,
- Hot water cylinder – Tank Lifetime, components – 2 years
- Timber windows and doors – 10 years
- Kitchen appliances – AEG and Bosch 2 years, Caple – 1 year
- Underfloor heating – Pipe in screed – 10 years, components – 1 year



Heating

- Worcester Bosch A Rated boiler (mains gas)
- High pressure mains fed stainless steel hot water cylinder
- Wet underfloor heating system to ground floor
- Thermostats and timers to all rooms with web app option

Security and External

- Carbon monoxide, heat and smoke detectors
- External lighting
- External tap
- Patios and paving in natural stone
- Gardens turfed
- Garden walls built in natural reclaimed stone with half round Coping stones
- Garage – stone built with a reclaimed Welsh slate roof, electric supply with power sockets and lighting
- Hormann sectional garage door with electric opening



***The developer has the right to replace any of the specification with a similar quality, should it be required.**



SANDERSON
YOUNG

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