



Village Farm | Seahouses | NE68 7TE

**£350,000**

This immaculate two-bedroom, stone-built cottage in an exclusive coastal village development combines modern barn-conversion style with spacious, light-filled interiors, private outdoor space, and outstanding holiday-let investment potential—offered chain-free and optionally furnished.

ROOK  
MATTHEWS  
SAYER



## FREEHOLD

### BARN CONVERSION STYLE

### EN-SUITE TO MASTER BEDROOM

### ALLOCATED PARKING BAYS

## MID-LINK

### TWO DOUBLE BEDROOMS

### COURTYARD GARDEN

### NO CHAIN - CURRENTLY A HOLIDAY-LET RENTAL

For any more information regarding the property please contact us today

#### Longstone Cottage, Village Farm, Seahouses NE68 7TE

Presenting an immaculate two-bedroom cottage, thoughtfully designed in a modern stone-built, barn conversion style. Situated within an exclusive private development in a charming and vibrant coastal harbour village, this property offers a unique blend of style and tranquil surroundings. Ideal for investors, those seeking a luxurious second home, or those wishing to capitalise on the holiday-let rental potential, this residence represents a rare opportunity on the market—available with no chain and the option to be sold furnished.

The generous size lounge boasts a large 'byre' style window, flooding the space with natural light and creating an inviting atmosphere perfect for relaxation or entertaining. The well-appointed kitchen features a dedicated dining space, seamlessly blending functionality with modern comfort.

Both bedrooms deliver spacious accommodation, benefiting from an en-suite each and the Master bedroom also has built-in wardrobes for maximum convenience and storage. The second bedroom is a comfortable double or twin bed room, ideal for guests or family.

Externally, residents enjoy a private courtyard-style garden, offering a secluded haven for outdoor dining and relaxing. Additional benefits include two allocated parking bays, ensuring ease of access at all times.

The property has no chain and is currently used as a holiday let rental. Available fully furnished.

This exclusive development is mostly comprised of holiday-let rental properties, making it a prime investment opportunity. Its enviable location places you within easy reach of local amenities, scenic walking and cycling routes, and the stunning Northumberland coastline.

In summary, this impeccably presented terraced home provides versatility, comfort, and investment potential, making it a standout choice for discerning buyers seeking a property of distinction in an exclusive coastal setting.

#### HALL

Composite entrance door | Radiator | Tiled floor | Half panelled walls | Storage cupboard | Doors to; lounge, kitchen, W.C | Staircase to first floor

#### LOUNGE 16'7" x 17'8" (5.05m x 5.38m)

Double-glazed doors and window to courtyard garden | Laminate flooring | Radiators | Inglenook with wood burning stove | Wall lights

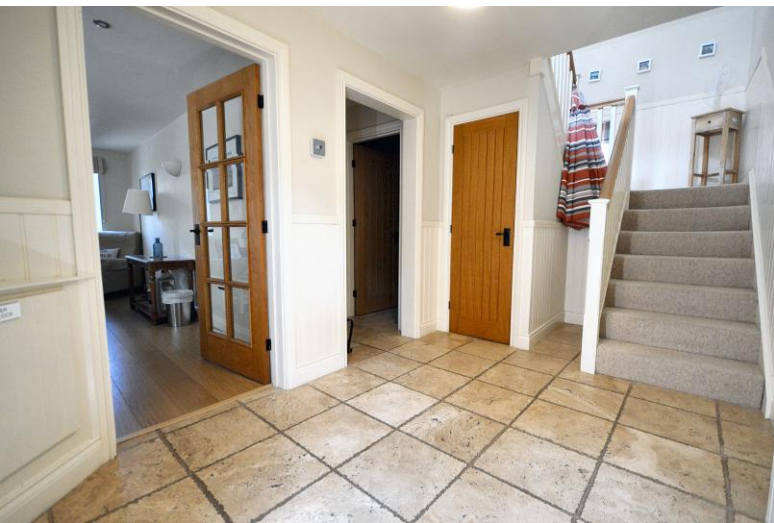
#### W.C

Close-coupled W.C and pedestal wash-hand basin | Tiled splash back | Radiator | Extractor

#### KITCHEN 12'9" x 10'10" (3.88m x 3.30m)

Double-glazed window | Tiled floor | Radiator | Downlights | Fitted wall and base units with granite worktops incorporating a Belfast sink and integrated fridge freezer, dishwasher, electric hob, electric oven, and extractor





