



# 138 Harbour Road, Beadnell, Chathill Northumberland NE67 5BJ

## SITUATION AND DESCRIPTION

A truly unique opportunity to purchase this substantial five en-suite bedroom detached property, occupying a stunning position at the end of Harbour Road with direct access to Beadnell Bay and stunning sea views over the bay, the coastline towards Dunstanburgh Castle, and inland to the Cheviot Hills.



The property sits within an attractive garden site and has been a very successful 5 Star Gold rated house. The site and building may have potential for development subject to the appropriate permissions. The property is one dwelling, however, with inexpensive internal alterations, it could be converted to become three very generous self-contained luxury apartments.

The property enjoys two front entrances, each with different sea views.

The current accommodation comprises of:

**Ground Floor:** on this level there is the west entrance hall, lounge and dining room, hallway with additional bathroom/wc along with separate wc, fitted kitchen and laundry/storage room which may be utilised as a further bedroom or additional reception room. There are also three bedrooms, each with en-suite shower room, and a patio door onto a garden patio.

Externally there are two driveways allowing ample parking for several cars along with a detached garage. There are mature well stocked gardens to the front, side and rear of the property.

**First Floor Living Space:** which includes a stunning lounge/dining room giving sea views from three directions over Beadnell Bay towards Dunstanburgh Castle, the Cheviot Hills and Beadnell village, as well as access to a veranda running at first floor level. There is a well appointed contemporary fitted kitchen including fully integrated appliances, study to the front, master bedroom with en-suite shower room and additional double bedroom including en-suite shower room. Fabulous sea views from every direction are on offer.

The property's stunning position in Beadnell is close to the historic picturesque harbour which is in an area of outstanding natural beauty. There are good local amenities including local shops/post office, tea rooms, pubs/restaurants and hotels. Beadnell is very popular for its varied water sports and historic harbour and forms part of Northumberland's Heritage Coastline

famous for its sandy and unspoilt beaches, villages, and castles of historic interest including nearby Bamburgh, Lindisfarne, and Dunstanburgh Castles.

The market town of Alnwick, to the south, offers a wider range of leisure and shopping facilities, as well as its famous Castle and Alnwick Gardens. Access to the remainder of the region is via the coastal route and A1 trunk road with excellent links to Alnwick, Morpeth and Newcastle upon Tyne.

The property comprises:

Approached from the front driveway this south entrance door gives access to the lobby to the whole property.

### **SOUTH ENTRANCE LOBBY**

With stairs giving access to the first floor, walk-in cloaks cupboard, radiator, coving and recessed lighting.

### **FIRST FLOOR**

#### **LOUNGE/DINING ROOM**

19'1 x 30'10 (5.82m x 9.40m)

A stunning principal reception room which has large double glazed picture windows to three elevations giving fabulous sea views over Beadnell Bay and coastline towards Dunstanburgh Castle and inland to the Cheviot Hills.



There is also access to a veranda area externally, which runs across two elevations of the property.



The lounge area has as its focal point a brick feature fireplace with multi-fuel stove inset on a raised hearth, coving, recessed lighting, three radiators, TV point and an additional double glazed window to the front of the property.

#### **STUDY**

11'4 x 7'8 (3.45m x 2.34m)

A versatile space currently utilised as a study which has coving, recessed lighting, telephone point, double glazed French doors to the front of the property overlooking the coastline towards Dunstanburgh Castle, built-in shelved storage cupboard and feature circular window to the staircase.

#### **KITCHEN/BREAKFAST ROOM**

24'8 x 6'9 (7.52m x 2.06m)

Plus 13'3 x 8'0 (4.04m x 2.44m)

Fitted to a high standard of specification with a range of contemporary high gloss cream wall and base units with complementary work surfaces and splashbacks, one and a half bowl stainless steel sink unit and drainer with mixer tap, integrated electric hob and double oven with stainless steel extractor hood and splashback, integrated dishwasher, tall fridge and freezer. The room has Karndean flooring, recessed lighting, coving, radiator, three double glazed windows to two elevations giving fabulous views over the coastline as well as sea views from two internal feature circular windows.

From the kitchen there is a large loft access hatch with ladder leading to a large loft space with Velux style windows providing natural light, currently ideally suited for storage, which could lend itself to further development of the property, subject to the appropriate permissions.

#### **MASTER BEDROOM**

17'4 x 18'6 including ensuite

(5.28m x 5.64m including ensuite)

A stunning master bedroom space which enjoys three double glazed windows to two elevations, giving panoramic views over the bay, village and coastline. The room has coving, recessed lighting, radiator, TV point and built-in brown tinted glass sliding wardrobes to one wall.

#### **EN-SUITE SHOWER ROOM**

Fitted to a high standard to include large walk-in shower, pedestal wash hand basin, close coupled wc and bidet. There are tiled walls and floor, chrome towel radiator, extractor fan, recessed lighting, illuminated vanity mirror and opaque double glazed window.

