



**rare!** From Sanderson Young



**Dibcott House**  
Foxton, (nr. Alnmouth)  
Alnwick



DIBCOTT  
HOUSE

# DIBCOTT HOUSE, FOXTON, ALNWICK, NORTHUMBERLAND, NE66 3BD

A rare opportunity to purchase this superb detached home, enjoying a fabulous position within this exclusive and much sought after location on Northumberland's Heritage Coastline.

Dibcott House, individually designed and built by the current owner in 2018, is finished to an exceptional standard and specification throughout, and has been thoughtfully designed to take full advantage of the stunning views of the coastline over open countryside to the front, and across the adjoining golf course to the rear to the beach and sea.

This magnificent home currently offers beautifully proportioned accommodation over two levels and has been designed and built creating a second storey, with the potential to add a further 617 sq. ft of accommodation, should this be required.

A secure pillared entrance with double access gates leads to a generous gravel driveway, extending to the front and side elevation, providing ample parking | The main entrance door leads into a beautiful open plan reception space, which has central staircase with glass balustrade, and full height ceiling with picture windows over the front elevation, giving excellent natural light. There is a porcelain tiled floor with under floor heating which extends throughout the property to both ground and first floor. An attractive lounge area incorporates a contemporary stove style gas living flame fire | Ground floor cloakroom/wc | Study to the front elevation | Utility room with access to the garage | Across the rear elevation, is a stunning open plan living space incorporating a beautifully appointed, contemporary fitted kitchen in grey, with 'Ceasarstone' Quartz work surfaces, 'Neff' integrated appliances, including induction hob with concealed extractor, electric oven and combination microwave oven, dishwasher and wine cooler, as well as American style fridge/freezer and 'Abode' hot water tap. Beautiful dining space which has bi fold doors to the rear, leading onto the terrace and gardens beyond, enjoying stunning views of the coast across the golf course. The sitting room offers a delightful space, with inset wall mounted contemporary gas fire and windows overlooking the rear garden | From the first-floor landing - An impressive master bedroom which has French doors to a glass Juliette balcony, making the most of the views over the sea. The bedroom has open plan access to a generous dressing room, originally the fifth bedroom, and an en-suite shower room incorporating walk in shower, concealed Cistern WC and twin wash hand basins to vanity unit | Family bathroom/wc including 'Mode' free standing bath, large separate shower unit and illuminated vanity mirror | Guest double bedroom in a dormer style, which has vaulted ceiling and exposed beams, built in wardrobe and en suite shower room/wc | Two further double bedrooms | Externally - Gardens surround the property with a raised lawned area to front and mature trees for privacy. To the rear is a generous South facing lawned garden, with mature trees and raised porcelain tiled terrace ideal for outside entertaining.

Services: Mains Electric, Water & Drainage | LPG Central Heating | Tenure: Freehold | Council Tax: Band | Energy Performance Certificate: C

Guide Price £1,350,000

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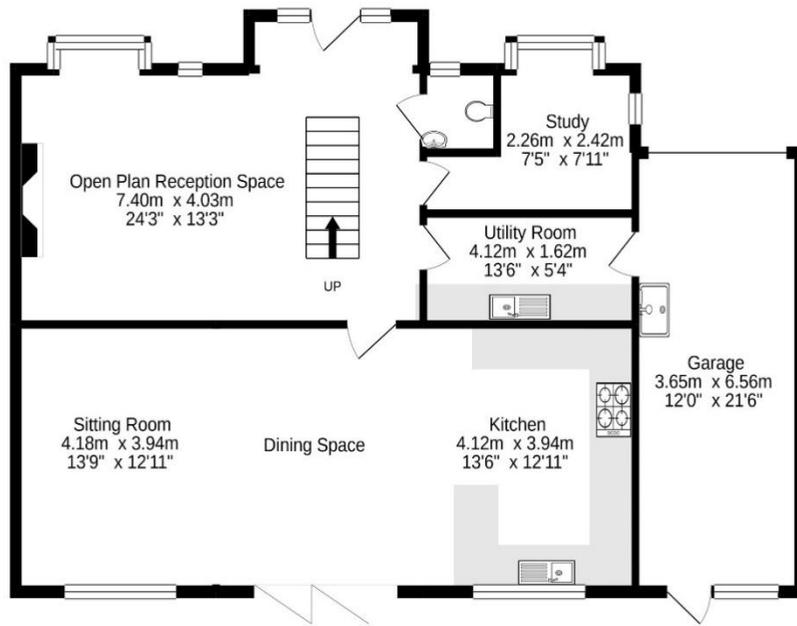




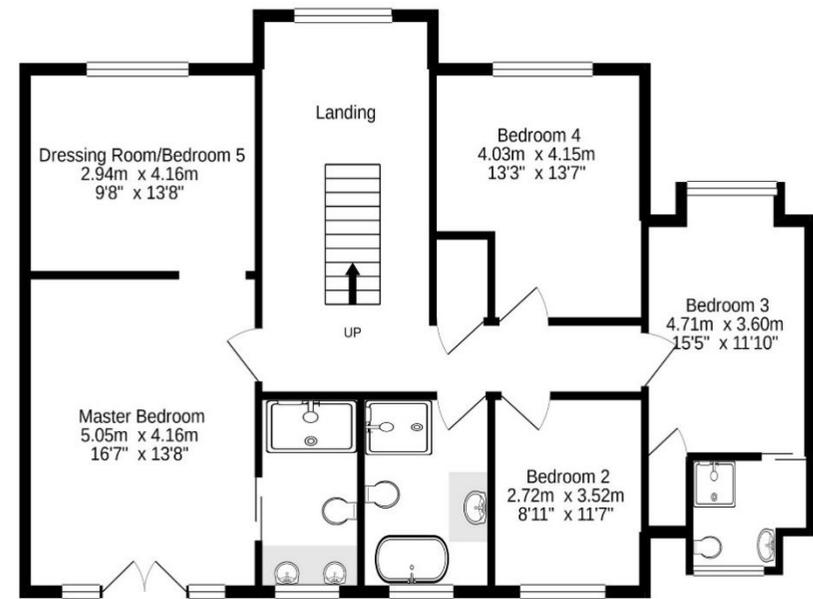




Ground Floor



1st Floor



2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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