### FIRST FLOOR LANDING

Conservation window | Radiator | Storage cupboard | Doors to bedrooms

### BEDROOM ONE 16'10" x 10'9" (5.13m x 3.27m)

Double-glazed window and conservation window | Radiator | Fitted wardrobes | Door to ensuite

### ENSUITE

Close-coupled W.C and pedestal wash-hand basin | Tiled corner shower cubicle with mains shower | Chrome ladder style radiator | Extractor | Conservation window

### BEDROOM TWO 16'10" x 10'9" (5.13m x 3.27m)

Double-glazed window | Radiator | Door to ensuite

### ENSUITE

Bath with mixer tap and hand-held shower attachment | Part tiled walls | Close coupled W.C and pedestal wash-hand basin | Shaver point | Extractor | Conservation window

### EXTERNAL

Courtyard area with feature planting and fenced boundaries | Two allocated parking spaces

### 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.

### PRIMARY SERVICES SUPPLY

**Electricity:** Mains

**Water:** Mains

**Sewerage:** Mains

**Heating:** LPG and wood burner

(Heating controlled by a Hive Thermostat System)

**Broadband:** Fibre to cabinet

**Mobile Signal Coverage Blackspot:** No known issues

**Parking:** Two allocated parking spaces

### 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

Conservation Area -Yes

### TENURE

Managed Freehold – It is understood that this property is a managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Contribution to shared management/services is £100 per annum

**COUNCIL TAX BAND:** Exempt

**EPC RATING:** TBC

**EPC**  
**Coming Soon**



AL008582/DM/CM/24.09.25.V2



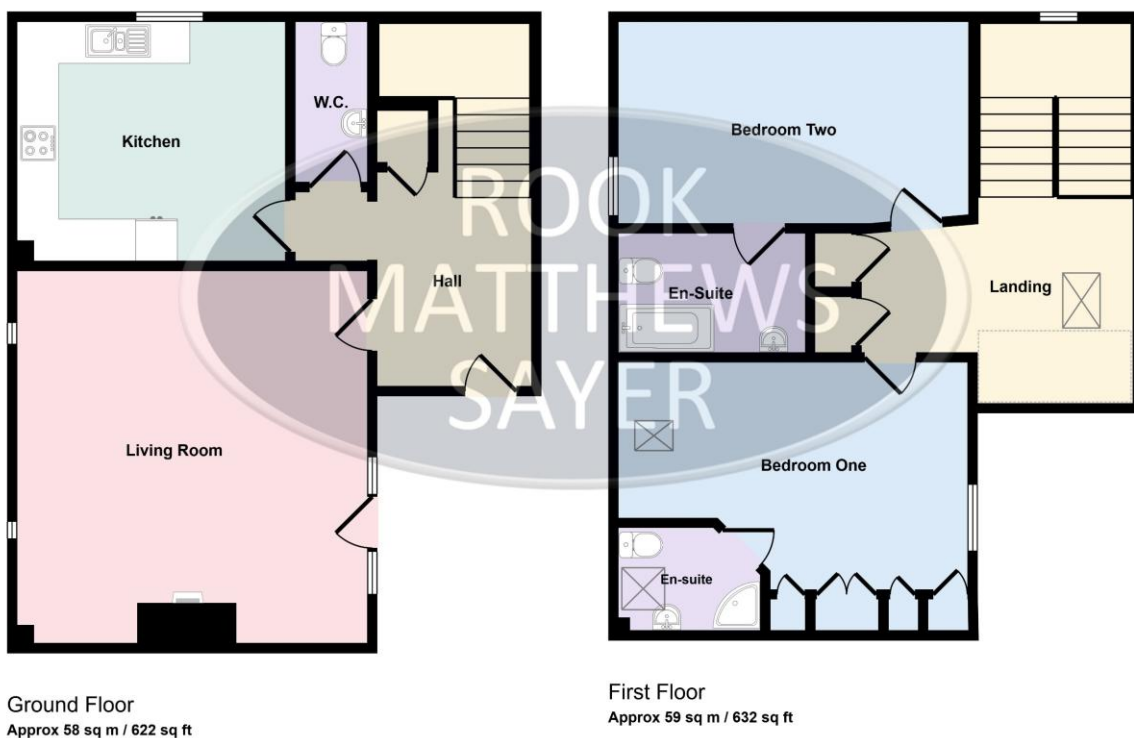
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ROOK  
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Approx Gross Internal Area  
117 sq m / 1254 sq ft



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.

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