



# 5 Wingates

Longhorsley



SANDERSON  
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## 5 Wingates Longhorsley, Morpeth, Northumberland, NE65 8RW

**A stylish and unique luxury home, located in the small hamlet of Wingates, approx. 4.5 miles from Longhorsley, with fabulous open aspect rural views, beautiful landscaped gardens circa 0.2 acres, an extensive gravel driveway and newly constructed detached double garage with studio/home office with wood burning stove and services, and wood store.**

5 Wingates is a stunning two bedroom end terraced, stone built cottage which has been substantially extended, redesigned and fully refurbished throughout, over the last 3 years.

The key design feature and 'wow' factor is the new Cedar wood at the rear, creating a magnificent and impressive open plan living area, incorporating a sitting room, dining area and contemporary kitchen, with fantastic views over the garden to the open countryside and Simon Side hills to Cheviot.

### Price Guide:

Offers Over £675,000

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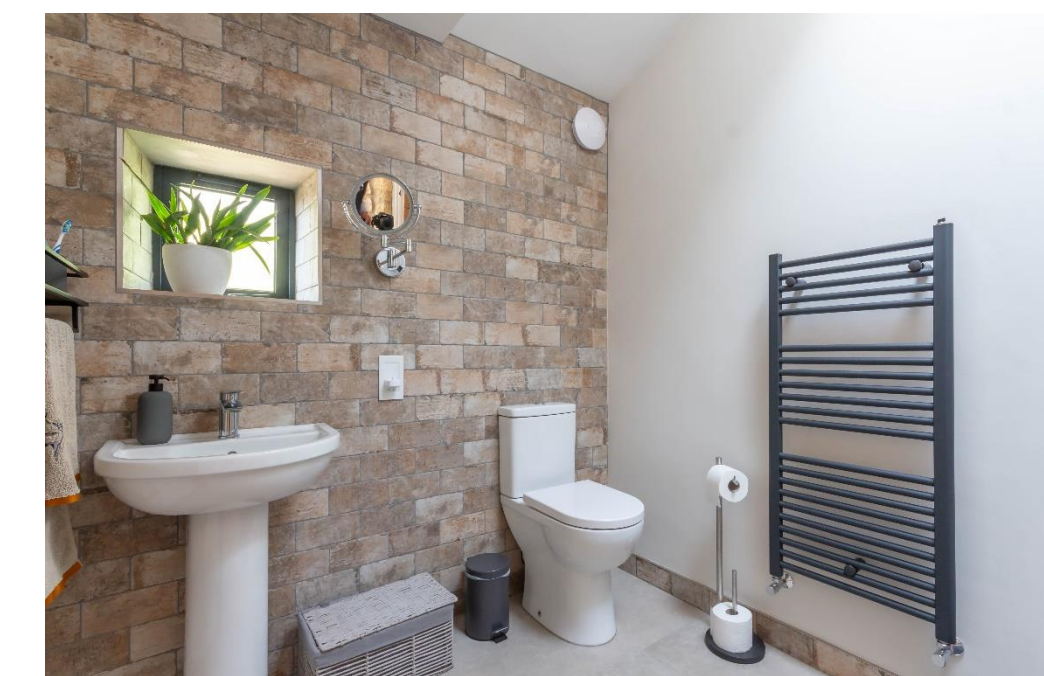
The vendors also constructed a new detached double garage, with kitchen area and services, wood store and a superb home office/studio with wood burning stove at the rear of the garage - there could be potential use as a annexe/holiday cottage (subject to normal planning & building consents).

The cottage offers a perfect blend of contemporary design and original features, with industrial style exposed brick to the large kitchen/living room, original exposed stone to the wall in the ground floor guest bedroom, exposed beams to the living & bedroom accommodation, three wood burning stoves, stone inglenook fireplace, and traditional cast iron radiators.

