



## The South Lodge Longhirst Hall, Morpeth £675,000

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Rare Opportunity
- Three Bedroom
- Graded 2 Listed
- Large Stone Fireplace
- Original Features
- Woodland Cabin
- Two Acres of Woodland
- Holiday Let Opportunities



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Northumberland Properties are excited to welcome to the market The South Lodge. Nestled at the edge of the picturesque village of Longhirst, The South Lodge offers a truly exceptional opportunity to own a piece of architectural history. Originally serving as the gatehouse to the grand Longhirst Hall, this Grade II listed property seamlessly blends period charm and modern comforts. Its handsome pillars and stone wall entrance exudes character, while its tranquil woodland boundaries provide a sense of privacy and serenity.

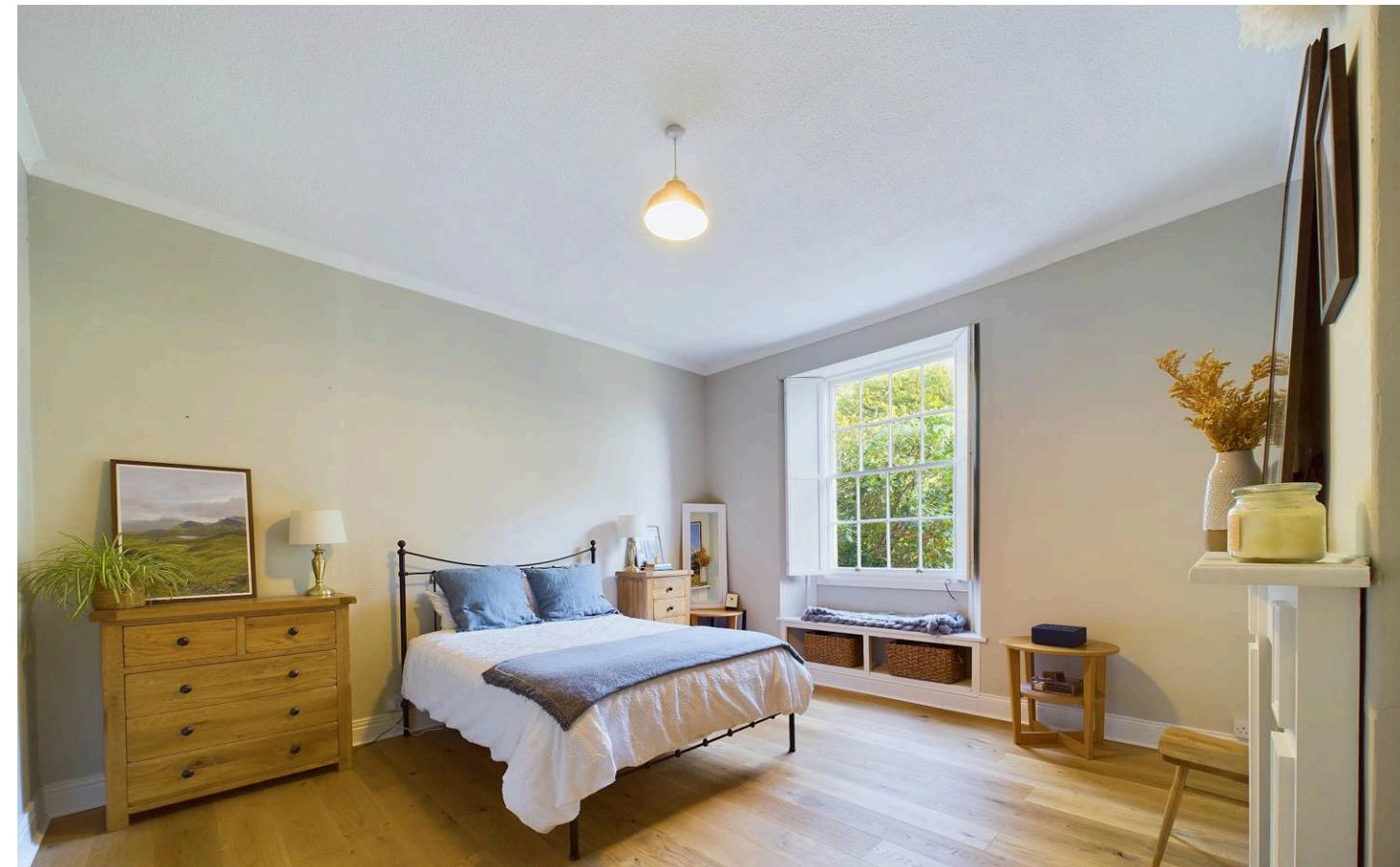
The South Lodge is situated on a substantial plot that includes approximately two acres of enchanting woodland, offering endless possibilities for enjoyment and exploration and creates a sense of seclusion, enhancing the property's tranquil charm. Beautifully positioned in the woodland is a detached wooden cabin, ideal for use as guest accommodation, a private home office, or even a holiday let.

A positive pre-application response received from Northumberland County Council for a extension to the rear of the property. Further details available on request.

