



Grayling

North End, Longhoughton



SANDERSON
YOUNG





Grayling
North End, Longhoughton, Alnwick,
Northumberland, NE66 3JG

Fabulous five bedroom, detached house in a private & secluded location in this popular coastal village, with an excellent garden with a timber Summerhouse/bar, parking for 5-6 cars and an integral garage.

Grayling is a beautifully presented and fully refurbished, five bedroom detached house constructed around 18 years ago, located on a quiet shared driveway off North End in Longhoughton village.

The impressive family home has been refurbished to a high standard throughout, and offers generous and versatile accommodation over two floors.

Price Guide:
Offers Over £595,000

5 3 3 B









Refurbishment works include; a magnificent new fitted kitchen with Bosch appliances, the installation of two wood burning stoves in the sitting room and kitchen, new vanity units within the bathrooms and ensuites, new internal doors, carpets and curtains, a new log store create externally, along with pizza oven and bar area set within the timber summerhouse.

Ground floor - Reception hallway | Cloakroom WC | Snug/family room with built in storage | Large sitting room with wood burning stove, hand finished oak flooring and bespoke cabinets and storage | Fabulous open plan kitchen/dining room, which has been newly fitted with a range of high gloss base cabinets, with integrated appliances, space saving cabinets, large pan draws, and granite worktop with a breakfast bar - wood burning stove | Versatile Garden room leading from the kitchen and opening to the garden | Utility room with access to the garage.