#### **BEDROOM TWO**

14'8 x 10'6 including en-suite

(4.47m x 3.20m including en-suite)

A fabulous second bedroom with double glazed window with sea view, radiator, coving, recessed lighting and TV point.

#### **EN-SUITE SHOWER ROOM**

Comprising corner shower cubicle, pedestal wash hand basin, close coupled wc, tiled walls and floor, chrome towel radiator, illuminated vanity mirror, extractor fan, recessed lighting and opaque double glazed window.

#### **GROUND FLOOR WEST ENTRANCE LOBBY**

With radiator, built-in cloaks. The lobby gives access to the lounge/dining room.

#### **LOUNGE/DINING ROOM**

12'9 x 11'4 (3.89m x 3.45m)

Plus 14'11 x 18'11 (4.55m x 5.77m)

A very attractive L shaped room which has built-in stone fireplace

extending to display plinths with multi-fuel stove and timber mantle. There is decorative cornice, ceiling rose and two radiators. Two small windows overlook the front of the property, as well as from the dining area two large picture windows overlook the bay and gardens.

From the lounge/dining room there are doors leading to a kitchen, and a hallway that leads to the bedrooms.

#### **GROUND FLOOR KITCHEN**

7'6 x 6'5 (2.29m x 1.96m)

Plus 6'10 x 18'1 (2.08m x 5.51m)

An L shaped room which has been fitted with a range of wall and base units including complementary work surfaces, one and a half bowl stainless steel sink unit and drainer with mixer tap, tiled splashback, integrated gas hob and double oven, plumbing for automatic washing machine, plumbing for dishwasher, central heating boiler, space for tumble dryer, telephone point and three double glazed windows to two elevations.

From the kitchen there is access to an additional storage/laundry room which may be utilised as additional living space.

#### **STORAGE/LAUNDRY ROOM**

18'7 x 7'1 including wardrobe

(5.66m x 2.16m including wardrobe)

The room is currently fitted with a range of built-in wardrobes and storage lockers. It enjoys an additional door with opaque UPVC window to the side of the property.

From the lounge/dining room there is a door leading to an inner hallway, which has a built-in storage cupboard and access to the bedrooms, and family bathroom/wc.

#### **BATHROOM/WC**

5'4 x 8'8 plus door recess

(1.63m x 2.64m plus door recess)

Comprising coloured suite with bath with electric shower over and screen, pedestal wash hand basin, close coupled wc, tiled walls, radiator, shaver point and opaque double glazed window.

#### **SEPARATE WC**

With low level wc and extractor fan.

#### **BEDROOM ONE**

15'0 x 11'0 (4.57m x 3.35m)

Can be accessed externally by UPVC sliding patio doors as well as from the internal lobby. A very pleasant bedroom with a range of built-in wardrobes with storage over and vanity area. There is a picture rail, coving, radiator, TV point and double glazed window overlooking the garden.

#### **EN-SUITE SHOWER ROOM/WC**

Comprising large shower cubicle with pedestal wash hand basin and low level wc. There is a chrome towel radiator, tiled walls, shaver point and high level UPVC opaque double glazed window.

#### **BEDROOM TWO**

16'6 x 15'0 (5.03m x 4.57m)

Again accessed externally via a UPVC sliding patio door as well as via the inner lobby. It enjoys a built-in vanity area with TV point and storage. There are built-in wardrobes providing hanging and shelving, picture rail and coving.

#### **EN-SUITE SHOWER ROOM/WC**

Comprising large shower cubicle, pedestal wash hand basin, low level wc, tiled walls, tiled floor, coving, extractor fan and high level opaque double glazed window.

### BEDROOM THREE

The bedroom can be accessed from the rear garden by sliding patio doors into a UPVC integral sun lounge.

### SUN LOUNGE/CONSERVATORY LIVING SPACE

18'8 x 22'8 (5.65m x 7.9m)

A very pleasant addition to the bedroom space. Further sliding double glazed patio doors serve to separate this living area.



### BEDROOM

12'7 x 10'6 (3.84m x 3.20m)

A lovely double bedroom which has been fitted with a range of modern high gloss built-in wardrobes and drawers to one wall, coving and radiator.

### EN-SUITE SHOWER ROOM/WC

Comprising tiled shower cubicle, pedestal wash hand basin, close coupled wc, tiled walls and floor, chrome towel radiator, coving, recessed lighting, shaver point, extractor fan and opaque double glazed window.

### EXTERNALLY

There are two driveways providing ample parking for several cars, gardens to front are well stocked with lawned area and flower and shrub borders. The east driveway leads to a large detached garage with lighting and rear access door.



To the rear of the property there are beautifully presented courtyard gardens over two levels with feature raised beds and rockeries.



### SERVICES

The property has mains electricity, water and drainage services.

