



South Acres

Craster

- First floor terrace with sea views
- Five bedrooms (three ensembles)
- Four reception room areas
- Open plan Orangery
- Substantial private gardens



Guide Price : £775,000



22 South Acres

Craster, Alnwick

Northumberland NE66 3TN

A substantial detached property with surrounding gardens, tucked away in a secluded position with sea views in the coastal village of Craster. At the gateway to the ruined Dunstanburgh Castle, this beautiful Harbour fishing village is approximately 8 miles from Alnwick and has become one of the most sought-after coastal villages in Northumberland.

This incredible property offers beautiful rooms and spaces filled with light and open aspects offering sea views or an outlook over the gardens that surround the property. The layout of the accommodation is arranged over two floors. The spectacular south and west facing orangery is a superb addition to the living area, and basks in sunlight whilst also benefitting from the wood burner for those cosy nights. This glorious room is open to a formal dining space with doors out to the gardens. A more informal dining area is also provided in the huge kitchen, complete with a central island and a comprehensive range of units. Accessible from the staircase in the entrance hall and also from an external staircase via the south facing roof terrace, the open landing space has stunning sea views, and is an ideal area for a home office, seating area, or studio for those looking for a bright workspace with an open aspect. Connecting the upper bedroom wing to the rest of the property is a central and spacious lounge complete with a wood burning stove. Set aside from the other three bedrooms, two ensuite bedrooms positioned on the ground and first floor are ideal for visiting guests or potential for holiday let bookings. Ample space for parking vehicles is available on the gravelled drive leading up to the entrance and garage.

This fantastic coastal residence offers flexible living space, ideal as a large family home or for entertaining and hosting guests, occupying a substantial plot in a characterful village by the sea.



ENTRANCE HALL

Double glazed entrance door | Double glazed window | Travertine tiled floor | Wood spiral staircase | Downlights | Radiator | Doors to ground floor bedroom one, utility and lobby

GROUND FLOOR BEDROOM ONE 14'4 x 10'9 plus recess for wardrobes (4.37m x 3.28m plus recess for wardrobes)

Double glazed window to side | Fitted wardrobes | Radiator | Wood flooring | Downlights | Cupboard housing the fuse box | Door to ensuite

ENSUITE

Double shower cubicle with wet walls and mains shower | Integrated wash hand basin and W.C. cabinet | Chrome ladder heated towel rail | Tiled floor with underfloor heating | Wall light | Downlights | Extractor fan

UTILITY 8'0 x 6'7 (2.44m x 2.00m)

Double glazed window to rear | Fitted units | Stainless steel sink | Space for washing machine | Tiled floor | Downlights | Radiator | Extractor fan

DOWNSTAIRS W.C.

Integrated wash hand basin and W.C. cabinet | Tiled floor | Radiator | Downlights | Extractor fan

GARAGE 15'11 x 10'9 (4.85m x 3.28m)

Electric door | Double glazed window to rear | Fitted units | Space for washing machine

KITCHEN 24'9 x 13'5 (7.54m x 4.09m)

Double glazed windows to front and rear | Fitted units | Island with Granite work surface and under counter sink and hose tap | Integrated microwave | Integrated coffee machine | Space for Gas range oven | Space for dishwasher | Space for fridge/freezer | Downlights | Radiator | Space for table and chairs | Double doors to dining room

DINING ROOM 16'0 x 8'3 (4.88m x 2.52m)

Double glazed French doors to front garden | Travertine flooring | Radiator | Door to large storage cupboard | Open to Orangery

PANTRY 7'3 x 4'6 (2.21m x 1.37m)

Light and power



ORANGERY 18'4 x 14'2 (5.59m x 4.32m)

Double glazed windows | Double glazed French doors | Double glazed lantern roof | Travertine flooring with underfloor heating | Multi-fuel burning stove | downlights

FIRST FLOOR STUDY/LIBRARY 29'5 x 10'1 (8.97m x 3.07m)

Double glazed windows to front | French doors to roof terrace | Radiator | Eyeball spotlights | Coving to ceiling | Door to bedroom two and double doors to lounge

BEDROOM TWO 15'9 x 12'0 (4.80m x 3.66m)

Double glazed French doors to Juliet balcony | Wood flooring | Radiator | Walk-in wardrobes | Downlights | Door to ensuite

ENSUITE

Double glazed window to rear | Jacuzzi bath | Wash hand basin with cabinet | Corner shower cubicle with main shower, rain head and hand held attachment | Close coupled W.C. | Downlights | Tiled floor with underfloor heating | Part tiled walls | Chrome ladder heated towel rail

LOUNGE 29'6 x 14'4 (8.99m x 4.37m)

Dual aspect double glazed windows to sides | Multi-fuel burning stove | Coving to ceiling | Radiator | Wood flooring