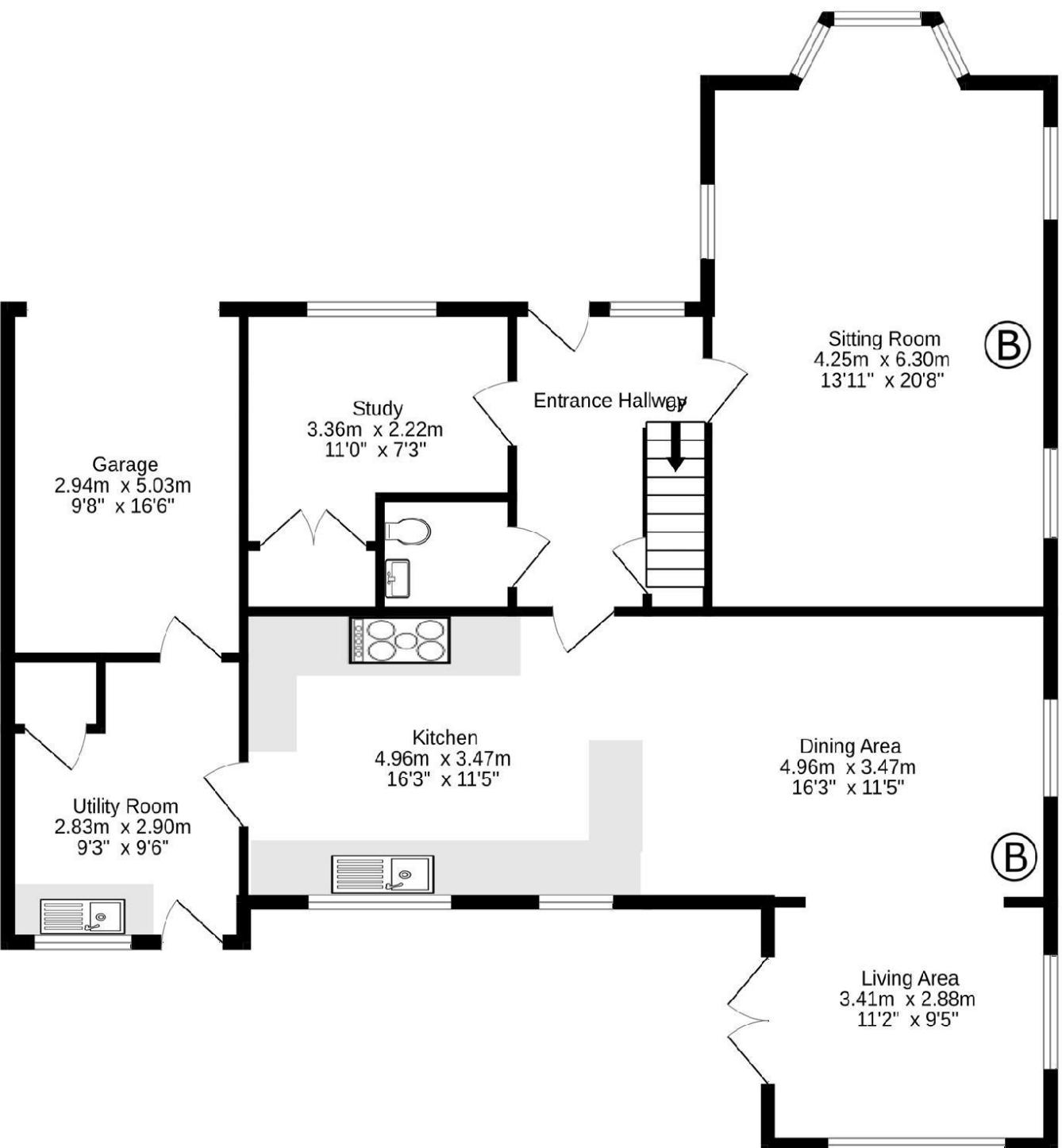
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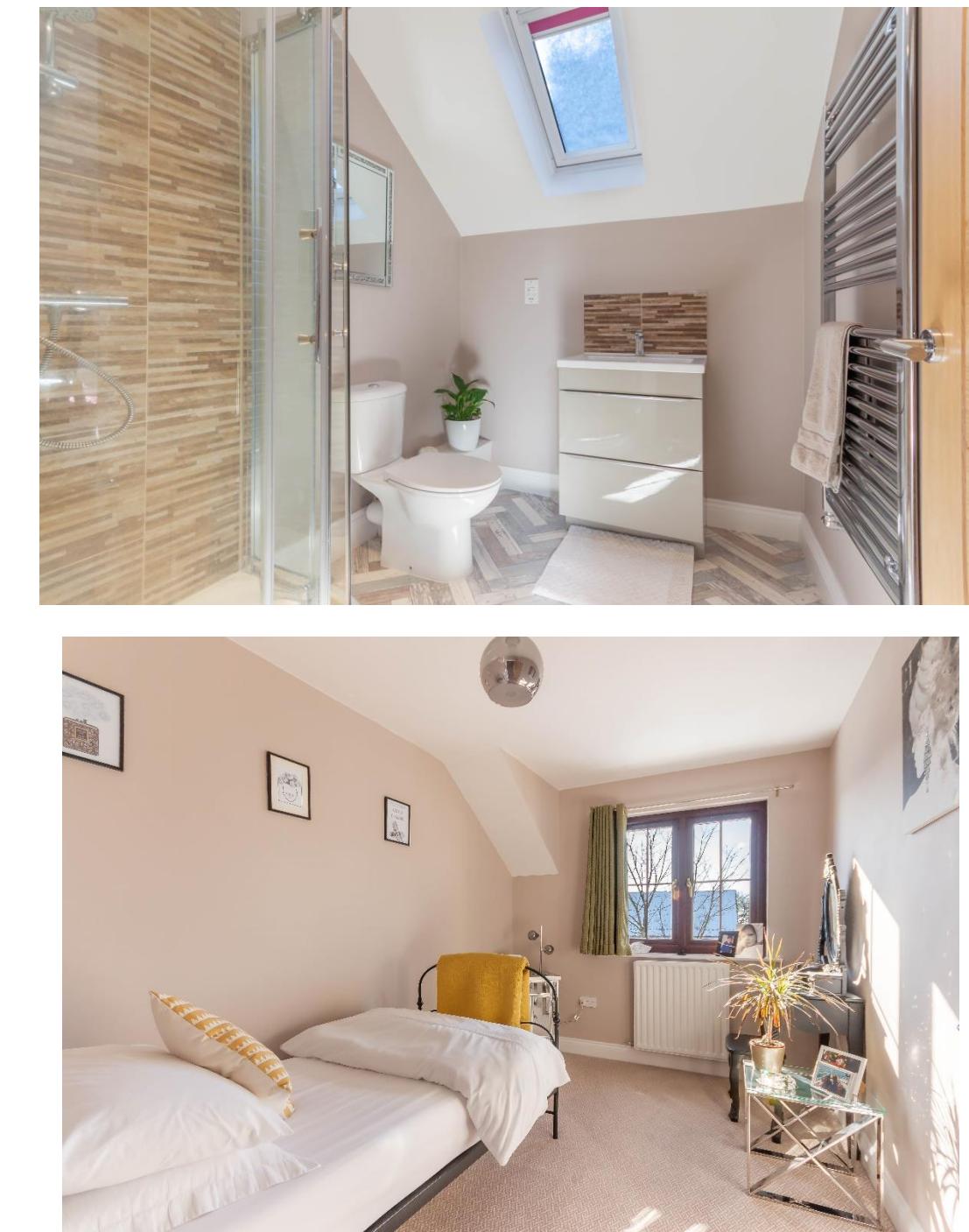
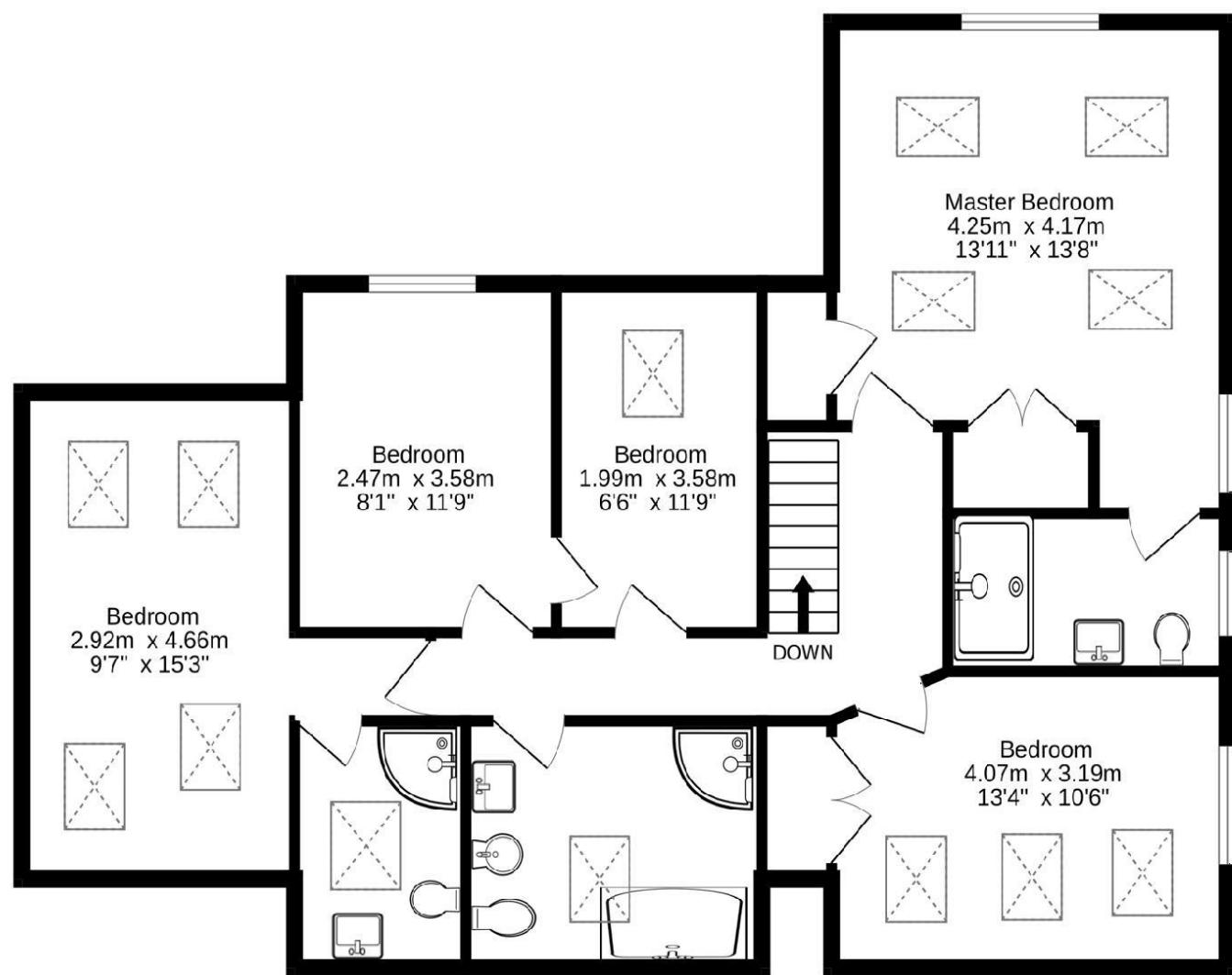




