SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

*Exceeding Expectations*



FOR SALE

# Longhirst

LONGHIRST, MORPETH, NE61 3HX

ASKING PRICE

£875,000

4 BEDROOMS · 3 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

# Longhirst, Longhirst

ASKING PRICE £875,000 · FREEHOLD

Signature North East are delighted to welcome to the market this exceptional four-bedroom barn conversion, forming part of the exclusive Middle Moor Farm development, positioned just outside the sought-after village of Longhirst, near Morpeth. Combining striking contemporary architecture with a carefully considered, high-quality specification, the property offers substantial single-storey living within an attractive semi-rural setting.

Externally, the property has been designed to make a statement whilst remaining sympathetic to its rural surroundings, with burnt larch timber cladding and a standing-seam zinc roof creating a distinctive contemporary barn aesthetic. Internally, the same attention to detail continues throughout, with generous proportions, exposed structural features and an impressive open-plan layout designed around modern family living.

At the heart of the home is the superb kitchen and dining space, featuring bespoke hand-built cabinetry, solid stone worktops, brushed brass fittings and a comprehensive range of top-of-the-range NEFF appliances, including a downdraft induction hob. The kitchen flows naturally into the principal living areas, creating an outstanding space for both everyday family life and entertaining.

The accommodation provides four well-proportioned bedrooms, including two with private en-suite facilities, together with a stylish family bathroom. The principal bedroom benefits from generous proportions and its own en-suite, while the remaining bedrooms provide excellent flexibility for family, guests or home-working.

Comfort and energy efficiency have been integral to the conversion, with underfloor heating throughout and a highly insulated building envelope designed to meet current compliance standards. The property also benefits from an electric vehicle charging point, combining the character and individuality of a barn conversion with the efficiency and convenience expected of a modern high-specification home.





## KEY FEATURES

- Exceptional four-bedroom single-storey barn conversion within the exclusive Middle Moor Farm development
- Striking contemporary design with burnt larch timber cladding & standing-seam zinc roof
- Impressive open-plan living, kitchen & dining space ideal for modern family living & entertaining
- Bespoke hand-built kitchen with solid stone worktops, brushed brass fittings & premium NEFF appliances
- Four generous bedrooms, including two with private en-suite facilities, plus stylish family bathroom
- Generous private grounds with extensive parking, landscaped areas & additional adjoining land available by separate negotiation

- Council Tax Band E
- EPC Rating









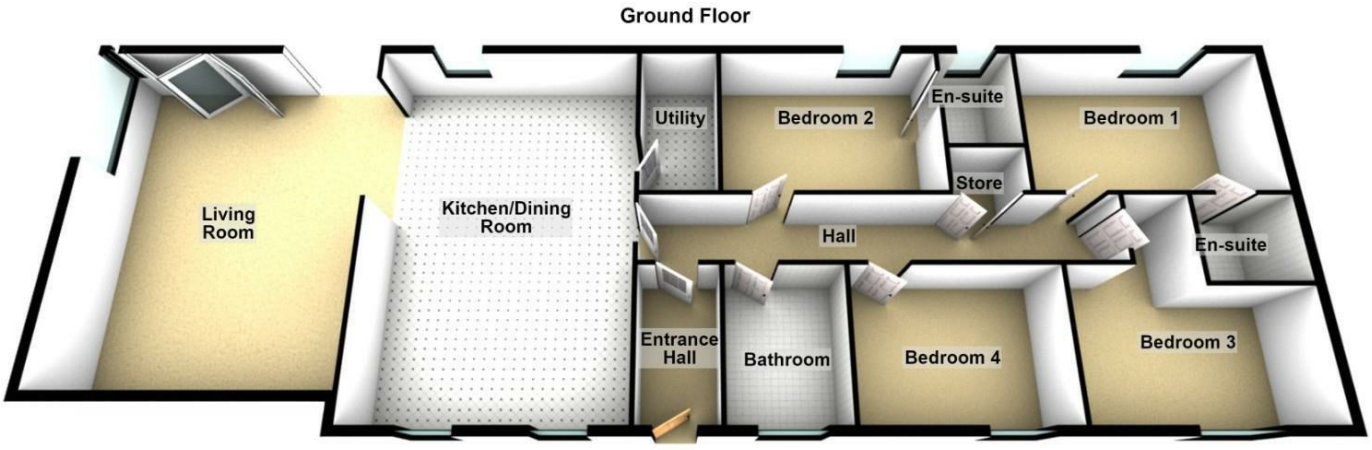


ACCOMMODATION

# Room Dimensions

| | | | |
|---|---|---|---|
| Living Room | 6.80 x 5.50 (22'3" x 18'0") | Bedroom Two | 2.99 x 4.30 (9'9" x 14'1") |
| Kitchen/ Dining Room | 7.40 x 5.10 (24'3" x 16'8") | En-Suite | 2.00 x 1.45 (6'6" x 4'9") |
| Utility | 2.99 x 1.50 (9'9" x 4'11") | Bedroom Three | 2.90 x 4.50 (9'6" x 14'9") |
| Bedroom One | 2.99 x 4.85 (9'9" x 15'10") | Bedroom Four | 2.90 x 3.90 (9'6" x 12'9") |
| En-Suite | 1.70 x 1.90 (5'6" x 6'2") | Bathroom | 2.90 x 2.20 (9'6" x 7'2") |

FLOOR PLAN




Total area: approx. 168.3 sq. metres (1811.1 sq. feet)

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