



Heugh Road Craster

The amazing un-interrupted sea views and garden that leads directly on to the coastal path at Craster make this property particularly desirable.

Owing to the shape of the coastline and the orientation of the property on the plot, the house has the advantage of clear and direct sea views stretching from the east to the south, and gardens with aspects benefitting from morning, afternoon, and evening sunshine.

Buyers who are keen on a refurbishment project are sure to be excited by the opportunity to enhance and renovate this three-bedroom property, and with ample space at both the front and rear of the house, there is scope to develop and extend the accommodation further *subject to planning*.

Whilst the property would make a fantastic main residence by the sea, our client has advised us that there are no restrictions preventing holiday let rental or second home use.

Available with vacant possession, there is also no onward chain.

Guide Price: £375,000

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3 Heugh Road Craster NE66 3TJ

PORCH 4'5" x 5'10" (1.35m x 1.78m)

Double glazed window | Double glazed door | Exposed stripped wood floor | Entrance door to hall

HALL

Radiator | Door to lounge | Staircase to first floor

LOUNGE 14'4" (plus alcove) x 12'6" (4.37m x 3.81m)

Coving to ceiling | Storage cupboard in alcove | Radiator | Fireplace with tiled inset and hearth incorporating a solid fuel fire



SUN ROOM (LOUNGE EXTENSION) 4'5" x 10'11" (1.35m x 3.32m)

Double glazed window | Radiator | Exposed stripped wood floor

KITCHEN 8'5" x 16'5" (2.56m x 5.00m)

Double glazed windows | Radiator | Coving to ceiling | Part-tiled walls | Fitted wall & base units comprising; Double drainer stainless steel sink, space for washing machine, space for electric cooker, space for fridge freezer



W.C.

Double glazed frosted window | Close coupled W.C. | Part tiled walls

REAR ENTRANCE

Understairs storage cupboard | Dado rail | Doors to kitchen and W.C

LANDING

Double glazed window to side | Loft access hatch | Radiator | Doors to bedrooms and bathroom

BEDROOM ONE 9'7" x 11'8" (2.92m x 3.55m)

Double glazed window



BEDROOM TWO 11'6" x 10'3" (3.50m x 3.12m)

Double glazed window | Storage cupboard

BEDROOM THREE 8'0" x 9'3" (2.44m x 2.82m)

Double glazed window

BATHROOM

Double glazed frosted window | Tiled walls | W.C. | Bath | Wash hand basin in cabinet | Radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: None installed at property
Mobile Signal Coverage Blackspot: There are reception/signal issues with some mobile providers in Craster, however, improvements are being made
Parking: Shared driveway, leading to private parking, with scope to extend the private parking

AGENTS NOTE

The property benefits from a new roof which was installed in 2024.

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, if any.

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: A

EPC RATING: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

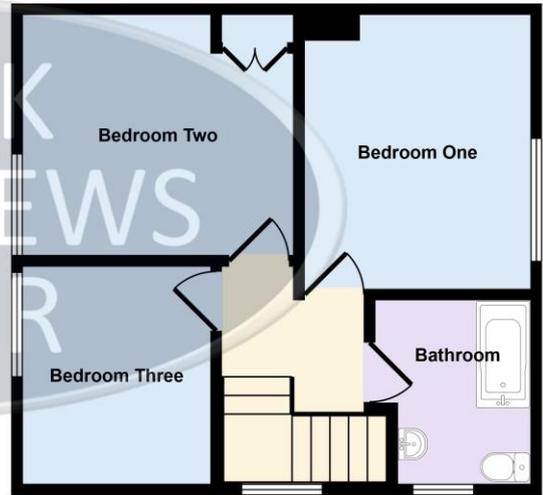


3 Hough Road

Approx Gross Internal Area
88 sq m / 943 sq ft



Ground Floor
Approx 49 sq m / 523 sq ft



First Floor
Approx 39 sq m / 420 sq ft

Version 1.0

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.

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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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