



Village Farm | North Sunderland | NE68 7TE

£400,000

This immaculate three-bedroom semi-detached house in an exclusive North Sunderland development offers luxurious, spacious living with modern amenities, a private garden, and on-site parking, making it an ideal holiday-let investment or peaceful coastal residence near the picturesque Northumberland coastline.

ROOK
MATTHEWS
SAYER



SEMI-DETACHED

FREEHOLD

THREE BEDROOMS

GARDEN & SEATING AREA

DINING KITCHEN

UTILITY & DOWNSTAIRS W.C.

PRIVATE PARKING

**NO CHAIN - CURRENTLY USED
AS A HOLIDAY-LET RENTAL**

For any more information regarding the property please contact us today

Puffin Cottage, Village Farm, North Sunderland NE68 7TE

Presenting this immaculate semi-detached house, available for sale within an exclusive private development in the sought-after North Sunderland area of Seahouses. Constructed in beautiful stone facade and predominantly surrounded by high-quality holiday-let properties, this residence offers an exceptional opportunity for investors, holiday-let buyers, those seeking a second home, or anyone wishing for a main residence in a peaceful coastal village setting.

The property boasts three generous bedrooms, including a luxurious master bedroom with an en-suite. Two of the bedrooms are spacious double bedrooms and the third is currently arranged as a comfortable twin room, offering ample accommodation for family and guests alike. The reception room is elegantly appointed, featuring a Living gas stove, while the contemporary kitchen includes a dedicated dining space—ideal for social gatherings and family meals.

A practical utility room and a convenient downstairs W.C. further enhance the functionality of the home. Outdoors, the property is complemented by a private garden and on-site parking, providing both relaxation spaces and essential convenience.

Located within a tranquil corner in the North Sunderland area of Seahouses, residents can enjoy easy access to local amenities, a variety of scenic walking and cycling routes, and the natural beauty of the Northumberland coastline. Whether you are considering a ready-made holiday-let investment or searching for a peaceful coastal residence, this property encapsulates exclusivity, comfort, and impressive potential. Early viewing is highly recommended to appreciate everything this superb home has to offer.

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

HALL

Entrance door | Tiled floor | Storage cupboard | Radiator | Staircase to first floor

LOUNGE 17'9" x 14'2" (5.41m x 4.31m)

Double-glazed Georgian style windows front and rear | Inglenook with stone surround and hearth incorporating a gas stove | Downlights | Wall lights | Radiators

DINING KITCHEN;

DINING AREA 12'11" x 10'1" (3.93m x 3.07m)

Double-glazed Georgian style windows | Tiled floor | Radiators | Downlights | Doors to hall, utility and open to kitchen

KITCHEN AREA 10'2" x 7'4" (3.10m x 2.23m)

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

UTILITY 9' x 7'1" (2.74m x 2.16m)

Double-glazed window and exterior door | Tiled floor | Extractor fan | Fitted units with space for a washing machine and tumble dryer | Boiler in cupboard

W.C

Double-glazed frosted window | Close coupled W.C and pedestal wash-hand basin | Radiator | Extractor fan

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



LANDING

Double-glazed window | Storage cupboards | Doors to bedrooms and bathroom

BEDROOM ONE 12'10" x 9'10" (3.91m x 2.99m)

Double-glazed window | Radiator

ENSUITE

Double-glazed frosted window | Double shower cubicle with mains shower | Close coupled W.C and pedestal wash-hand basin | Chrome ladders style towel rail radiator | Part tiled walls | Extractor fan | Tiled floor

BEDROOM TWO 9'1" x 17'9" (2.77m x 5.41m)

Double-glazed window | Radiator | Conservation windows

BEDROOM THREE 10'2" x 10'9" (3.10m x 3.27m) max into door recess

Double-glazed window | Radiator | Conservation windows

MAIN BATHROOM

Bath with hand-held shower attachment and glass shower screen | Close coupled W.C and pedestal wash-hand basin | Part tiled walls | Tiled floor | Conservation window | Shaver point | Chrome ladder style radiator | Extractor fan

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 a Living gas stove in the lounge

(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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

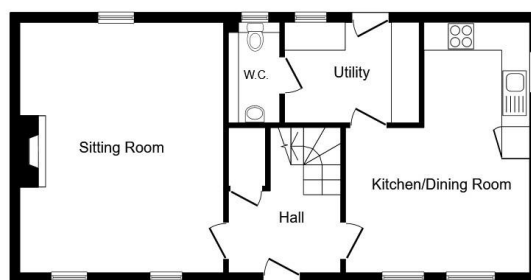
AL008909/DM/CM/29/09/25.V3



T: 01665 510044

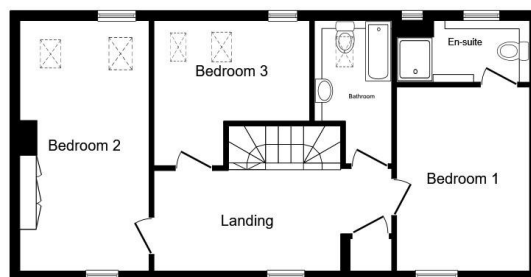
E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Ground Floor

Floor area 58.9 sq.m. (634 sq.ft.)



First Floor

Floor area 58.9 sq.m. (634 sq.ft.)

Total floor area: 117.9 sq.m. (1,269 sq.ft.)

Version 1

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER