



Farne Crescent Seahouses

- Semi-detached
- High specification
- Front and rear gardens
- Coastal village location
- Two/three bedrooms – master ensuite
- Garage and off street parking

Guide Price: **£465,000**

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5 Farne Crescent Seahouses, Northumberland NE68 7ST

Situated in a small cul-de-sac at the North end of Seahouses, this stunning semi-detached coastal cottage is in a fantastic location on the outskirts of the village but just across the road from the sand dunes and the coastal road that shoulders the dunes leading up to Bamburgh. It is the perfect place for buyers looking for a quiet location with beautiful walks on the doors step and close proximity to the beach.

The internal décor and accommodation is beautifully presented with high quality luxury fittings. Both ground floor bedrooms are sizeable double rooms, and in addition to the luxury shower room, the master bedroom has its own ensuite shower room. The ground floor living space is open plan but has defined areas for seating, kitchen, and dining. Upstairs the TV room has wonderful views from the front dormer window with an open aspect looking up the coast to Bamburgh Castle in the distance and across to the sea. This bright and characterful room could also be used as a third double bedroom if desired.

A sheltered patio and BBQ area in the rear garden take advantage of the south facing aspect and offer fantastic space for outside entertaining. Other features include a garage and driveway parking to the front, and a utility room that also has access out to the side and rear of the property. The original air raid shelter from the second world war has been uncovered and remains intact in the front garden and can be used for storage or simply appreciated as a reference to the past.

ENTRANCE PORCH

Double glazed composite door | Double glazed windows | Covings to ceiling | Sensor light | Glazed door to hall

HALL

Laminate flooring | Electric wall heater | Covings to ceiling

BEDROOM TWO 12' 9" x 12' 4" plus bay (3.88m x 3.76m plus bay)

Double glazed bay window | Fitted blinds | Electric wall heater | Covings to ceiling

BEDROOM ONE 10' 9" x 12' 8" plus bay (3.27m x 3.86m plus bay)

Double glazed bay window | Fitted double wardrobe | Electric radiator | Covings to ceiling | Door to ensuite

ENSUITE

Double glazed frosted window | Shower cubicle with mains shower | Wash hand basin | Close coupled W.C. | Sensor light | Fully tiled walls | Chrome ladder heated towel rail | Illuminated mirror | Downlights | UPVC panelled ceiling | Extractor hood | Tiled floor

SHOWER ROOM

Double glazed frosted window | Double shower cubicle with electric shower | Wash hand basin with drawer | Close couple W.C. | Chrome ladder heated towel rail | Downlights | UPVC panelled ceiling | Extractor fan | Fully tiled walls | Tiled floor | Illuminated mirror

LOUNGE 14' 1" x 12' 4" plus bay (4.29m x 3.76m plus bay)

Double glazed bay window | Electric radiators | Laminate flooring | Covings to ceiling | Open to kitchen and dining area

KITCHEN 16' 10" max x 7' 5" (5.13m max x 2.26m)

Double glazed window | Wall and base units | Sink | Electric hob | Electric oven | Extractor hood | Integrated fridge/freezer | Integrated dishwasher | Integrated microwave | Laminate flooring | Covings to ceiling | Open staircase to first floor TV room/Bedroom three



UTILITY 7' 2" x 5' 2" (2.18m x 1.57m)

Double glazed external composite door | Space for washing machine | Storage cupboard | Cupboard housing hot water tank | Electric wall heater | Laminate flooring

DINING ROOM 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window and French doors | Laminate flooring | Electric radiator | Coving to ceiling | Open to kitchen

FIRST FLOOR LANDING

Access to loft space | Downlights

TV ROOM/BEDROOM THREE 17' 0" max x 18' 9" (5.18m max x 5.71m)

Double glazed dormer windows | Double glazed Velux windows | Electric radiator | Downlights

GARAGE

Up and over door

EXTERNAL

Front garden is lawned with mature planted borders | Air raid shelter | Fence surround | Driveway leading to garage | Rear enclosed garden mainly laid to lawn | Patio area | BBQ area | Slate chippings area | Mature planting | Side gate access to front of property

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

MINING

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

RISKS

Cladding present on dormer windows

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

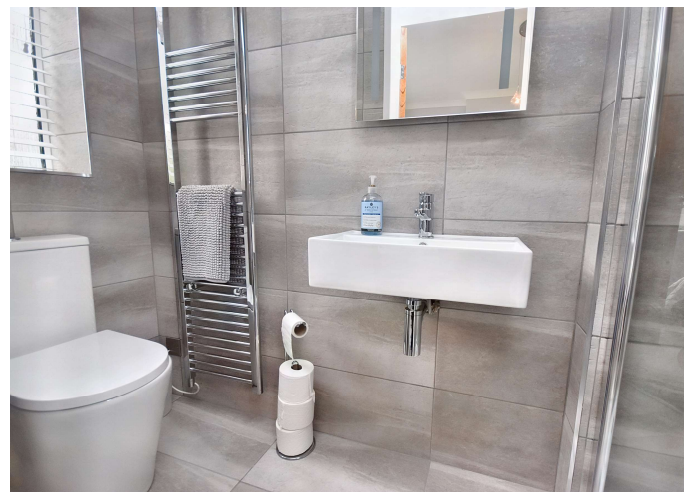
TENURE

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: C | EPC RATING: E

AL008721/DM/R.J/08.04.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Ground Floor

5 Farne Crescent

Denotes head height below 1.5m

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 Snappy 360.

Version 1

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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.

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