### TENURE

Freehold

### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

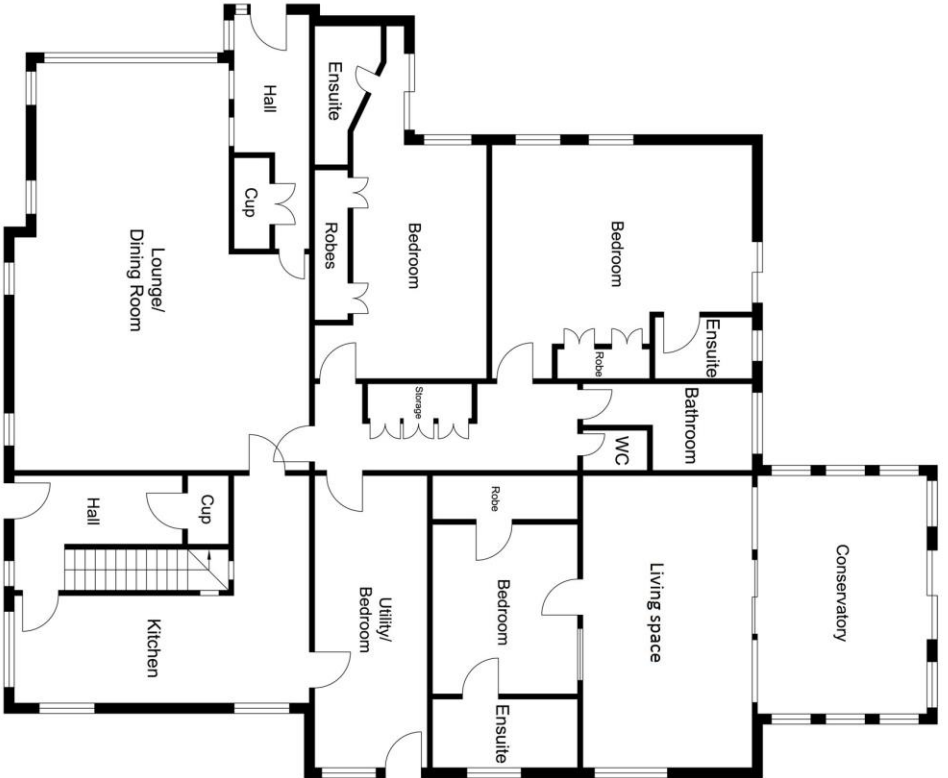
Grade: D



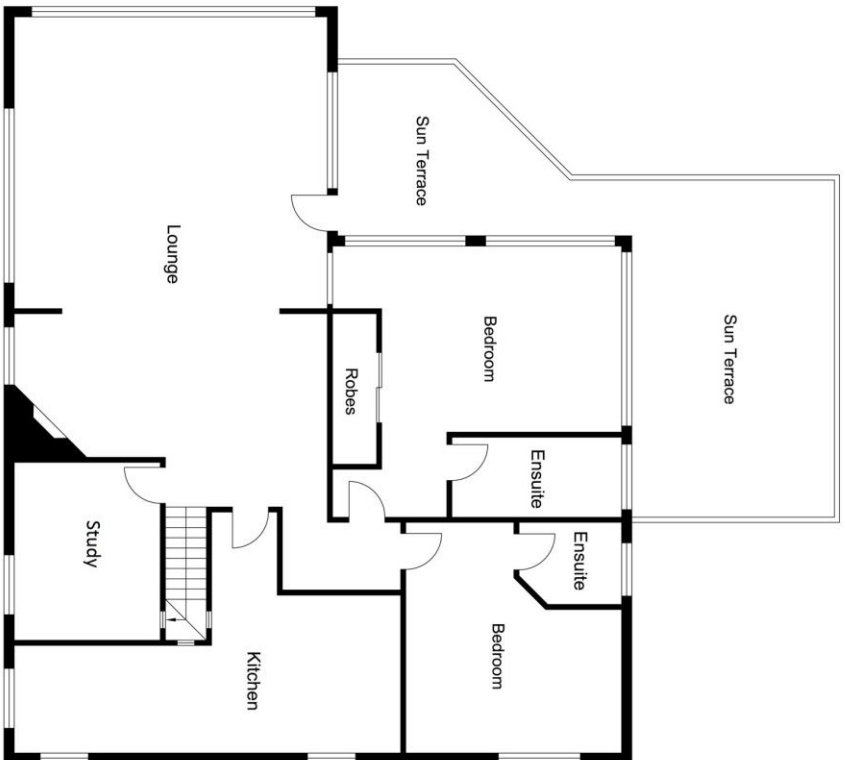


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Ground Floor



First Floor

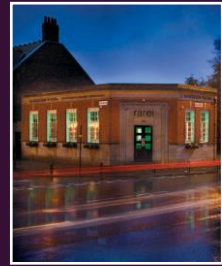
## 138 Harbour Road

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**OPEN 7 DAYS A WEEK**

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138 Harbour Road  
Beadnell



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Price on Application

