SIGNATURE

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Exceeding Expectations



FOR SALE

Church Street

LONGFRAMLINGTON, MORPETH, NE65 8DL

OFFERS OVER

£175,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Church Street, Longframlington

OFFERS OVER £175,000 · FREEHOLD

Introducing this charming 2-bedroom, 1-bathroom cottage nestled in the heart of Longframlington, positioned on the same street as the local attraction, St Mary's the Virgin Church. Situated within the village centre, this delightful property offers easy access to amenities and leisure facilities, including King George's Field and Fanny Ann Lane Park and Garden, both just a short 3-minute walk away. Conveniently located off the A697, providing direct access to Scotland, and only 11 miles North of Morpeth, with bus links within walking distance.

Upon entering the central hallway, you're greeted with access to the ground floor's principal rooms. The sitting room exudes charm with its wood-burning stove, fireplace with stone walls, and beam ceilings, creating a cosy and characterful atmosphere. The kitchen is filled with natural light from the two windows and door leading to the back garden, equipped with a washing machine, dishwasher, and a small fridge freezer.

Continuing to the first floor, you'll find two generously sized bedrooms, both capable of accommodating double beds and furnishings. The family bathroom completes this floor, featuring a bathtub, hand basin, and WC.

Externally, the property boasts a cute courtyard, perfect for hosting outdoor events. On-street parking is available with no permit required, adding to the convenience of this charming cottage.

This property has a successful history as an Airbnb, offering investors a lucrative opportunity.

Don't miss the opportunity to make this delightful property your new home or investment. Contact Signature North East today to arrange a viewing.





KEY FEATURES

- Two-bedroom village cottage
- Heart of Longframlington
- Sitting room with wood-burning stove
- Bright kitchen
- Courtyard garden
- Unrestricted on-street parking
- Proven Airbnb history

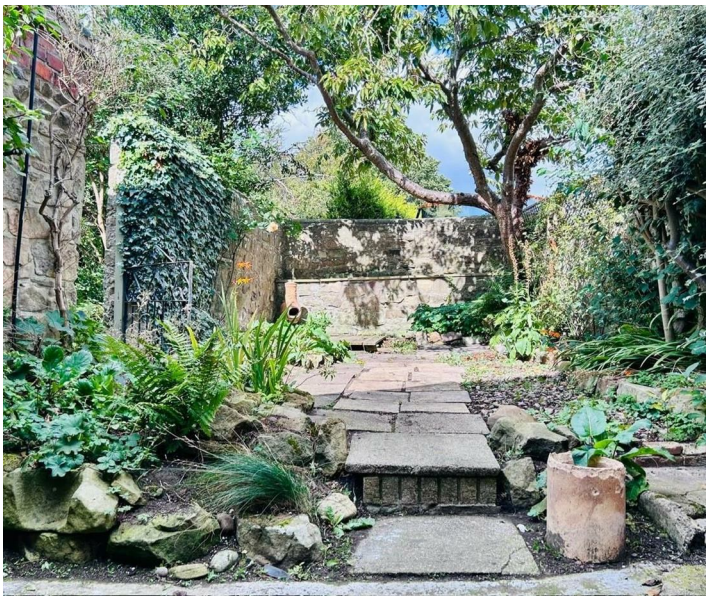
- Council Tax Band B
- EPC Rating E









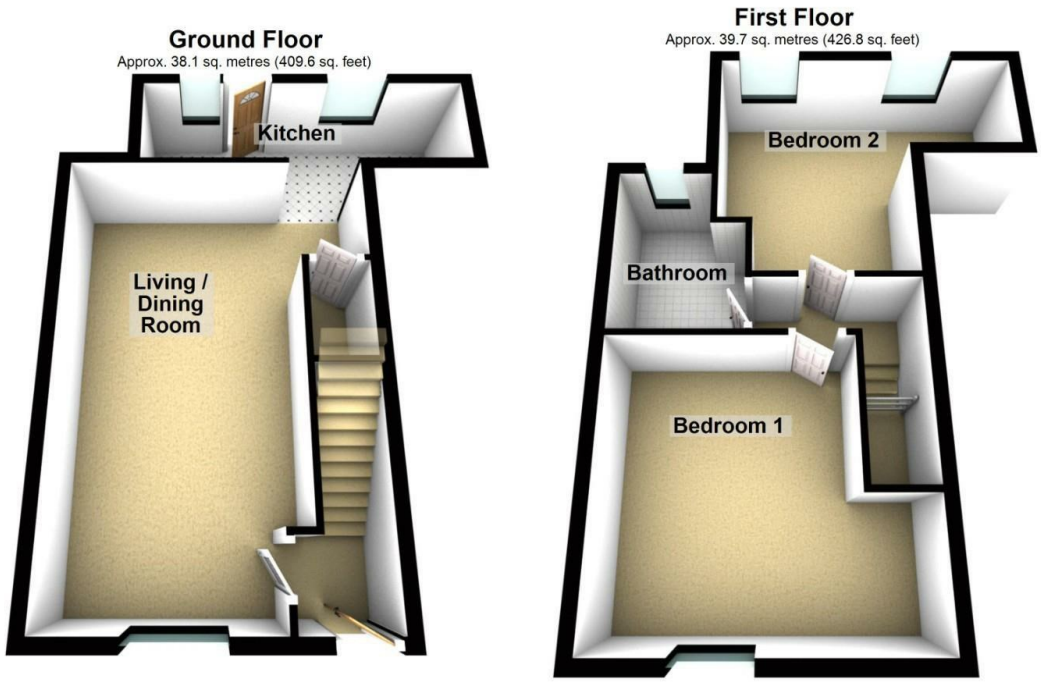


ACCOMMODATION

Room Dimensions

Living / Dining Room	6.69 x 4.49 (21'11" x 14'8")
Kitchen	5.2 x 1.47 (17'0" x 4'9")
Bedroom One	4.49 x 4.03 (14'8" x 13'2")
Bedroom Two	4.75 x 3.9 (15'7" x 12'9")
Bathroom	2.56 x 1.94 (8'4" x 6'4")

FLOOR PLAN



Total area: approx. 77.7 sq. metres (836.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

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