



Ashfield Terrace | Shilbottle | NE66 2UX

**£195,000**

A fantastic renovation opportunity, offered for sale with no onward chain – situated in a great location with spectacular views of Coquet Island and the coastline from the rear of the property – offering spacious rooms, this is an ideal home for a growing family, located within a village community close to the nearby town of Alnwick in Northumberland.

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**x 3****x 2****x 1****SEMI-DETACHED****FREEHOLD****GENEROUS SIZE REAR GARDEN****NO ONWARD CHAIN****GAS CENTRAL HEATING****DISTANT SEA VIEWS****GARAGE AND DRIVE****POTENTIAL TO IMPROVE****For any more information regarding the property please contact us today****5 Ashfield Terrace, Shilbottle, NE66 2UX**

Located in the sought after village of Shilbottle, just a short drive from the larger historic town of Alnwick, this larger-style three-bedroom, two reception room house offers excellent family accommodation with flexible living space as well as huge potential to improve and extend (subject to planning permission).

The layout follows a traditional format with a main hall leading off to most of the downstairs rooms and staircase to the first floor. The two separate reception rooms allow for flexibility with use of the living space, and chimney breasts in both rooms offer an opportunity to re-instate open fires or install wood burners, creating characterful and cosy rooms. Rear garden views are enjoyed from the dining room, and a separate store room provides a useful addition to the kitchen.

The bathroom and three well-proportioned bedrooms are located upstairs. Amazing coastal views from the first floor are the main attraction and a stand-out feature of this property. Occupying a generous sized plot - at the front a gated driveway leads to the garage and garden. Whilst laid mainly to lawn, the rear garden also includes a brick-built garden room and adjoining workshop.

Shilbottle is a small village with a huge community spirit. There are local shops including two minimarkets, a chemist, a takeaway, hairdressers and a renowned Indian restaurant, however if you are looking for a larger supermarket and high street shops, Alnwick is on the doorstep. There is also a spa with gym and swimming pool and a local pub. The primary school has a high reputation whilst the secondary school is a bus ride to Alnwick. The community hall is a hub for many activities enjoyed by the young and mature and there are several clubs who hold meetings on a regular basis. The local bus service is regular and visits Alnwick and Morpeth with connections to Newcastle and Berwick and the closest train station in Alnmouth provides a fast train service to Edinburgh and Newcastle city centre. If you are looking for coastal and beach walks, Alnmouth and Warkworth are within easy reach and the harbour town of Amble has many excellent restaurants and coffee shops.

**ACCOMMODATION****ENTRANCE PORCH 7' 9" x 3' 4" (2.36m x 1.02m)**

UPVC double-glazed composite entrance door | Double-glazed window | Glazed door to hall

**HALL**

Radiator | Staircase to first floor | Under stairs cupboard | Coving to ceiling | Delft rack | Doors to; living room, dining room, kitchen, rear porch

**LIVING ROOM (Front)**

17' 10" into bay x 13' 0" max (5.43m into bay x 3.96m max) Double-glazed walk-in bay window | Coving to ceiling | Ceiling rose | Stone fireplace (open fire) with a tiled hearth | Alcove with display shelves

**DINING ROOM (Rear)**

15' 4" x 12' 11" max (4.67m x 3.93m max) Double-glazed window | Fireplace with tiled hearth incorporating a gas fire and display shelves | Coving to ceiling | Wall-lights | Radiator | Distant sea view

**KITCHEN 13' 6" x 7' 8" (4.11m x 2.34m)**

Fitted units incorporating; single drainer sink, space for electric cooker, extractor hood, space for washing machine | UPVC double-glazed window | Panelled ceiling | Radiator | Door to storeroom

**STORE ROOM 7' 1" x 6' 3" (2.16m x 1.90m)**

Wall mounted gas booster (combi boiler) | Workbench and shelves | Door to garage

**GARAGE**

Up and over garage door | Window | Light and power points

**REAR PORCH 8' 0" x 4' 1" (2.44m x 1.24m)**

UPVC double-glazed door and window | Fitted cupboards | Glazed door to hall

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## FIRST FLOOR LANDING

UPVC double-glazed window | Coving to ceiling | Wall-light | Loft access hatch (pull-down ladder - boarded loft space) | Door to bedrooms and bathroom

## BEDROOM ONE (FRONT)

11' 11" into wardrobe x 11' 7" max (3.63m into wardrobe x 3.53m max)  
UPVC double glazed window | Radiator | Built-in wardrobes | Coving to ceiling

## BEDROOM TWO (REAR)

12' 2" max x 10' 2" max (3.71m max x 3.10m max)  
UPVC double-glazed window | Built-in wardrobes | Distant sea views

## BEDROOM THREE (REAR) 8' 9" max x 7' 8" (2.66m max x 2.34m)

UPVC double-glazed window | Distant sea views | Built-in wardrobes and drawers | Radiator | Coving to ceiling

## BATHROOM

Bath with mains shower and bifold glass screen | Pedestal wash-hand basin | Close coupled W.C | Shave point | Tiled walls | Panelled ceiling | Radiator | UPVC double-glazed frosted window

## EXTERNALLY

Rear garden mainly laid to lawn including; brick-built garden room and workshop, ornamental pond and fenced boundaries

Walled front garden with paved drive and gate access | Central circular patio with gravel surround | Raised flower bed

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: No broadband currently connected; however, we are aware from the Openreach website that Full Fibre is available in the area  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage/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.

## 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: B

EPC RATING: EPC currently being prepared



AL009358/DM/TB/13.01.2026/V3



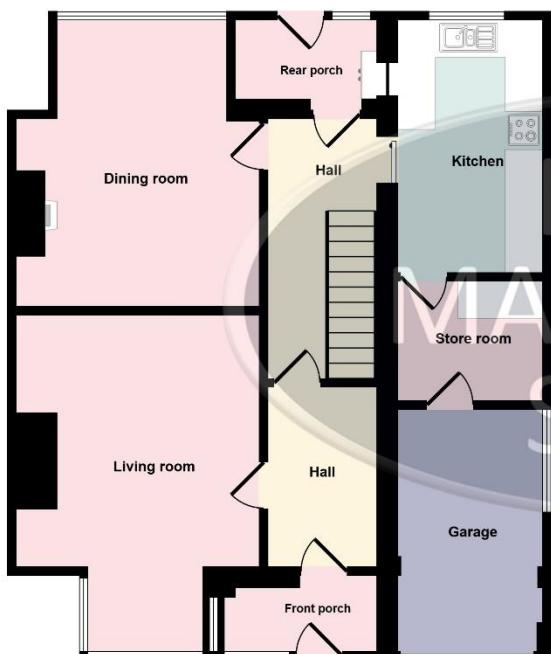
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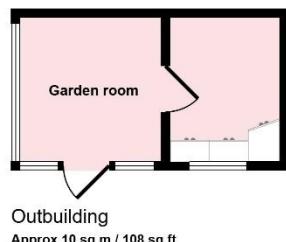
Approx Gross Internal Area  
137 sq m / 1479 sq ft



Ground Floor  
Approx 85 sq m / 914 sq ft



First Floor  
Approx 42 sq m / 457 sq ft



Garden room  
Outbuilding  
Approx 10 sq m / 108 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.

AL009358 VERSION 2

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