Ground floor - Stylish reception hallway with contemporary roof light, a staircase to the first floor bedroom, and useful under stairs walk in storage area with large fitted cupboards / Wardrobes to both sides | Cloakroom/wc | Original living room with a stone inglenook fireplace and wood burning stove, and beams to the ceiling | Fabulous open plan living/kitchen area with full height vaulted ceiling and windows overlooking the garden to the open countryside - the newly created open plan space has excellent natural light from the full width windows and doors opening to the terrace and garden and three large roof lights | Versatile living space incorporating living and dining, with a wood burning stove and fitted kitchen | Contemporary kitchen fitted with a range of cabinets, large central island/breakfast bar, with integrated appliances including induction hob, oven, dishwasher, and fridge/freezer | Utility room with plumbing for a washing machine / 3 built in cupboards to the east side of the space | Impressive ground floor guest bedroom with open vaulted ceiling, and exposed stone to the wall | Luxury ensuite shower room/wc. / Leading to secluded patio area for early morning tea.



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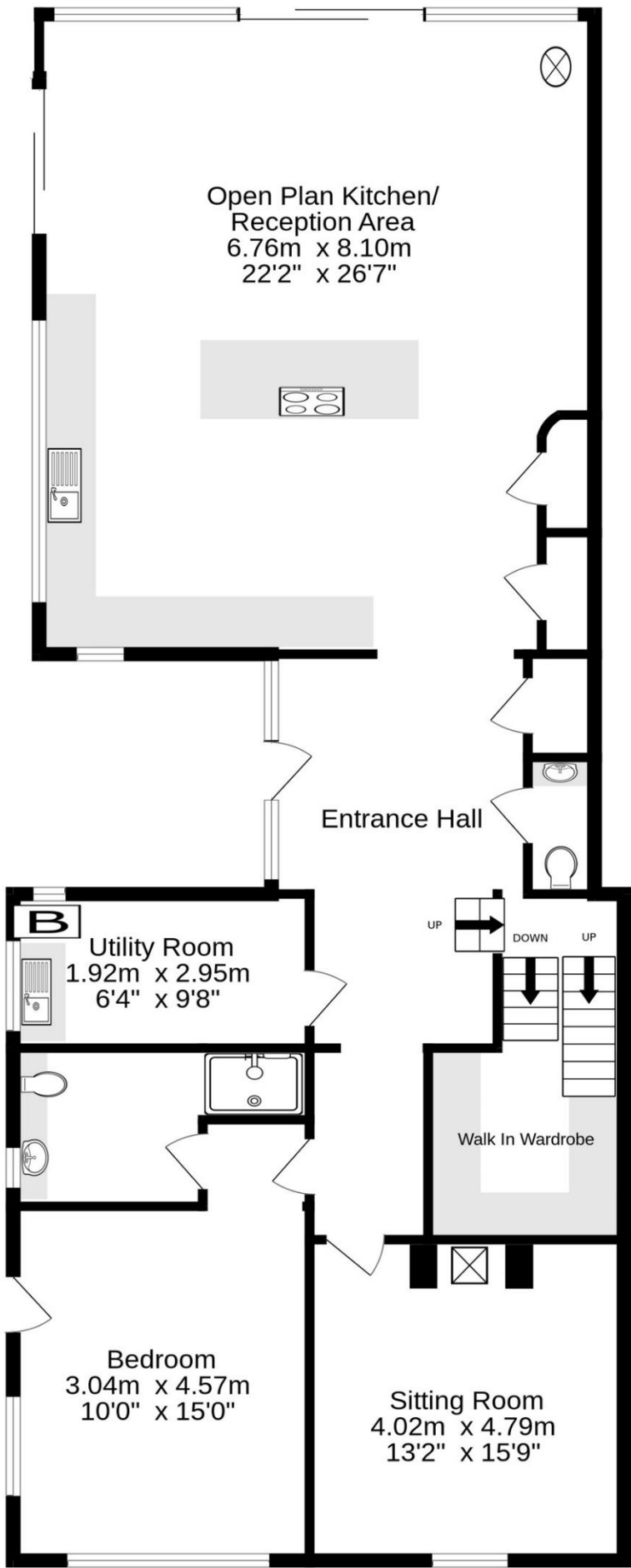
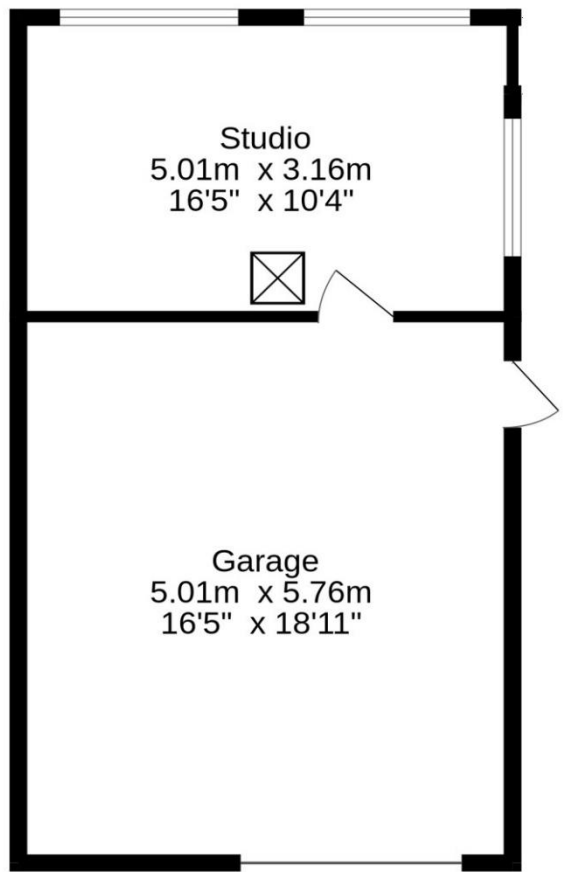








