



Main Street | Seahouses | NE68 7TW

**Offers over £285,000**

This beautifully presented, double-fronted end-of-terrace stone house—formerly 'The Badger Inn', believed to date back to early 1800's —offers two spacious bedrooms, original period features, private parking, and a prime coastal village location, blending historic character with modern comforts and ideal for use as a residence or holiday let.

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**STONE END-TERRACED HOUSE**

**FREEHOLD**

**TWO DOUBLE BEDROOMS**

**NO CHAIN**

**TWO RECEPTION ROOMS**

**COURTYARD & OFF-STREET PARKING**

**CHARACTER FEATURES**

**CELLAR STORAGE**

For any more information regarding the property please contact us today

#### THE OLD BADGER INN, 75 MAIN STREET, SEAHOUSES

A truly immaculate stone end of terrace house, steeped in history and character. This impressive property, dating back to the early 1800's, was formerly known as The Badger Inn, a cherished coaching Inn – and showcases many original features, offering a unique opportunity to own a piece of local heritage. Double-fronted and substantial, the property featured in The Guardian newspaper travel section in 2023 as a recommended place to stay.

Exuding warmth and charm, the ground floor hosts two welcoming reception rooms - the living room with characterful exposed stone walls, and fitted with a multi-fuel stove, perfect for those colder evenings. The stunning dining room features the original stone flagged floor, and has access to a cellar space - a valuable addition for day-today living or holiday-let management. A modern kitchen at the rear has a utility area and access to the side of the house. Upstairs, you will find two spacious double bedrooms with views from the front elevation, each thoughtfully presented to maximise comfort.

Private parking is conveniently included, a rarity in the area, making this an attractive proposition for those seeking a main residence, second home, or potential holiday-let purchasers. The property is being offered with no onward chain, ensuring a smooth transition for new owners.

Enjoy being within easy walking distance of the harbour, coastline, and the shops within the village, with scenic walking and cycling routes available nearby. This beautifully presented stone-built home blends historic distinction with contemporary living – an exceptional opportunity to secure a unique residence in a sought-after coastal location. Early viewing is highly recommended to appreciate all that this remarkable home has to offer.

#### ENTRANCE HALL

Composite entrance door | Laminate floor | Staircase to first floor with central runner | Doors to living room and dining room

#### LOUNGE 15' 10" x 9' 7" (4.82m x 2.92m)

UPVC double glazed window | Exposed stone walls | Multi-fuel stove with stove hearth | Laminate floor | Part wood-panelled walls | Picture rail | Fitted shelves | Electric radiator | Exposed ceiling beams

#### DINING ROOM 15' 7" x 10' 8" (4.75m x 3.25m)

UPVC double-glazed window | Original stone flagged floor | Electric radiator | Exposed ceiling beams | Under-stairs storage cupboard | Feature fireplace inset with stone mantel | Door to cellar, hall and kitchen

#### KITCHEN 17' 1" x 5' 7" (5.20m x 1.70m)

Fitted units incorporating: electric hob, electric oven, space for fridge-freezer, single bowl and drainer stainless steel sink, space for tumble dryer and washing machine

UPVC double-glazed windows | UPVC double-glazed door | Part-tiled walls | Vinyl tiled floor | Ceiling downlights | Electric radiator

#### FIRST FLOOR LANDING

Small loft access hatch | Doors to bedrooms and bathroom

#### BEDROOM ONE 15' 8" x 11' 2" (4.77m x 3.40m)

UPVC double-glazed window | Period fireplace with cast-iron inset | Feature wood panelled wall | Electric radiator

#### BEDROOM TWO 15' 10" x 12' 8" (4.82m x 3.86m)

UPVC double-glazed window | Period fireplace | Electric radiator

#### BATHROOM 14' 8" x 7' 4" (4.47m x 2.23m)

Bath with tiled surround, electric shower over, and glass screen | Pedestal wash-hand basin | Low-level W.C. | Two large storage cupboards | Vinyl tiled floor | UPVC double-glazed frosted window

