



3 East Cottages

Longwitton, Morpeth, Northumberland.

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Pretty end terraced period cottage in an attractive rural yet accessible location with a superb view.

Netherwitton 2 miles
Morpeth 9.5 Miles
Rothbury 11 Miles
Newcastle upon Tyne 25 miles

2 Bedrooms | Sitting Room
Kitchen | Utility | Bathroom
Parking | Gardens
Far Reaching Views

THE PROPERTY

3 East Cottages is situated in a picturesque location within the hamlet of Longwitton. The property has UPVC double glazing and external doors but would benefit from some upgrading to create a lovely comfortable home in which to enjoy the pleasures of rural living and yet be within easy reach of a town. In a traditional layout the front entrance door of the property opens into a lobby with stairs to the first floor and also provides access to the ground floor accommodation. The sitting room has a dual aspect and looks over the side garden and also over the surrounding countryside to the north. It has a wood burning stove set into a brick surround. An inner lobby with under stair cupboard leads into walk through utility space with a fitted kitchen and bathroom off either side. To the first floor there are two

bedrooms off a small landing.

OUTSIDE

Gated access leads to a driveway and an area of hardstanding for off street parking. This area offers scope for extending the accommodation subject to the necessary permissions being obtained. To the front is a small cottage garden, with further areas of garden that extend to the side and rear of the property, laid to lawn in part and incorporating a brick built outbuilding. These gardens adjoin farmland and enjoy far reaching views to the north over the surrounding countryside with the Simonside hills visible in the distance.

LOCATION

3 East Cottages is situated in a picturesque rural location in Longwitton, a hamlet close to Netherwitton, an attractive village with a vibrant community spirit in a beautiful area of Northumberland. A network of local footpaths provide access to some of Northumberland's most appealing countryside and it is easy to get to the Northumberland National Park and Northumberland heritage coastline to fully enjoy all the county has to offer. The market town of Morpeth lies approximately 9 miles to the east offering an excellent range of shopping, first class schooling and leisure facilities. The pretty village of Rothbury is approximately 11 miles to the north with a good choice of local shops, public houses, a first school and various leisure facilities. Newcastle is easily accessible, helped by the recently completed Morpeth bypass with links to Edinburgh and London available via the east coast rail links from Morpeth station.





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DIRECTIONS

From Morpeth drive west through Pigdon. Follow this road for approximately 7.5 miles until you reach Netherwitton Village. After crossing the bridge turn left onto The Trench. Continue on this road for approximately 2 miles and 3 East Cottages is the far end cottage on the right (north) side of the road just before Longwitton Farm.

Post Code: NE61 4JW

GENERAL

Services: Mains electricity and water. Private shared drainage. Oil central heating.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band TBC as currently business rated.

EPC: Rated E

VIEWING

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

AGENTS NOTE

A right of pedestrian access over the driveway is retained by the owners of No 2 East Cottages, Longwitton to access their rear garden.



WHAT THREE WORDS

snaps.held.apartment

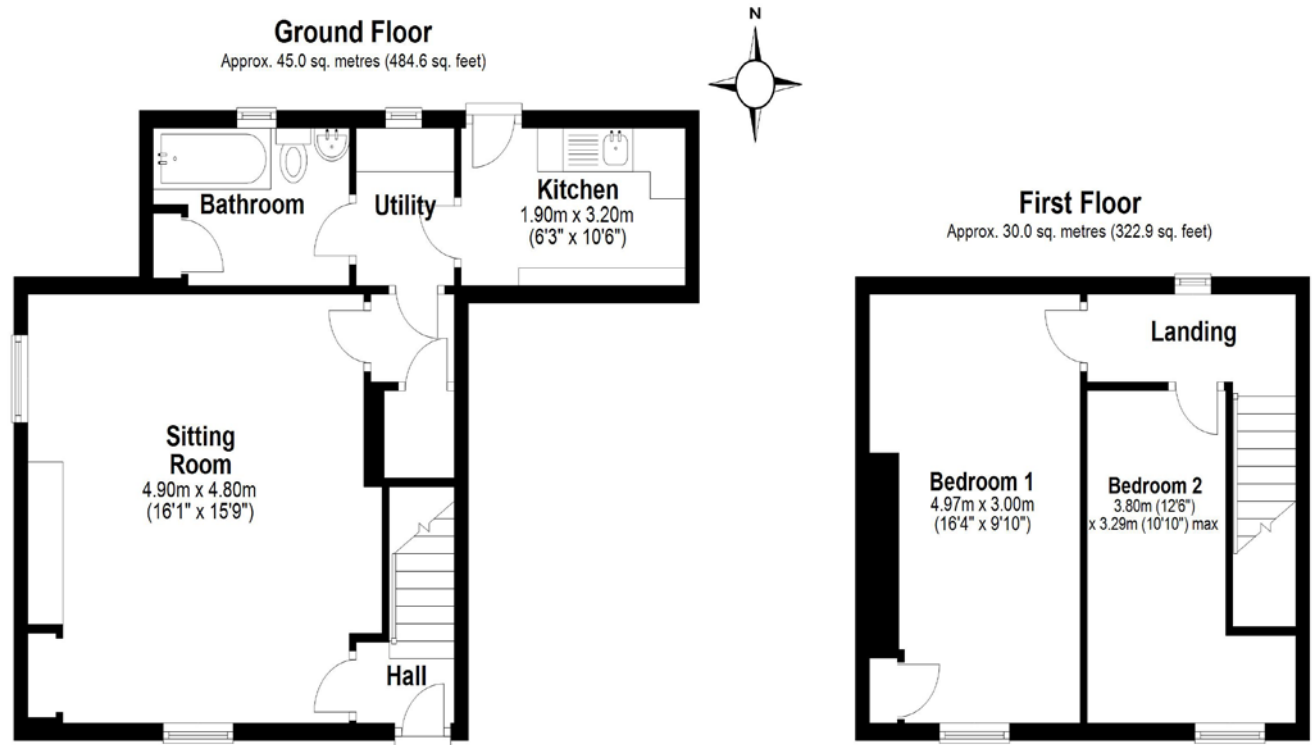
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Total area: approx. 75.0 sq. metres (807.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

3 Longwitton

IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared July 2023. Photographs taken July 2023.