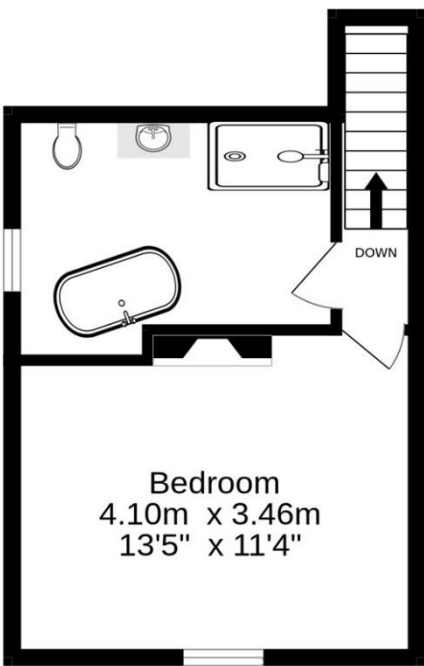
Ground Floor  
169.0 sq.m. (1819 sq.ft.) approx.



TOTAL FLOOR AREA : 193.0 sq.m. (2077 sq.ft.) approx.

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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1st Floor  
24.0 sq.m. (258 sq.ft.) approx.



First floor - Generous master bedroom with vaulted and beamed ceiling, and space for freestanding bedroom furniture | Luxury Ensuite bathroom with freestanding roll top bath, walk in shower, wc and basin in vanity cabinet.

Externally - The cottage has beautiful mature gardens to three sides, with the southerly facing front garden having a number of designated seating areas and terraces for outside entertaining, and enjoying the sun at different times of the day. There is a fabulous west facing stone terrace to the side, with built in stone seating and fire pit area, with attractive paved terraced seating areas leading from the sitting room/kitchen. The property enjoys great privacy, with mature trees and shrubs to the front, a long gravel driveway, with parking for a number of cars, leading to the detached double garage. The rear woodland garden is lawned, with a number of mature tree and great open aspect rural views.

Detached garage/Home Office - Excellent versatile garage and home office - the garage has a kitchen area and services WIFI, with a door leading to the home office at the rear. An impressive self contained home office, with wood burning stove and fabulous views over the garden to the surrounding fields. Additional storage with the boarded out loft built in loft ladder. The roof, walls and office area are fully insulated. The newly constructed garage could have variety of uses, including potential as an Annexe to the main house or holiday let/Airbnb (subject to normal consents).

Approx. distances; Longhorsley 4.5 miles | Morpeth 11.8 miles | Newcastle upon Tyne 25 miles | Newcastle International Airport 27 miles

Services: Mains Electric, Water & Drainage | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D







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