



# LITTLE GARTH LONGHOUGHTON

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# £650,000

GUIDE  
PRICE

An exceptionally well presented house in the centre of Longhoughton Village. A spacious detached house situated in the North End of the village within easy walk to the village shop and also the highly acclaimed Running Fox Cafe. Built approximately 20 years ago the house offers just over 3,500 sq ft of accommodation and has a high specification contemporary interior and is immaculately throughout. Accommodation comprises, on the Ground Floor; Entrance Hall, Cloakroom, Kitchen/Breakfasting Room, Dining Room, Utility, Sitting Room, Study, Family Room. On the First Floor; Principal Bedroom has a Dressing Room and En-Suite. Three further bedrooms, two of which have en-suite facilities. Family Bathroom. Second Floor, two further Bedrooms. Externally the house is approached by a private drive with ample parking and lawned garden to the front of the house with seating to the side and rear.

## Longhoughton

Longhoughton is located approximately 4 miles north-east of the old Market Town of Alnwick, close to the coast and the mainline railway station at Alnmouth, the Village is on the Northumberland Coastal Route. Local amenities include a village shop, Running Fox Cafe, First school and modern sport/community facility. The popular beach of Sugar Sands is a mile from the property.

### Services

Mains electricity, gas and water. Gas fired central heating. Fully double-glazed.

### Local Authority

Northumberland County Council  
Tel: 01670 627 000

### Council Tax

The property is subject to Business Rates.

### Postcode

NE66 3JG

### Title Number

ND121791

### Tenure

Freehold

### EPC Rating

Current Rating C (73)

Full report available upon request.

### Viewing

Strictly by appointment with the selling agents.

### Location

For detailed directions please contact the selling agents.

Details Prepared January 2023  
Property Reference APS 65276724

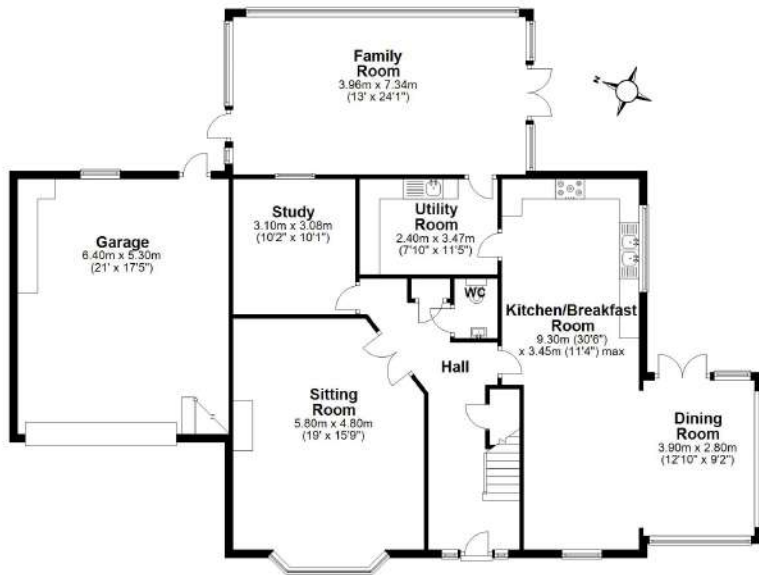


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**

Approx. 170.9 sq. metres (1839.9 sq. feet)



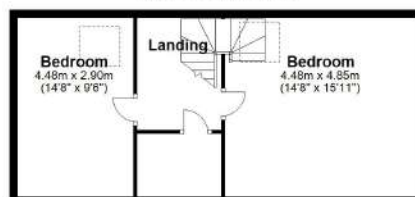
**First Floor**

Approx. 122.0 sq. metres (1321.6 sq. feet)



**Second Floor inc. restr. head height**

Approx. 45.1 sq. metres (485.0 sq. feet)

