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Seaton Point Cottage

Seaton Point, Boulmer



SANDERSON YOUNG
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Offers Over : £325,000



Seaton Point Cottage, Seaton Point

Boulmer, Alnwick, Northumberland NE66 3BH



SITUATION AND DESCRIPTION

Seaton Point Cottage offers a rare opportunity to purchase a traditional detached stone cottage, set within a generous garden site of around a 1/3 of an acre, occupying a fabulous position at Seaton Point towards the edge of the popular fishing village of Boulmer on Northumberland's Heritage coastline. The cottage offers an excellent opportunity to purchase as a main home or holiday home investment with possibilities of refurbishment/further development subject to the appropriate planning/permissions, with close proximity to the beach.

The accommodation currently briefly comprises of: lounge with separate dining room and kitchen, family bathroom with separate wc, three good sized bedrooms. Externally there are lawned gardens to both front and side, parking area, stone outbuilding and further generous enclosed lawned garden.

Boulmer is ideally positioned from which to enjoy all of Northumberland's Heritage coastline with its superb walks along the miles of dunes and unspoilt sandy beaches. The hamlet itself offers the popular Fishing Boat Inn serving excellent local food, whilst being approximately 1½ miles to the east of the village of Longhoughton and approximately 3 miles to the south is the popular coastal village of Alnmouth, with its East Coast Main Line railway station connecting directly to both Newcastle, Kings

Cross and Edinburgh. Centralised amenities are available within the market town of Alnwick, approximately 5½ miles to the west, offering a comprehensive range of shopping and leisure facilities as well as schooling for all ages.

The property comprises:

REAR ENTRANCE PORCH

With UPVC glazed access door, double glazed window and central heating boiler.

HALLWAY

With radiator, dado rail and coving.

KITCHEN

10'6 x 9'10 (3.20m x 3m)
Fitted with a range of wall and base units with roll top work surface and tiled splashbacks, stainless steel sink unit and drainer, space for electric cooker, plumbing for automatic washing machine and double glazed window to the rear.

DINING ROOM

10'1 x 14'6 (3.07m x 4.42m)
With double glazed window to front, radiator, telephone point and coving.

LOUNGE

12'0 x 21'1 (3.66m x 6.43m)
A generous principal reception room which has double glazed windows to both rear and side elevations, as well as a double glazed access door to the front garden, radiator, TV point, ceiling coving, gas living flame fire set within a stone feature surround with tiled hearth.

Accessed from the main hallway is a large walk-in storage cupboard with shelving and loft access hatch.

BATHROOM

6'5 x 6'0 (1.96m x 1.83m)
Comprising of panelled bath with shower over, pedestal wash hand basin, part tiled walls, radiator, and opaque double glazed window.



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SEPARATE WC

With double glazed window and low level wc.

BEDROOM ONE

10'1 x 13'5 (3.07m x 4.09m)

A double bedroom with radiator and double glazed window to the front.

BEDROOM TWO

13'7 x 10'1 (4.14m x 3.07m)

A second good sized double bedroom with radiator, and double glazed window to the front.

BEDROOM THREE

9'10 x 8'4 (3m x 2.54m) Plus 4'0 x 6'0 (1.22m x 1.83m)

With radiator and double glazed window to rear.

EXTERNALLY

To the front of the property is an enclosed lawned garden with flower borders and a stone wall surround. The lawned gardens extend to the side elevation, which in turn give access to the rear of the property.

Vehicular access is to the rear via double gates leading to a driveway, offering ample off road parking. There is a range of stone outbuildings suitable for storage. Beyond the outbuildings there is a further extensive garden area which is mainly laid to lawn within a stone wall and fence surround.

SERVICES

The property has mains electricity, gas and water with private drainage, and oil fired central heating.

TENURE

Freehold

COUNCIL TAX

Tax Band D

ENERGY PERFORMANCE RATING

Grade: F

Details prepared: 4/5/16

Ref: HMA RAJ SY/V1



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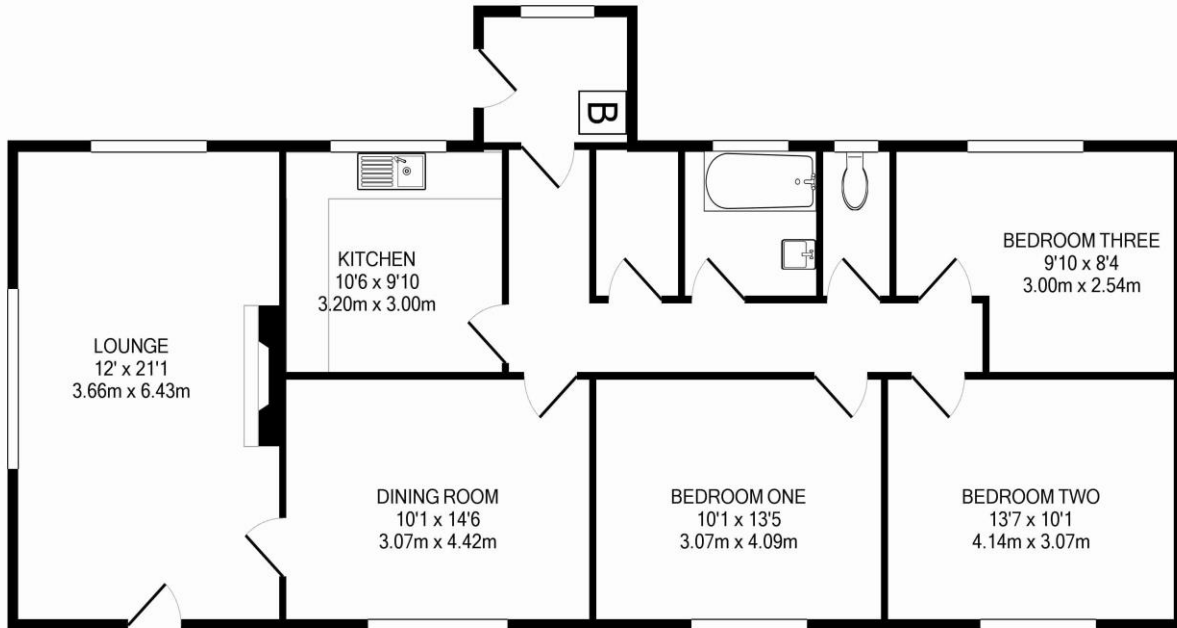


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