



Northumberland
Properties

1 Linden Acres, Longhorsley

Guide Price **£1,100,000**





1 Linden Acres

Longhorsley, Morpeth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- An exclusive residence positioned within one of Northumberland's most desirable developments.
- Residents enjoy direct access to the highly regarded course, with the property including its own golf buggy.
- Five Well-Proportioned Bedrooms, Including three ensuite bedrooms.
- Spacious open-plan kitchen, dining and preparation area.
- Exceptional Principal Suite, provides a private retreat featuring a dressing area, walk-in wardrobe, ensuite bathroom and balcony.
- Private and established south facing gardens, offering excellent sunlight and the perfect space for outdoor entertaining.
- The charming village of Longhorsley is just moments away, offering everyday amenities including a well-regarded first school, village shop, café and traditional country pub.
- Morpeth is within a short drive with excellent rail links, while Newcastle International Airport is also conveniently accessible from the A1.













First Floor



Approximate total area⁽¹⁾
2074 ft²
192.6 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1

Approximate total area⁽¹⁾
1671 ft²
155.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor



Floor 1



Approximate total area⁽¹⁾

3745 ft²

348 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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An exceptional residence set within the prestigious Linden Acres development, offering an exclusive position within this highly sought-after country estate setting. Situated close to the charming village of Longhorsley, the property perfectly balances peaceful countryside living with everyday convenience. The village offers a range of local amenities, while the historic market town of Morpeth is just a short drive away, providing an excellent selection of shops, restaurants, cafés and highly regarded schooling, along with direct rail connections to Newcastle, Edinburgh and London.

Utilities

Water: Mains

Electric: National Grid

Sewerage: Mains

LPG & Oil



Northumberland Properties

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