



Ladyburn House
Thorburn's Yard, South Street, Seahouses





LADYBURN HOUSE, THORBURN'S YARD, SOUTH STREET, SEAHOUSES, NORTHUMBERLAND NE68 7RJ

GUIDE PRICE £355,000

A rare opportunity to purchase this individually designed three bedroom home. Enjoying a charming courtyard setting close to the harbour within the Conservation area of the popular fishing village of Seahouses on Northumberland's Heritage Coastline. One of four newly constructed homes which has been sympathetically designed using traditional materials, in keeping with the charm and heritage of its surroundings whilst providing all the needs one would expect for modern living. This home has well-proportioned accommodation set out over three levels and will include Juliet balcony to the first floor from which to enjoy the views to the sea and coastline, as well as private parking within the courtyard to front. Ideally suited to those looking for either a main home, coastal retreat or holiday let investment, these homes will be finished to an excellent standard with the opportunity to complete the specification with a choice of kitchen design including integrated appliances.

Entrance hall | Study | Two double bedrooms | Family bathroom/wc | To the first floor an open plan lounge with kitchen/dining room which has French doors and Juliet balcony for views towards the sea | Separate wc | Second floor master bedroom with built-in wardrobe and ensuite shower room/wc | Externally - Allocated parking within a private courtyard and communal bin store.

Services: Mains electricity, water and drainage with electric heating | Tenure: Leasehold with a 999 year lease | Council Tax Band: TBC | EPC: TBC

Seahouses forms the gateway to the Farne Islands Nature Reserve and is ideally positioned from which to explore all of Northumberland's Heritage coastline from which walks can be enjoyed along the miles of unspoilt beaches and dunes. The bustling harbour area enjoys easy access to the village which has a variety of shops, restaurants/hotels and public houses. Seahouses has its own links golf course and the 'Seafield' private leisure club with swimming pool. Just to the north of Seahouses is the historic village of Bamburgh with its imposing Medieval castle and to the south the harbour village of Beadnell, popular for its beaches and water sports.





THORBURN'S YARD

South Street
Seahouses
Northumberland

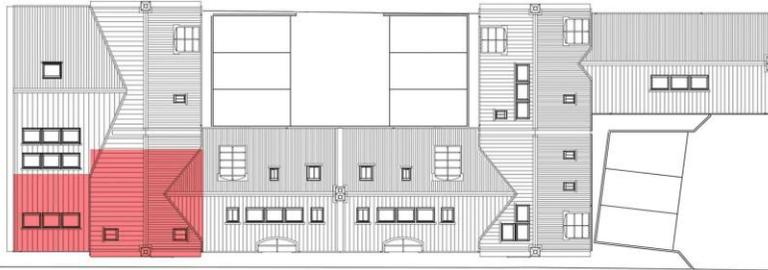
HOUSE NO. 6
143m² / 1540 sqft



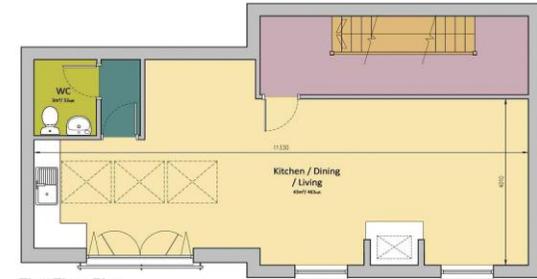
Looking South West within Thorburn Sq.



Ground Floor Plan



Site Plan



First Floor Plan



Location Plan

- Hall
- Staircase
- Bathroom / WC
- Cupboard
- Study
- Lobby
- Kitchen / Dining / Living
- Bedroom 01
- Bedroom 02
- Bedroom 03



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Second Floor Plan

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