



Swinhoe Road | Beadnell | NE67 5AG

**£700,000**

This detached house in the sought-after coastal village of Beadnell offers spacious, versatile accommodation with up to five bedrooms, generous gardens on a third of an acre plot, distant sea and castle views, and is ideal for those seeking a family home close to village amenities and the sandy beaches at nearby Beadnell Bay.

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**FREEHOLD DETACHED**

**VERSATILE LAYOUT**

**ACCOMMODATION OVER TWO FLOORS**

**APPROX. 1/3 OF AN ACRE PLOT**

**DORMER BUNGALOW**

**NO CHAIN**

**GARAGE AND PARKING**

**STUNNING VIEWS**

For any more information regarding the property please contact us today

### 1 Swinhoe Road, Beadnell NE67 5AG

Located within the sought-after village of Beadnell on the Northumberland coast, this superb property is set on a substantial plot of approximately one third of an acre and offers stunning views of the coastline and Dunstanburgh Castle.

Due to the abundance of outside space, buyers have an excellent opportunity to develop and enhance the existing accommodation, and potential (subject to planning) to develop within the grounds of the plot. Accommodation inside is versatile and buyers have the option to re-model the space.

The current layout allows for either four double bedrooms and a single bedroom or, alternatively, the option to configure the single bedroom as a home office to suit changing family needs. The bedrooms are distributed across both the ground and first floors, including two ground floor doubles -one featuring built-in wardrobes. The living room offers large windows, a fireplace, views of the garden and distant view to Dunstanburgh Castle, and direct access to the rear garden.

The single bedroom also opens to the garden and benefits from an ensuite W.C., making it suitable as a dedicated home office or guest space.

The kitchen features a dual aspect with an abundance of natural light, a dining area, small utility room, and direct access to the garden, creating a practical and bright living space.

Externally, the home offers extensive gardens, parking, and a single garage. The local area is well regarded for its green spaces, scenic coastal walks and cycling routes. Beadnell's village amenities include excellent cafés such as The Salt Water Café and access to the award-winning Beadnell Bay. The nearest mainline train station is in Chathill, with a service to Newcastle and Berwick-upon-Tweed, and the primary school in Seahouses is accessible by car.

### ACCOMMODATION

#### PORCH

Hardwood entrance door | Glazed door through to hall

#### HALL

Window to rear | Radiators | Staircase to first floor | Doors to ground floor accommodation

#### LIVING ROOM (rear)

**19' X 11'10 PLUS BAY WINDOW (5.79m x 3.60m)**

UPVC double-glazed sliding patio doors to rear garden | Double-glazed Bay window | Brick fireplace with a tiled hearth | Electric storage heater | Radiators

#### DINING KITCHEN (dual aspect)

**17' X 12'9, narrowing to 8'3 (5.18m x 3.88m)**

Fitted wall and base units incorporating: 1.5 stainless steel sink, electric hob with extractor hood, double electric oven, space for dishwasher, space for under counter fridge and freezer | Part-tiled walls

UPVC double-glazed window to front and UPVC double-glazed sliding patio doors to rear | Radiators

#### BEDROOM TWO (front) 13'3 X 10'11 (4.04m x 3.32m)

Double-glazed window | Radiator | Fitted wardrobes and cupboards

#### BEDROOM THREE (front) 11'2 X 10'11 (3.40m x 3.32m)

Double-glazed window | Radiator

#### BATHROOM 9' X 6'6 (2.74m x 1.98m)

Corner bath with electric shower | Pedestal wash-hand basin | Close-coupled W.C | Bidet | Chrome ladder-style radiator | Radiator | Tiled walls | Extractor fan | UPVC double-glazed frosted windows

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**BEDROOM FIVE/HOME OFFICE (rear) 8'4 X 9'11 (2.54m x 3.02m)**  
UPVC double-glazed French doors to rear garden | Radiator | Laminate floor | Chimney breast with recess and cupboards | Door to en-suite W.C.

#### EN-SUITE W.C.

Close-coupled W.C | Pedestal wash-hand basin | Heated towel rail | Part-tiled walls | Shaver point | UPVC double-glazed frosted window

**FIRST FLOOR** – doors to bedrooms one & four

#### BEDROOM ONE (rear) 14'1 X 14'11 (4.29m x 4.54m)

UPVC double-glazed dormer window with distant views of the coastline and Dunstanburgh Castle | Radiator | Eaves storage cupboards

#### BEDROOM FOUR (front)

14'11 X 7' min – excluding dormer window (4.54m x 2.13m)  
UPVC double-glazed dormer window | Radiator | Storage cupboard | Roof inspection hatch

#### GARAGE 8'7 X 15'7 (2.61m x 4.75m)

Up and over garage door | Central heating boiler | Light and power sockets | UPVC double-glazed external door



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators, open fire in the living room, and a night storage heater

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage and driveway

#### 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

There is a public right of way across the land, (currently not in use) however our client is in the process of seeking modification in order to divert this public right of way

#### 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: D

EPC RATING: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

AL009313/DM/CM/19.12.25/V3



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Approx Gross Internal Area  
157 sq m / 1689 sq ft

AL009313 Version 3



Ground Floor  
Approx 116 sq m / 1252 sq ft

First Floor  
Approx 41 sq m / 437 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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**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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