LOBBY\NIGHT HALL

Coving to ceiling | Doors to bedrooms three, four, five and bathroom

BEDROOM THREE 14'0 x 12'1 (4.27m x 3.68m)

Double glazed window to side | Coving to ceiling

ENSUITE (WET ROOM)

Double glazed frosted window to side | Walk-in shower with glass screen, mains shower with rain head and hand held attachment | Wash hand basin | Close coupled W.C. | Tiled floor with underfloor heating | Downlights | Extractor fan

BEDROOM FOUR (FIRST FLOOR) 14'0 x 11'5 max (4.27m x 3.48m max)

Double glazed window to side | Laminate flooring | Coving to ceiling

BEDROOM FIVE 10'2 x 9'1 (3.10m x 2.77m)

Double glazed window to rear | Radiator | Coving to ceiling

BATHROOM

Double glazed frosted window to side | Open wet room shower area | Bath with hand held shower attachment | Wash hand basin with cabinet and marble counter top | Shaver point | Vertical radiator | Chrome ladder heated towel rail | Tiled floor with underfloor heating | Extractor fan | Downlights

EXTERNALLY

Block paved driveway leading to garage | Private mature lawned gardens surround the property | Mature trees | Patio areas | Pond

SERVICES

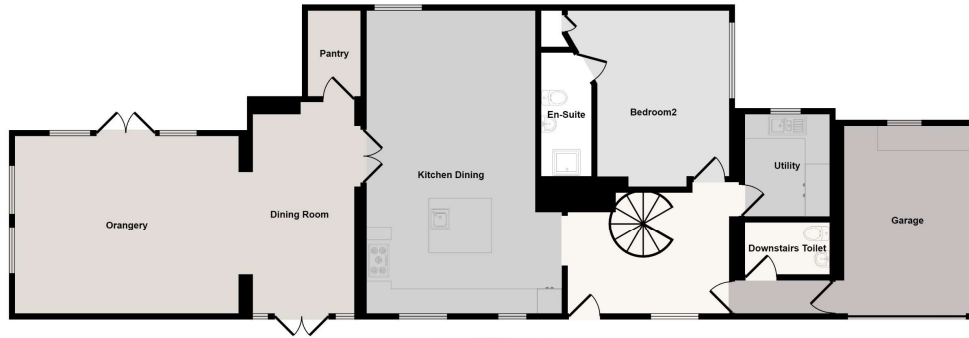
Mains electricity, water and drainage | Oil central heating

TENURE - FREEHOLD | EPC RATING E | COUNCIL TAX BAND - D

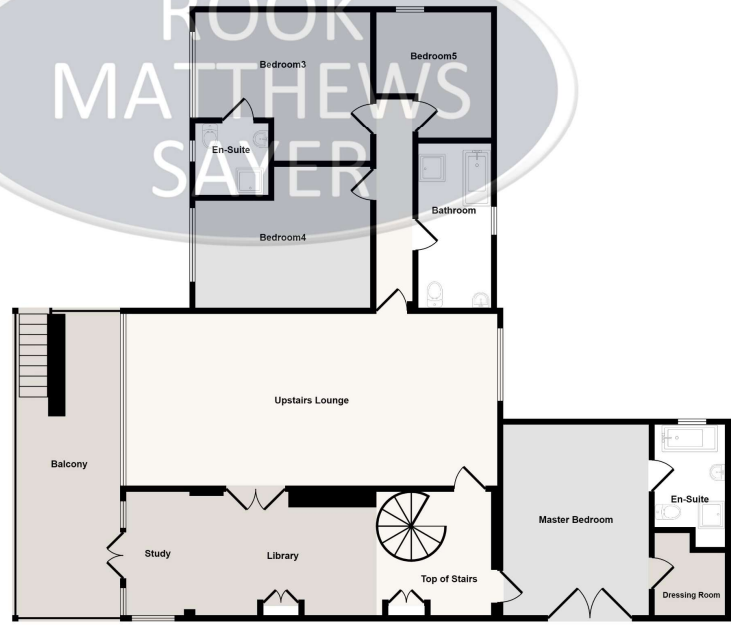
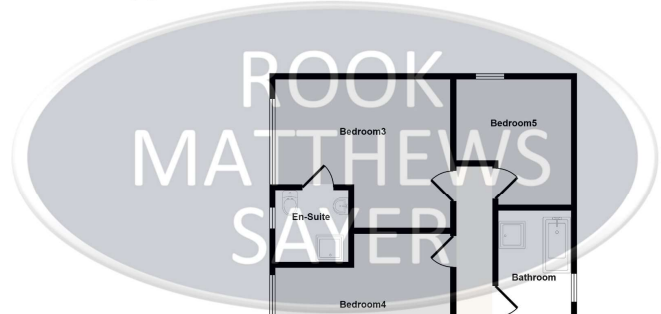
AL00000918/DM/RJ/25.09.2023/V3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Spraggy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

