

SIGNATURE

NORTH EAST

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📍 Longhirst, Morpeth NE61 3HX

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Asking Price
£875,000

Signature North East are delighted to welcome to the market this exceptional four-bedroom barn conversion, forming part of the exclusive Middle Moor Farm development, positioned just outside the sought-after village of Longhirst, near Morpeth. Combining striking contemporary architecture with a carefully considered, high-quality specification, the property offers substantial single-storey living within an attractive semi-rural setting.

Externally, the property has been designed to make a statement whilst remaining sympathetic to its rural surroundings, with burnt larch timber cladding and a standing-seam zinc roof creating a distinctive contemporary barn aesthetic. Internally, the same attention to detail continues throughout, with generous proportions, exposed structural features and an impressive open-plan layout designed around modern family living.

At the heart of the home is the superb kitchen and dining space, featuring bespoke hand-built cabinetry, solid stone worktops, brushed brass fittings and a comprehensive range of top-of-the-range NEFF appliances, including a downdraft induction hob. The kitchen flows naturally into the principal living areas, creating an outstanding space for both everyday family life and entertaining.

The accommodation provides four well-proportioned bedrooms, including two with private en-suite facilities, together with a stylish family bathroom. The principal bedroom benefits from generous proportions and its own en-suite, while the remaining bedrooms provide excellent flexibility for family, guests or home-working.

Comfort and energy efficiency have been integral to the conversion, with underfloor heating throughout and a highly insulated building envelope designed to meet current compliance standards. The property also benefits from an electric vehicle charging point, combining the character and individuality of a barn conversion with the efficiency and convenience expected of a modern high-specification home.

Outside, the property enjoys generous private grounds with extensive parking and landscaped areas, while its location offers the balance of a peaceful countryside setting with convenient access to Longhirst, Morpeth and the wider Northumberland road network.

The property forms part of Middle Moor Farm, an exclusive development of just five individually designed high-end homes. Two properties, created within the Grade II listed stone barns, have already been sold, with a further completed home due to come to market shortly. The final and largest barn is scheduled for completion in 2027, creating a small and distinctive collection of premium homes.

Of particular interest to those with equestrian or lifestyle requirements, additional adjoining land is available by separate negotiation, presenting the opportunity to create a substantial countryside home with further land to suit the purchaser's individual needs.

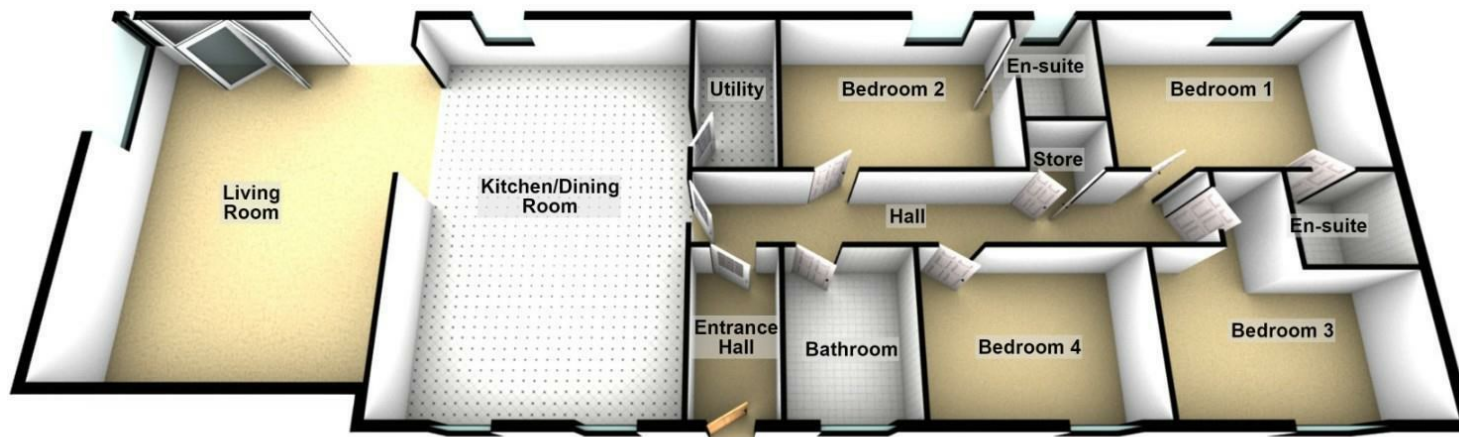
A rare opportunity to acquire a highly specified contemporary barn conversion in an exclusive rural development, offering architectural individuality, exceptional specification and substantial accommodation within easy reach of Morpeth.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



Total area: approx. 168.3 sq. metres (1811.1 sq. feet)

Measurements:

Living Room
22'3" x 18'0"

Kitchen/ Dining Room
24'3" x 16'8"

Utility
9'9" x 4'11"

Bedroom One
9'9" x 15'10"

En-Suite
5'6" x 6'2"

Bedroom Two
9'9" x 14'1"

En-Suite
6'6" x 4'9"

Bedroom Three
9'6" x 14'9"

Bedroom Four
9'6" x 12'9"

Bathroom
9'6" x 7'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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