



Juniper Cottage

Seahouses

This beautiful property has been converted from a Smokehouse to a lovely terraced property located on the Northumberland coast. It is currently used as a second-home and successful holiday let in a desirable location in the heart of old Seahouses. The property could be continued as a holiday let and all furniture is included in the sale.

The ground floor comprises of two double bedrooms, a large boot room/ storage area and a bathroom. Upstairs is the main attraction as it boasts a spacious living/dining area which houses a fire place, two Juliet balconies, feature wooden beams and high ceilings to give it that luxurious feel. It also has a modern kitchen with fitted appliances and another double bedroom with en-suite.

Guide Price: £325,000

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



Juniper Cottage

Seahouses NE68 7RB

GROUND FLOOR; ENTRANCE HALL

Feature exposed brickwork | Spotlights | Tiled flooring | Storage heater | Storage cupboard | Stairs to first floor | Doors to; utility, bedrooms, bathroom

BOOT ROOM/STORAGE 13'9" x 9'6" (4.19m x 2.89m)

Double timber doors | Vinyl flooring | Base unit incorporating stainless steel sink | Three storage cupboards | Washing machine and dryer | Frosted single glazed window | Electricity box

BEDROOM TWO 15'1" x 7'10" (4.59m x 2.39m)

Storage heater | Double-glazed window | Plantation style shutters

BEDROOM THREE 12'10" x 7'4" (3.91m x 2.23m)

Storage heater | Storage cupboard | Double-glazed window | Storage cupboard | Plantation style shutters

BATHROOM

Shaver point | Extractor fan | Vinyl flooring | Chrome ladder style towel rail | Underfloor heating | Bath with shower over incorporating tiled splash backs | Floating wash-hand basin | Concealed cistern W.C

FIRST FLOOR;

LOUNGE DINER 25'2" x 13'9" (7.66m x 4.19m)

Wood effect flooring | Three storage heaters | Electric imitation log burner | Two double-glazed Juliet balcony windows | Three chandeliers | Feature wood beams to ceiling | Loft hatch

KITCHEN 12'6" x 5'4" (3.81m x 1.62m)

Double -glazed window | Two double-glazed Velux windows | Matching wall and base units incorporating; a stainless-steel sink, single oven, and induction hob, integrated fridge freezer and dishwasher

BEDROOM ONE 15'6" x 9'11" (4.72m x 3.02m)

Storage heater | Double-glazed window | Feature wood ceiling beams | Doors to ensuite | Plantation style shutters

ENSUITE

Tiled floor | Tiled shower cubicle with electric shower | Chrome ladder style towel rail | Close-coupled W.C | Vanity wash-hand basin | Extractor fan

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric night storage and underfloor

Broadband: Fibre to cabinet

Mobile Signal / Coverage Blackspot: No known issues

Parking: On Street



HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise 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.

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.

RESTRICTIONS AND RIGHTS

We have been advised that this property lies within a conservation area.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 964 years from May 2025.

Ground Rent: Peppercorn.

COUNCIL TAX BAND: N/A at present due to small business rates

EPC RATING: TBC

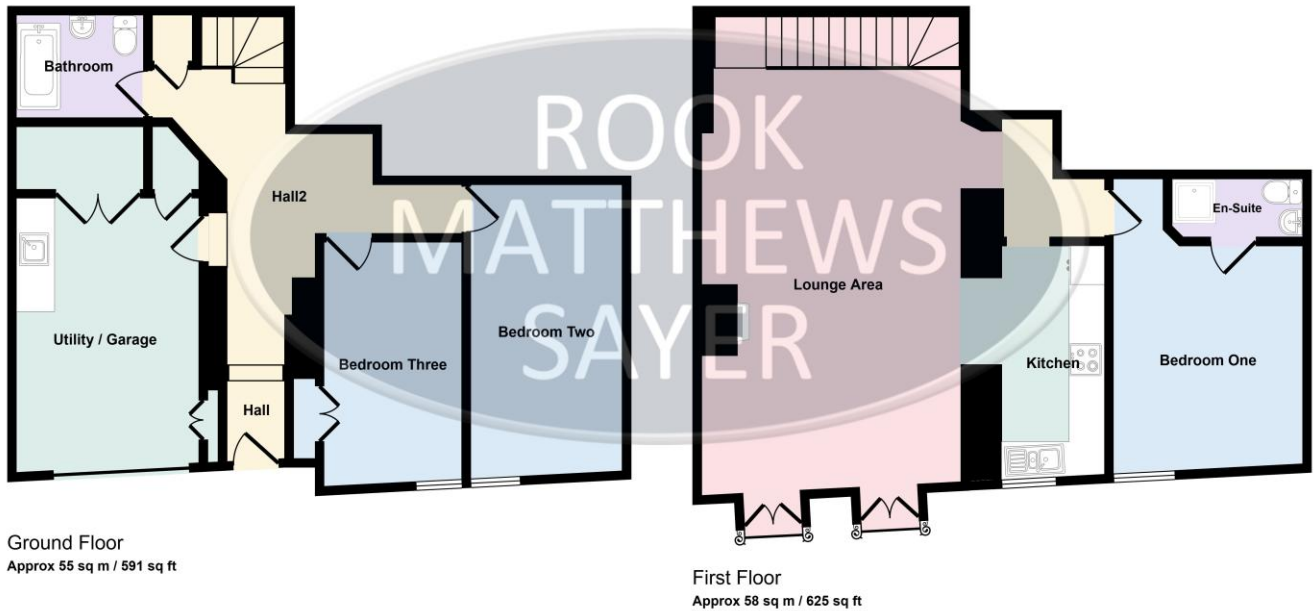


AL007675.IL.CM.15/05/2025.V2





Approx Gross Internal Area
113 sq m / 1217 sq ft



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.

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

