

Longhirst Village | Morpeth | NE61 3LT

Auction Guide Price £200,000

RMS | Rook Matthews Sayer

2 1 1

Beautiful Stone-Built Property

Two Bedrooms

Grade Two Listed

Quaint Village Area

Generous Sized Lounge

Bright and Airy Rooms

Generous Sized Bedrooms

Relaxing Rear Garden

For any more information regarding the property please contact us today









T: 01670 511 711
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For Sale by Auction: 10th December 2026 Option 2. Terms and Conditions apply.

We have a fantastic opportunity to purchase this two bedroomed stone-built grade two listed property nestled within a small and well-established community in Longhirst Village. This area has always been a highly requested area, as the village is surrounded by woodland and greenery, offering its new owners peaceful living. Longhirst is a quaint little village, located only 2.5 miles from the historic town of Morpeth, where you will find an array of local bars, restaurants and shopping delights to choose from. The property offers spacious rooms throughout with scope to put your stamp on your forever home!

The property briefly comprises:- Entrance hallway, leading into a generous sized lounge which has been fitted with a light beige carpet and offers views over the front garden. The kitchen is located to the rear of the property and has been fitted with a range of wood wall and base units offering, an abundance of storage. You further benefit from a rear porch.

To the upper floor of the accommodation, you have two generous sized bedrooms, both of which has been fitted with carpet. The second bedroom has a built-in wardrobe offering excellent storage. The main family bathroom benefits from a handy built in cupboard and has been fitted with a basin, W.C and bath.

Externally, there is on street parking to the front whilst to the rear, there are three stone out buildings with parking space in front them. The rear garden is really one of a kind and is located behind the back lane. The leafy garden is extremely private with a lawn running through blossom trees, specimen conifers, acers and borders. This is the perfect space for relaxation!

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 - Terms and conditions apply see www.agentspropertyauction.com

MEASUREMENTS
Lounge: 15'6 x 14'5 (4.72m x 4.39m)
Kitchen: 19'3 x 6'7 (5.87m x 2.00m)
Rear Porch: 6'1 x 4'2 (1.85m x 1.28m)
Bedroom One: 14'5 x 12'1 (4.39m x 3.68m)
Bedroom Two: 14'5 x 8'1 Max Points (4.39m x 2.46m Max Points)
Bathroom: 10'9 x 6'5 Max Points (3.28m x 1.96m Max Points)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
Mobile Signal Coverage Blackspot: No
Parking: On Street

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.

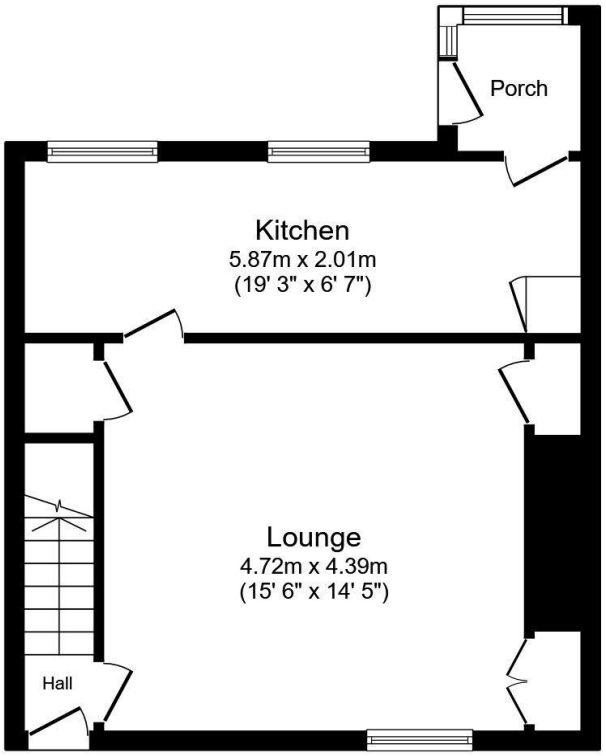
EPC Rating: D
Council Tax Band: C M00008905.AB.JD.11/11/2026.V.4



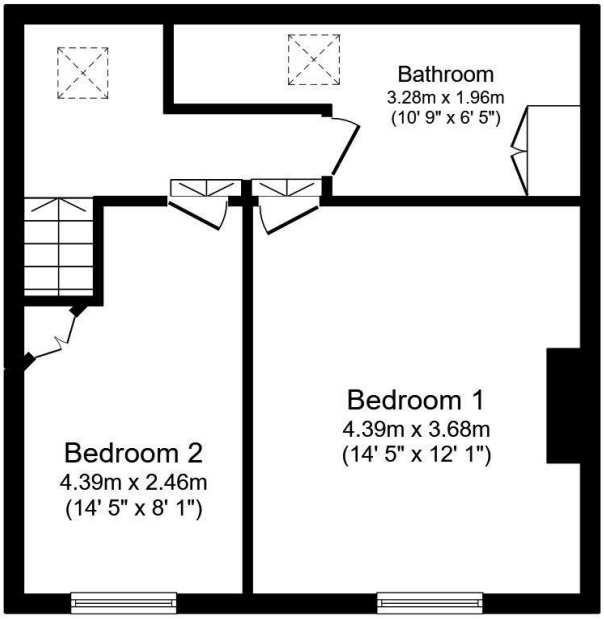


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Ground Floor

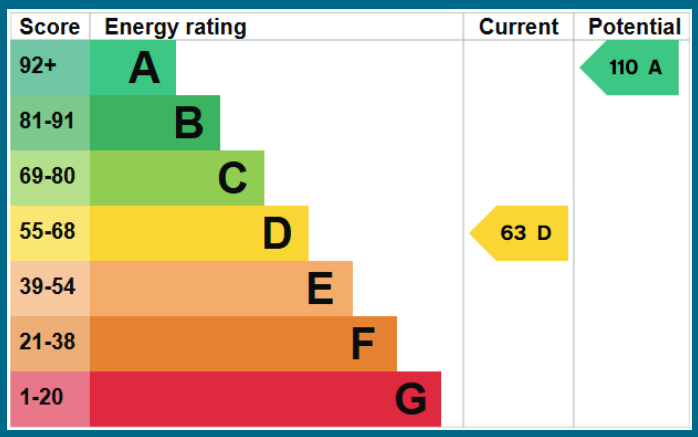


First Floor

Total floor area: 82.7 sq.m. (890 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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