



Boulmer Village | Boulmer | NE66 3BP

£235,000

A development and refurbishment opportunity for a buyer who is looking for a coastal property in Northumberland.

Situated close to the sea front in the small fishing village of Boulmer along from The Fishing Boat Inn, this two-bedroom stone cottage is ready for renovation and a new lease of life.

The main entrance to the property is off a small lane with views of the sea as you approach the cottage, although there is also a rear entrance from the courtyard.

Subject to planning and building regulations, a buyer may wish to convert the attic space, or extend out into the rear courtyard where there are outbuildings.

It is rare that properties come up for sale in this location, and is sure to be popular due to its proximity to the sea.

Boulmer is situated between Alnmouth and Longhoughton, and within approximately 6 miles of the historic town of Alnwick.

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SAYER



SEMI-DETACHED COTTAGE

TWO BEDROOMS

COASTAL LOCATION

REFURBISHMENT OPPORTUNITY

NO CHAIN

FREEHOLD

For any more information regarding the property please contact us today

5 Boulmer Village, Boulmer NE66 3BP

ENTRANCE PORCH

Double-glazed composite entrance door | Double-glazed windows | Tiled floor | Steps up to glazed door to hall

HALL

Radiator | Doors to; lounge Bathroom, kitchen, bedrooms

LOUNGE 16'2" x 15'2" (4.92m x 4.62m)

UPVC double-glazed windows to the front and side | Coving to ceiling | Open fire with stone surround | Cupboard housing hot water tank | Doors to hall and bedroom one

KITCHEN 9' 10" x 9' 6" (2.99m x 2.89m)

UPVC double-glazed window | Door to rear | Sliding door cupboards | Fitted wall and base units incorporating; a double drainer stainless steel sink, space for washing machine, space for under counter fridge, space for an electric cooker | Ladder staircase to loft space | Radiator

BEDROOM ONE 7'10" x 16'3" (2.39m x 4.95m)

UPVC double-glazed window

BEDROOM TWO 7'10" x 13'8" (2.39m x 4.16m)

Window | Radiator

BATHROOM

Double-glazed frosted window | Bath | W.C | Pedestal wash-hand basin | Radiator | Laminate flooring | Tiled walls



LOFT SPACE

Sky light | Electric socket | Boarded (floor-boards) | Double-glazed UPVC frosted window



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EXTERNALLY

Rear courtyard and outbuildings

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid Fuel Heating (Fire back boiler)

Broadband: No connection

Mobile Signal Coverage Blackspot: No phone reception issues that we are aware of

Parking: On-street parking

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

We have been advised by the vendor that the tiles on the roof of the main building and outbuildings possibly contain asbestos

RESTRICTIONS AND RIGHTS

Property is within the Northumberland Coast National Landscape. Restrictions on property – No business use, no boats, caravans, or mobile homes to be parked on site. Easements, servitudes, or wayleaves – shared maintenance of private side access road. Services may pass over neighbouring properties to supply or drain from this property and vice versa.

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: B

EPC RATING: Awaiting details - currently being prepared

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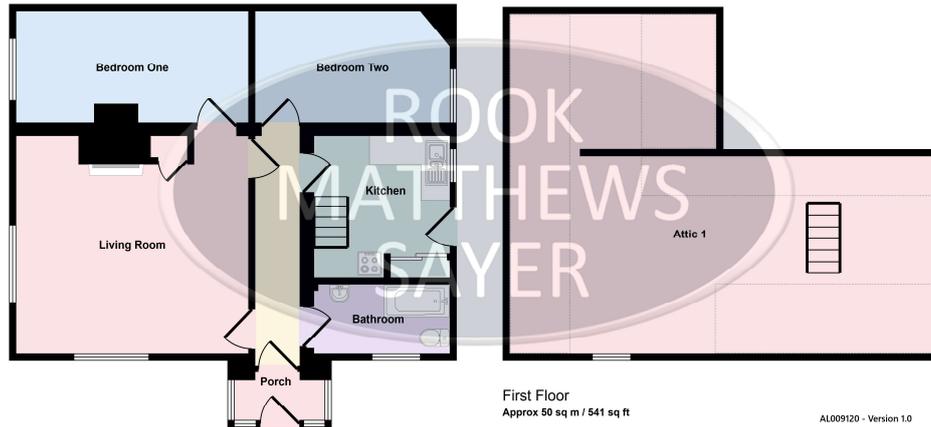


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Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor
Approx 69 sq m / 741 sq ft

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.

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



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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