



## Whin Hill CRASTER

An amazing coastal property in the small fishing village of Craster in Northumberland, occupying an exceptional elevated plot with a large garden, sun terrace, and stunning views down to the harbour and sea beyond.

Arranged over three floors, the accommodation takes full advantage of the fantastic views from most rooms and is presented to a very high standard, incorporating quality fixtures and fittings as well as a stylish kitchen and contemporary bathrooms.

Whilst the main living space is open plan to a dining area and kitchen with awesome sea views, a separate lounge to the side of the property provides an additional reception room that also has the most impressive views of the harbour.

The two first floor bedrooms are spacious double rooms with their own ensuite shower room, whilst the two second floor bedrooms share a family bathroom on their landing.

A garage is accessible at the rear of the property, whilst the front has a large private parking area, and extensive gardens wrap around the front and side elevation.

**Guide Price £775,000**

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MATTHEWS  
SAYER

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# 16a Whin Hill

## Craster NE66 3TP

### ENTRANCE HALL

Double glazed composite entrance door | Radiators | Cupboard housing fuse box and electricity meter | Stair case to first floor

### SUN ROOM / PLAY ROOM

Double glazed window (Dual aspect with amazing views of the harbour and sea) | Coving to ceiling | Downlights | Door to W.C

### W.C.

Part-tiled walls | Close coupled W.C. with concealed cistern | Integrated wash-hand basin | Tiled floor | Electric panel heater | Extractor

### LOUNGE 15' 5" x 16' 4" (4.70m x 4.97m)

Double glazed window | Wood burning stove | Fitted shelves and wine rack | Radiator | Downlights

### DINING KITCHEN

Fitted units and central island | Downlights | Double glazed window and external door to sun terrace | Panoramic Sea views | Double electric oven (NEFF) | Electric hob (NEFF) | Extractor Hood | Integrated bin store cupboard | Space for an American fridge freezer | Cupboard housing the boiler

Kitchen Island with concealed cupboards for washing machine and Integrated dishwasher | 1.5 integrated sink and drainer | Breakfast bar

### REAR SUN TERRACE

Tiled | Glass panel balcony rail | Access to garage and steps down to garden

### FIRST FLOOR LANDING

Double glazed window | Fitted shelves | Large linen cupboard

### BEDROOM ONE 11' 9" x 12' 0" (3.58m x 3.65m)

Rear Bedroom | Double glazed window | Juliet balcony | TV aerial point

### ENSUITE

Double glazed window with sea and harbour views | Heated towel rail | Radiator | W.C with concealed cistern | Tiled shower cubicle with mains rain head and hand-held attachment | Wash hand basin | Tiled floor | Extractor fan

### BEDROOM TWO 13' 1" x 10' 3" (3.98m x 3.12m)

Double glazed window | Fitted double wardrobes | Radiator

### ENSUITE

Double glazed window | Shower cubicle with wall panels | Mains shower | Pedestal wash hand basin | Close coupled W.C | Chrome ladder style heated towel rail | Half panelled walls | Downlights





SECOND FLOOR LANDING

Radiator | Downlights | Loft access hatch

BEDROOM THREE 18' 7" x 9' 2" (5.66m x 2.79m)

Double glazed dormer window | Radiator | Downlights

BEDROOM FOUR 10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed dormer window | Cabin beds | Radiator | Downlights

BATHROOM

Double glazed frosted dormer window | Free standing bath | Tiled floor | Wash hand basin | Close coupled W.C | Part tiled and panelled walls | Downlights | Extractor fan | Chrome ladder style radiator

GARAGE 19' 6" x 12' 0" (5.94m x 3.65m)

Electric roller door | Window | Door to rear | Oil tank

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Electric and oil heating
- Broadband: Fibre to cabinet ADSL copper wire to premises
- Mobile Signal: Some mobile providers may have issues
- Parking: Driveway and garage

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.

AGENTS NOTE

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.  
If you require any further information on this, please contact us.

RESTRICTIONS AND RIGHTS

Conservation Area: Yes  
Public rights of way: Public right of way on the land to the North side of 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: E

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		





## 16a Whin Hill

Approx Gross Internal Area  
175 sq m / 1889 sq ft

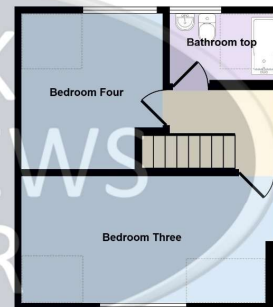


Ground Floor  
Approx 72 sq m / 775 sq ft

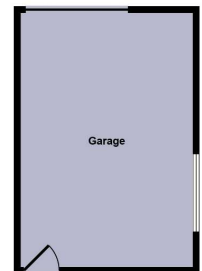
Denotes head height below 1.5m



First Floor  
Approx 48 sq m / 518 sq ft



Second Floor  
Approx 35 sq m / 375 sq ft



Garage  
Approx 20 sq m / 220 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.

**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**