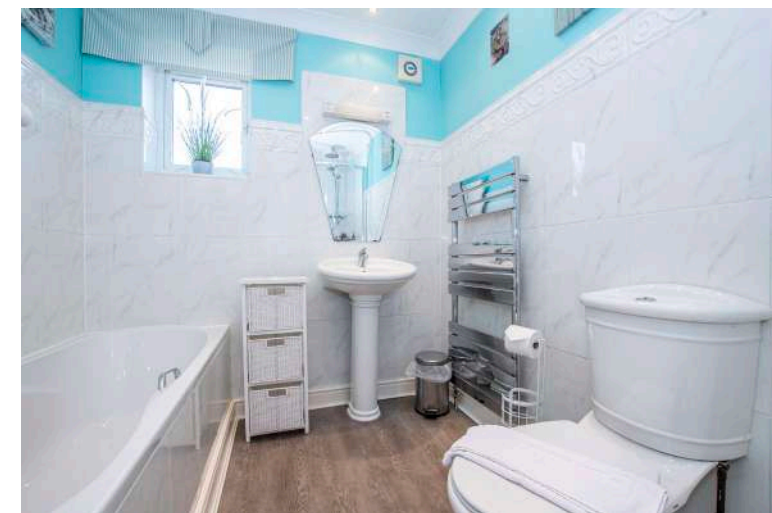


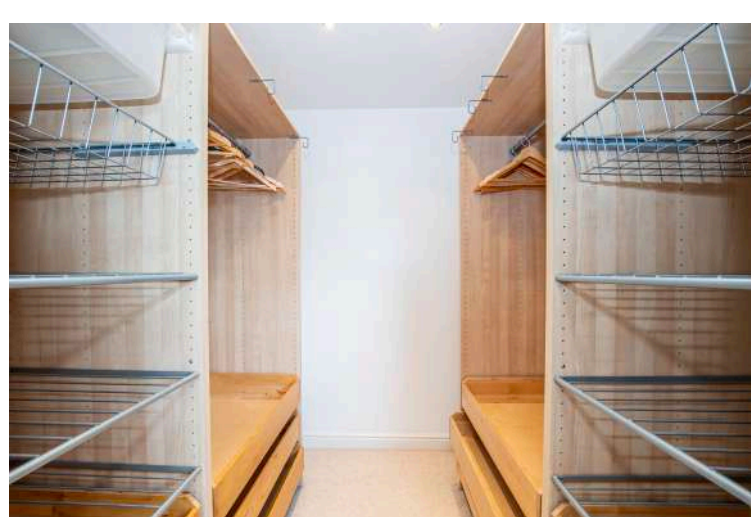
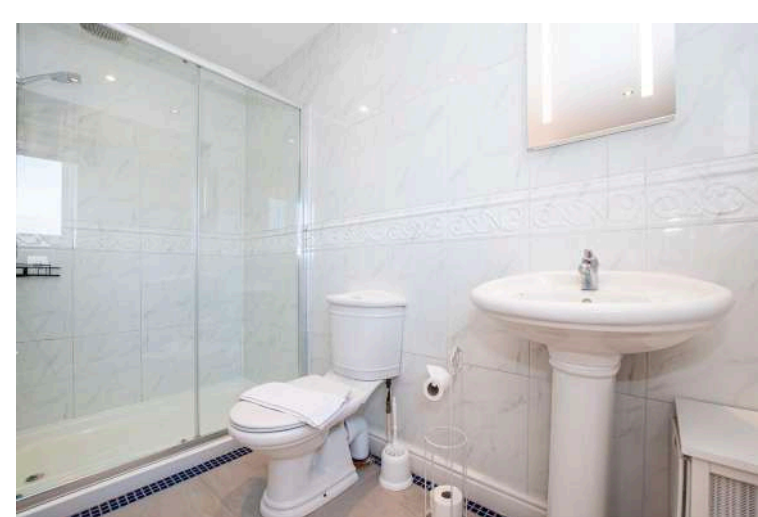
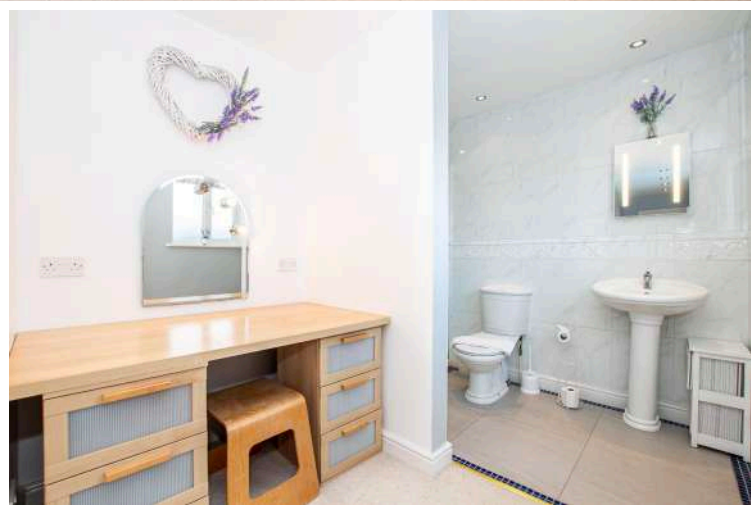
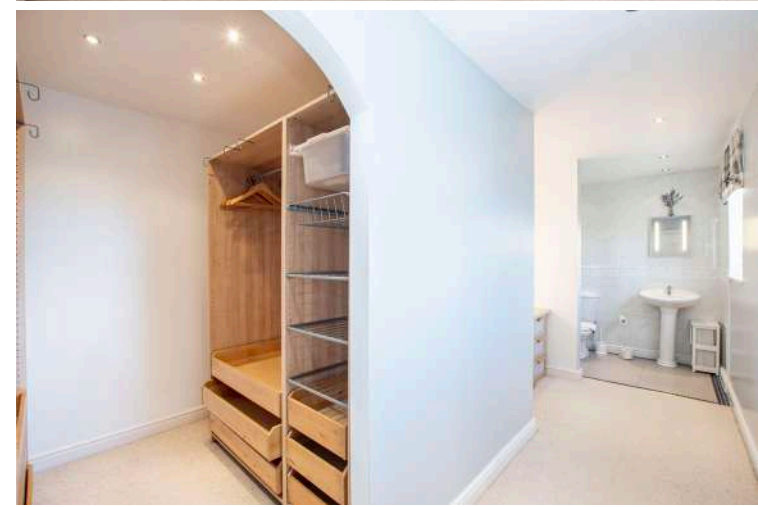
Total area: approx. 338.8 sq. metres (3646.5 sq. feet)

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

Little Garth











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**Important Notice**

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.