



## North Street Seahouses

- Original Fisherman's Cottage
- Two bedrooms
- Allocated Parking
- Successful holiday let
- Prime location near harbour

**Guide Price: Offers Over £ 250,000**



01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



# Creel Cottage,

## 6 North Street, Seahouses, Northumberland NE68 7SB

A quaint and characterful original 'Fisherman's Cottage' situated in a prime location near the harbour in Seahouses. The traditional houses in this area are highly desirable as holiday let investment properties, and this charming cottage is no exception. The exposed beams, stone walls in the hall, and inglenook with a wood burning stove in the lounge are desirable features that particularly contribute to making this property so appealing. To the side of the property there is an allocated parking space and storage shed that is included in the sale, which are a rare find in this historical area of the village. The main bedroom is a spacious dual aspect room that includes a range of fitted wardrobes, and the second bedroom is currently arranged as a bunk bed room. Although currently a holiday let property, the cottage would also make an ideal second home or main residence within this vibrant village on the Northumberland coast.

### HALL

UPVC and double-glazed entrance door | Exposed stone wall | Part wood panelled walls | Exposed beams | Staircase to first floor

### LOUNGE 15'1 x 14'9 (4.59m x 4.50m)

Double glazed window to front | Wall lights | Exposed beams | Inglenook fireplace with a wood burning stove | Laminate flooring

### KITCHEN 11'2 x 7'3 (3.40m x 2.21m)

Double-glazed windows to rear and side | Tiled floor | Part-tiled walls | Fitted wall and base units | Stainless steel sink | Space for washing machine | Space for tumble dryer | Space for fridge-freezer | Electric hob | Extractor hood | Electric oven | Door to bathroom | Wood panelled ceiling with recessed lighting | Door to rear porch | open to hall

### BATHROOM

Double-glazed frosted window to rear | Radiator | The walls have some wood panelling, wet wall panels, and tiling | Close coupled W.C. | Pedestal wash-hand basin | Bath with shower over and glass screen | Extractor fan | Vanity light with shaver point

### REAR PORCH

Glass block wall | External door

### FIRST FLOOR LANDING

Double glazed Velux window | Electric fuse box

### BEDROOM ONE 15'2 x 12'11 (4.62m x 3.94m)

Double glazed windows to front & rear | Fitted wardrobes | Radiator

### BEDROOM TWO 11' max x 7'8 max (3.35m max x 2.33m max)

Double glazed Velux window | radiator | Wall lights

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG GAS

Broadband: SATELLITE

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

### MINING

The property is not known to be on a coalfield and not know to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Conservation Area: Yes

Easements, servitudes or wayleaves: Yes (right of way over yard at rear by neighbouring properties)

### ACCESSIBILITY

This property has step free access at the front and rear.

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** Small Business Rates | **EPC RATING:** To follow

AL008626/DM/R/19.01.2024./V.2

SPACE FOR EPC



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