The outdoor areas are equally enchanting, with a built-in BBQ, a greenhouse, and an outhouse equipped with electricity and plumbing for laundry needs. The cabin's open-plan design includes a well-equipped kitchen, living room, a generous shower room, bedroom and a decked area to the front.

Longhirst itself is a charming village renowned for its close-knit community and scenic surroundings. Within walking distance, residents can enjoy the excellent facilities of Longhirst Tennis, Hockey, and Cricket Club, as well as a nearby Golf Club.

The South Lodge benefits from its close proximity to the bustling market town of Morpeth, just a short drive away. Morpeth offers an excellent array of amenities, including boutique shops, supermarkets, independent eateries, and popular high street stores.



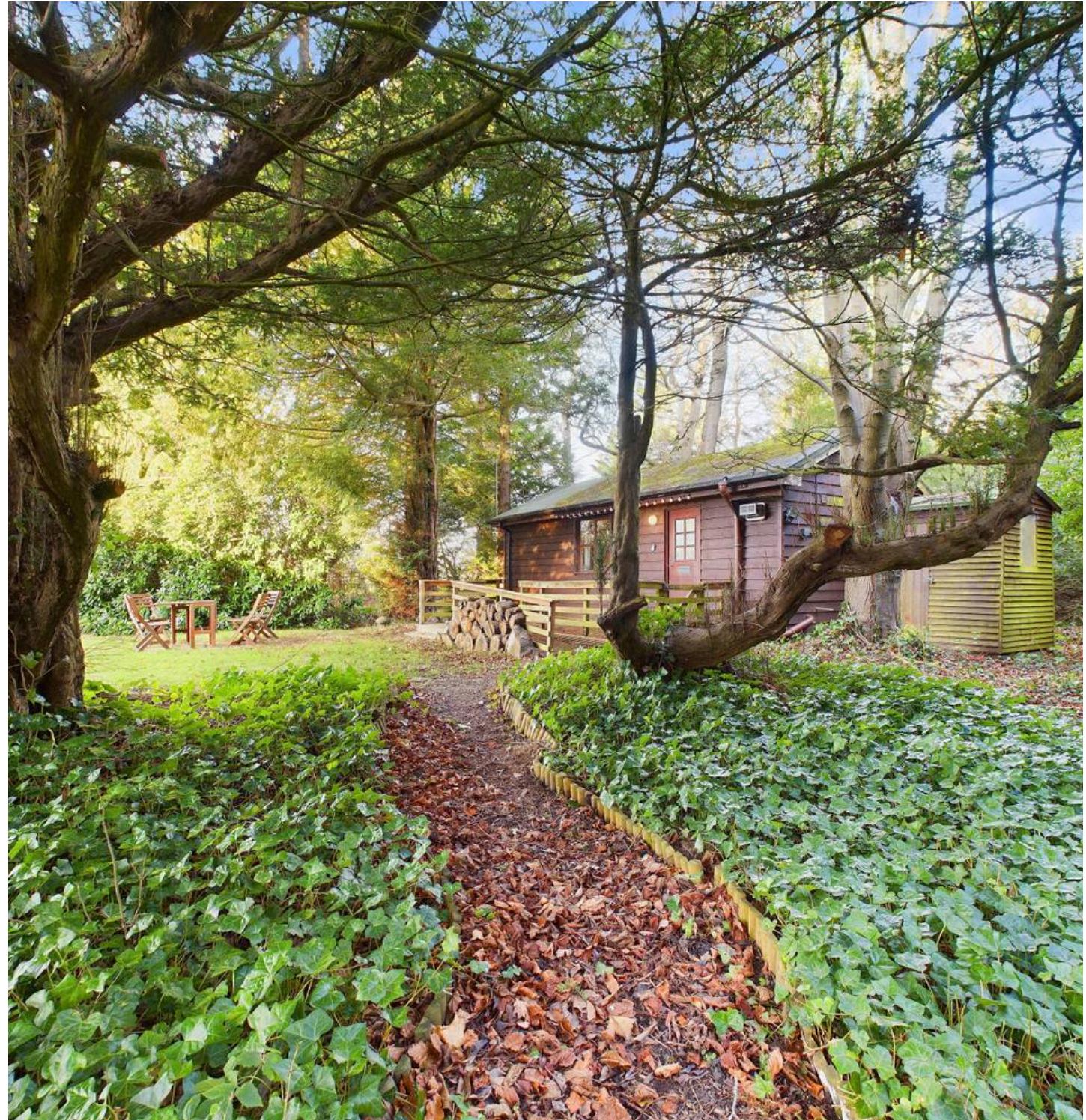
## GARDEN

Garden to front and rear of the property, extending into two acres of woodland, offers mature fruit trees and perennials such as old climbing roses and rhododendrons beautifully framing the driveway.

## DRIVEWAY

4 Parking Spaces

Parking for multiple vehicles





#### Approximate total area<sup>(1)</sup>

1316.12 ft<sup>2</sup>  
122.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>  
292.56 ft<sup>2</sup>  
27.18 m<sup>2</sup>

(1) Excluding balconies and terraces

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