



Hipsburn Farm Cottages | Alnmouth | NE66 3PY

**£250,000**

This three-bedroom stone end-terrace house in the desirable Hipsburn area offers spacious living, stunning estuary views, a large garden, and great transport links, providing an exciting renovation opportunity for first-time buyers, investors, or families—all with no onward chain.

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## END-TERRACE HOUSE

### THREE BEDROOMS

### NO CHAIN

### LARGE GARDEN

## FREEHOLD

### LOUNGE & STUDY

### VIEWS OVER TO THE ESTUARY

### OFF-STREET PARKING

For any more information regarding the property please contact us today

#### 1 Hipsburn Farm Cottages, Alnmouth, Northumberland

Introducing a promising opportunity in the sought-after Hipsburn area, this stone end of terrace house offers an exciting prospect for first time buyers, investors, and families alike. Situated close to Alnmouth Railway Station, and providing easy access to the charming towns of Alnmouth and Amble, the property boasts a desirable coastal location with magnificent views over the nearby estuary.

The home features three well-proportioned bedrooms—two doubles and a single—making it a versatile space suitable for a range of needs. With two reception rooms, there is ample living space; the primary lounge is spacious, bright, and welcoming, benefitting from large windows, a fireplace, and delightful views over the long garden. The second reception room is perfectly suited for use as a home office, offering a quiet and comfortable working environment with a garden view.

A single kitchen serves as the heart of the home, while a first-floor family bathroom completes the essential accommodation. The property's long garden enjoys open views, making it an ideal spot for families or those who enjoy outdoor living. Additional benefits include parking, adding convenience to daily life.

Positioned in an area surrounded by green spaces, walking, and cycling routes, this house presents the perfect blend of convenience whilst enjoying fabulous countryside and coastal view. Offered with no onward chain and in need of renovation, it provides an exceptional opportunity to personalise and add value, making it an excellent choice for those looking to create their ideal home. Council tax band A. Early viewing is highly recommended.

#### ENTRANCE HALL

Double-glazed composite entrance door | Door to inner hall and kitchen

#### INNER HALL

Radiator | Under-stairs cupboard | Staircase to first floor | Doors to lounge and entrance hall

#### KITCHEN 12' 0" x 9' 4" (3.65m x 2.84m)

Fitted base units comprising; stainless-steel sink, space for electric cooker, plumbing and space for washing machine

UPVC double-glazed window | Radiator | Pantry cupboard with a UPVC double-glazed frosted window

#### LOUNGE 16' 3" x 14' 4" (4.95m x 4.37m)

UPVC double-glazed window | Fireplace with living flame effect gas fire | Door to hall and door to study

#### STUDY 8' 11" x 6' 10" (2.72m x 2.08m)

UPVC double-glazed window

#### FIRST FLOOR LANDING

UPVC double-glazed window on staircase, and UPVC double-glazed window on the first-floor landing | Radiator | Doors to bedrooms and bathroom

#### BEDROOM ONE 14' 3" x 11' 0" (4.34m x 3.35m)

UPVC double-glazed window | Radiator

#### BEDROOM TWO 8' 9" x 11' 11" (2.66m x 3.63m)

UPVC double-glazed window | Radiator

#### BEDROOM THREE 12' 0" x 6' 9" (3.65m x 2.06m)

UPVC double glazed window | Radiator

#### BATHROOM 10'3 max into door recess x 6'10 (3.12m x 2.08m)

Bath with shower attachment to tap and a tiled surround | Low-level W.C | Pedestal wash-hand basin | UPVC double-glazed frosted window | Radiator | Storage cupboard housing gas central heating boiler

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## EXTERNALLY

Garden planted with a variety of shrubs, bushes and hedge | Stone storage shed | Integral former coal house

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas central heating

Broadband: None

Mobile Signal Coverage Blackspot: No known issues

Parking: Off-street parking in rear yard

## 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

Northumberland Estates reserve rights of way across the yard for the benefit of numbers 2 and 3 with vehicles and on foot. Also reserving the right regarding access to underground services such as drainage which passes at both the front and back of the property.

Restrictions on property - No holiday-let use, business use, trade, or manufacturing uses. Any building plans for alterations or additions are to be approved by Northumberland Estates

## RISKS

Risk of Flooding: ZONE 3 (far end of garden only)

Any flood defences at the property: No

## 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: A

EPC RATING: Details to follow

**EPC**  
**Coming Soon**

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AL009258/DM/DM/06.10.25/V2



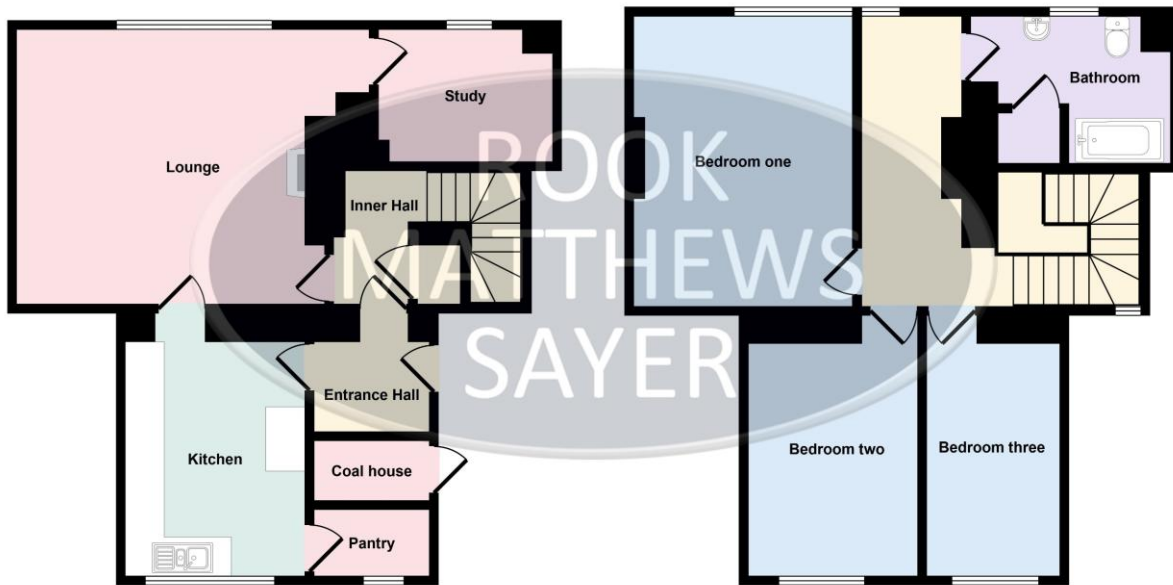
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Approx Gross Internal Area  
109 sq m / 1174 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft

First Floor  
Approx 55 sq m / 595 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.

AL009258 VERSION 1



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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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