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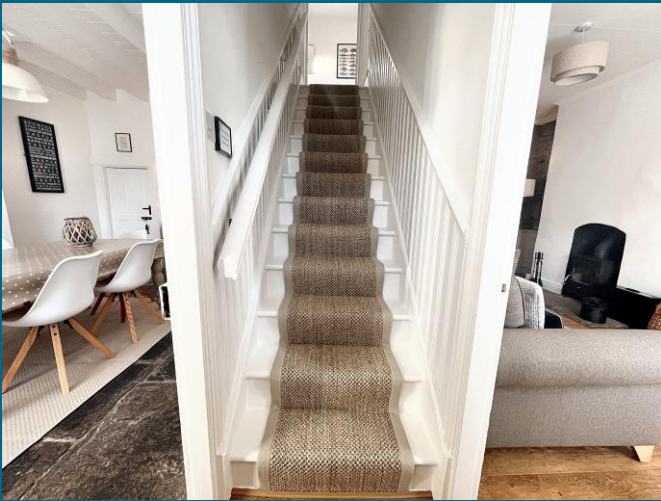


#### CELLAR

Storage space - door access from the dining room leading down stairs to a cellar with restricted head height

#### EXTERNALLY

Shared courtyard with private parking



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators and water heater

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: Private off-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.

#### RESTRICTIONS AND RIGHTS

Simonside cottage to the rear has a right of access over the courtyard

#### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor 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.

#### 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 used as a holiday-let rental, therefore small business rates apply instead (no charge)

**EPC RATING:** Currently in the process of being updated

AL009254/DM/DM/22.09.2025/V2

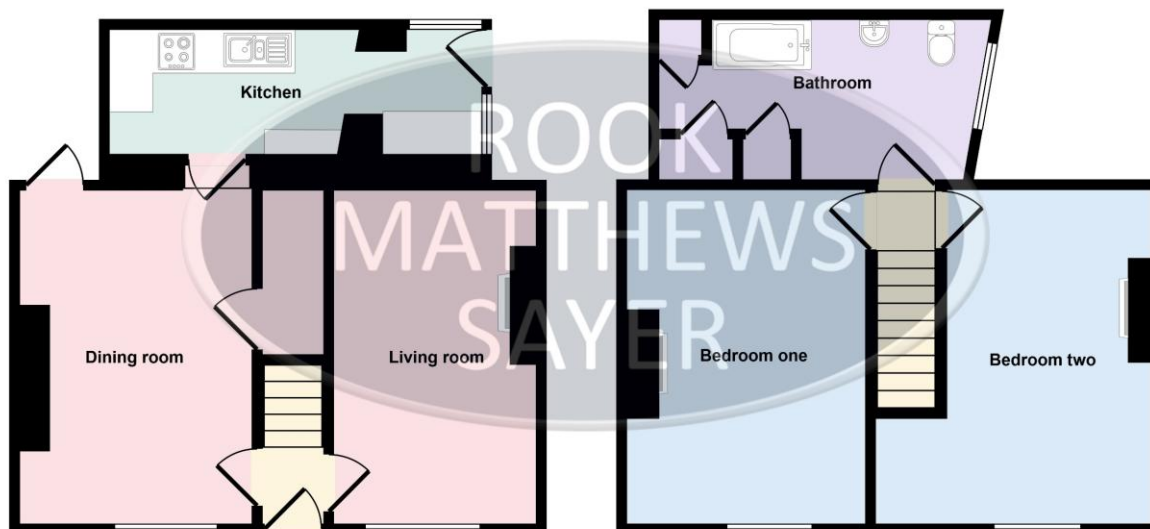


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Approx Gross Internal Area  
89 sq m / 955 sq ft

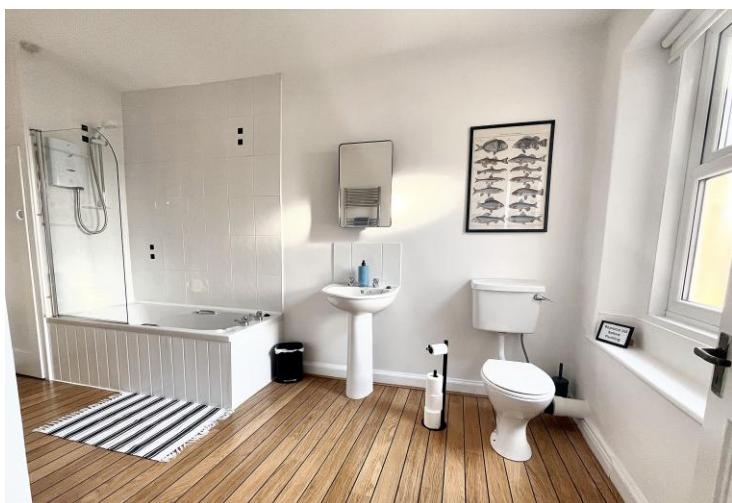


Ground Floor  
Approx 45 sq m / 480 sq ft

First Floor  
Approx 44 sq m / 475 sq ft

AL008254 VERSION 1

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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