



Pipersfield House
Longhirst, Morpeth, NE61 5LS

FINE LIVING

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- Seven bedroomed detached house
- Set within approximately 0.5 acres
- Highly sought after residential location
- Two bedrooms with en suite facilities
- Double garage with workshop
- Substantial gardens

Price: £565,000

A deceptively spacious seven bedroomed detached house set over three storeys, offering flexible accommodation ideal for family needs. Set within approximately 0.5 acres of gardens within this particularly sought after residential location, just South of the Church, this superb property has oil fired central heating and sealed unit double glazing to most windows with the accommodation comprising briefly: Entrance and reception halls, cloakroom/WC, 23ft lounge, separate sitting room, 23ft conservatory, 27ft breakfasting kitchen, utility room, first floor landing, master bedroom with dressing room and en suite shower room./WC, guest/bedroom two with spiral staircase to second floor and en suite shower room, two further bedrooms, study, second floor landing with two further bedrooms. There is a spacious double garage with workshop area and large gardens with summer house.

Ideal for a wide range of family purchaser, internal inspection is considered essential to fully appreciate the uniqueness and benefits of this magnificent house. Longhirst is a delightful village surrounded by lovely countryside and well placed for main road links to the surrounding towns and villages including the market town of Morpeth and also benefits from the local amenities of Longhirst itself including an excellent golf course and tennis courts.

The Accommodation Comprises:

Entrance Hall

With entrance door, cloaks rail, central heating radiator, oak flooring, double glazed door to:

Reception Hall

Inset ceiling spotlights, oak flooring, central heating radiator, double glazed window to front, stairs to first floor landing.

Cloakroom/WC

With suite in white with modern chrome fittings comprising low level WC and pedestal wash hand basin, central heating radiator with towel rail over, oak floor, double glazed window to rear.

Lounge 23' 4" (7.11m) x 17' 9" (5.41m)

Open fireplace with stone surround, oak floor, wall lights, two central heating radiators, two double glazed windows to the East and West, double glazed French door and window to the South.

Sitting Room 17' 8" (5.38m) x 13' 6" (4.11m)

Open fireplace in slate surround, central heating radiator, wall lights, oak flooring, inset ceiling spotlights, double glazed window to the North and West.

Conservatory 25' 9" (7.85m) x 15' 3" (4.65m)

Again, with oak flooring, double glazed windows and doors leading to the front South facing garden.

Breakfasting Kitchen 27' 8" (8.43m) x 15' 1" (4.6m)

Well fitted with a good range of solid wood hand painted units with inset Belfast sink unit to slate work surfaces with matching display/storage units, oil fired Aga, oak flooring, inset ceiling spotlights, double glazed window and door to front, double glazed window to rear.

Utility Room 16' 10" (5.13m) x 6' 3" (1.9m)

Inset Belfast sink, slate work surfaces, plumbing for automatic washing machine, oak flooring, heated towel rail/radiator, stable style door to front, French doors to conservatory and door to workshop/garage

First Floor Landing

Central heating radiator, Velux double glazed roof light to front.

Bathroom/WC

Fitted with three piece traditional suite in white with chrome fittings comprising low level WC, pedestal wash hand basin, freestanding roll top bath with ball and claw feet and telephone style shower mixer, half panelled surrounds,

exposed wood floor, two central heating radiators, heated towel rail, shelved linen cupboard, cupboard housing hot water cylinder, inset ceiling spotlights, Velux double glazed roof light to front.

Bedroom One 17' 9" (5.41m) x 15' 6" (4.72m)

Exposed wood flooring, two central heating radiators, full height cathedral style ceiling, double glazed window with two windows to either side looking towards the front of the property.

Dressing Room

Fitted with shelving and hanging rails.

En Suite Shower Room/WC

Fitted with four piece suite in white comprising low level WC, 'His and Hers' pedestal wash hand basins and shower cubicle with mains shower unit, half panelled surrounds, exposed polished wood floor, central heating radiator, heated towel rail, double glazed window to side.

Bedroom Two 25' 8" (7.82m) x 16' 9" (5.11m)

Inset ceiling spotlights, two central heating radiators, Velux double glazed roof light to front and rear, double glazed windows to the North East, spiral staircase to second floor, making it ideal as a teenager suite/separate annex/granny flat.

En Suite Shower Room/WC

Fitted with low level WC, pedestal wash hand basin and shower cubicle with mains shower unit, half panelled walls, heated towel rail, central heating radiator, Velux double glazed roof light to front.

Bedroom Three 17' 9" (5.41m) x 12' 3" (3.73m)

Central heating radiator, inset ceiling spotlights, double glazed windows to West and North with views to the rear.

Study 10' 0" (3.05m) x 6' 1" (1.85m)

Fitted shelving.

Second Floor Landing

With two central heating radiators, storage cupboard, Velux double glazed roof light.

Bedroom Four 12' 2" (3.71m) x 9' 0" (2.74m)

Two storage cupboards, central heating radiator, Velux double glazed roof light to front, interconnecting door to:

Bedroom Five 16' 9" (5.11m) x 8' 11" (2.72m)

Also approached via the spiral staircase from bedroom two, with central heating radiator, built in wardrobes and Velux double glazed roof light to front.

Bedroom Six 7' 1" (2.16m) x 9' 8" (2.95m)

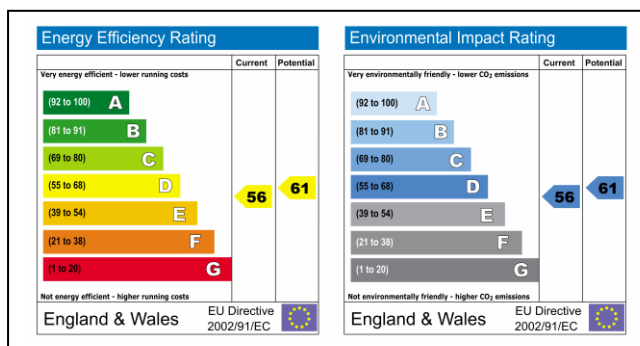
Two central heating radiators, two Velux double glazed roof lights to front.

Double Garage 21' 1" (6.43m) x 17' 0" (5.18m)

With work benches, Belfast sink, double glazed window to rear.

Externally

The property stands in substantial gardens, the front garden being South facing with large lawns, patio area, mature trees, shrubs and plants, summer house, driveway to garage, further garden area.



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