Ground Floor



1st Floor



First floor - First floor landing | Superb Master bedroom with two built in wardrobes | Well appointed ensuite shower room/wc | Guest double bedroom with ample space for free standing bedroom furniture | Ensuite shower room | Double bedroom three with double door built in wardrobe | Single bedroom four with an interconnecting door to bedroom study | Study /bedroom five | Family bathroom with double ended bath and separate shower.

Externally - there is block paved driveway to the front of the house, as well as a gated driveway, in total providing parking for around 5-6 cars. The gardens are landscaped with a paved terraced seating area, lawn and gravel beds with planting. There is a double gate to the side giving access to garden and log store.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The timber summerhouse provides a great entertaining space with a covered seating area, pizza oven and enclosed bar area with lighting.

Agents note - The property benefits from Solar panels (approx. 8 years remaining) with a feed-in tariff generating approx.£1,400 in 2022.

Grayling is ideally placed for easy access to the beautiful Northumbrian coastline with miles of stunning beaches at Sugar Sands, Boulmer, Embleton & Alnmouth, and the local amenities in Longhoughton including village First school, historic Church, excellent village shop/supermarket and the adjacent 'Running Fox' cafe and gift shop.

Approximate distances: Alnwick 4.5 miles - Alnmouth Railway Station 3 miles - Morpeth 23 miles - Newcastle upon Tyne - 37 miles

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: B

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