



**4 Sunnybrae**  
Embleton





4 SUNNYBRAE, EMBLETON, ALNWICK, NORTHUMBERLAND NE66 3UU

GUIDE PRICE £299,000

Charming, traditional three bedroom terraced cottage, occupying a lovely position towards the edge of the popular coastal village of Embleton, enjoying stunning views from the front across open fields to the sea, coastline and Dunstanburgh Castle. The property has been extended and refurbished in 2017 by the current owners to create characterful yet well proportioned accommodation finished to an excellent standard including an attractive master bedroom with en-suite shower room to the rear. Externally there is an enclosed lawned garden to the rear incorporating stone Grade II Listed 'Dovecote' and allocated land across the main access road for parking.

Entrance lobby | Charming lounge/dining room which has original cast iron range and beamed ceiling. Double glazed sash style windows to the front give excellent views along the coastline to Dunstanburgh Castle | Fitted kitchen with integrated appliances including electric hob, double oven and extractor, fridge/freezer, dishwasher and washing machine. A stable style doors gives access to the rear garden | An access door from the lounge/dining room leading to a hallway which in turn gives access to all the bedroom accommodation | Family Bathroom/wc including 'P' shaped bath with over bath shower and screen and underfloor heating to a tiled floor | Two twin bedrooms to the front, enjoying those lovely views to the coast | Master bedroom to the rear with en-suite shower room/wc which has been fitted in a contemporary style with underfloor heating to a tiled floor | Externally, across the main access road there is off road parking. The rear garden is laid to lawn with fenced surround and there is a large stone Grade II Listed 'Dovecote' currently used for storage.

Services: mains electricity, water and drainage with electric heating | Tenure: Freehold | Council Tax Band: C | EPC: D









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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