



Hauxley Links

Low Hauxley

- Pretty Coastal Cottage
- Generous Living Space
- One Bedroom
- Extended Dining Kitchen
- Garden to Rear – Moments from the beach

£350,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Hauxley Links

Low Hauxley

Occupying an enviable position just moments away from the glorious sandy beach of Low Hauxley with views across to Coquet Island, an exceptional one double bedroom cottage with generous living space which has been extended to the ground floor. The property is situated in a quiet and tucked-away location in the highly regarded and very much in demand picturesque coastal hamlet of Low Hauxley providing an ideal balance of peaceful living yet within easy reach of the amenities of the traditional harbour town of Amble.

This charming cottage is a perfect choice for anyone looking for a coastal retreat either for their main home or for holidays. With bright and airy living space throughout, the accommodation briefly comprises to the ground floor: entrance door into the welcoming entrance lobby and downstairs w.c., The spacious lounge has a cast iron stove to the chimney breast and exposed stone walls – a perfect reception room for daily living or entertaining. Through glazed doors is the dining kitchen with the kitchen area having an ample range of units with fitted electric oven, hob and extractor and space for essential white goods. The dining area comfortably accommodates a table for six.

From the landing to the first floor, the charming double bedroom offers plenty of space for bedroom furniture and the shower room is well appointed with a contemporary white suite with a walk in shower, vanity wash hand basin and w.c. Outside to the front the property there is a stoned area for lobster pots and a parking space for one car. A superb feature of the property is a private garden to the rear with a raised decking area and steps down to the enclosed garden which is easy to maintain and a patio which is a lovely space to sit and enjoy the warmer months of the year.

The nature reserve in Low Hauxley is a great place to visit with lakeside walks and the opportunity of many seabird sightings and just a few minutes south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a wide sandy bay. The neighbouring town of Amble has many shops, cafes and restaurants along with Amble Harbour Village where there are boat trips across to Coquet Island to spot puffins, roseate terns and grey seals. Transport and leisure amenities are close to hand and a wider variety of high street and independent shops at the larger towns of Alnwick and Morpeth. The A1 with its links to motorway throughout the country is close by. Sold with no chain, this property with its perfect location, bright and spacious rooms and the amenities of the larger town of Amble on the doorstep will appeal to many types of buyers.

ENTRANCE LOBBY

DOWNSTAIRS W.C.

LOUNGE 18' (5.49m) to understairs x 15'6" (4.72m) max

DINING KITCHEN 18'1" (5.51m) max x 10'7" (3.22m) max

LANDING

BEDROOM ONE 13'10" (4.22m) max x 10'5" (3.18m) max

SHOWER ROOM

GARDEN TO REAR – PARKING TO FRONT

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: PARKING TO FRONT OF PROPERTY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property.

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: Currently on business rates

EPC RATING: E

AM0004162/LP/LP/070425/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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

