



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.

RMS | Rook
Matthews
Sayer



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 | Covling 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 | Covling 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 | Covling 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

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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



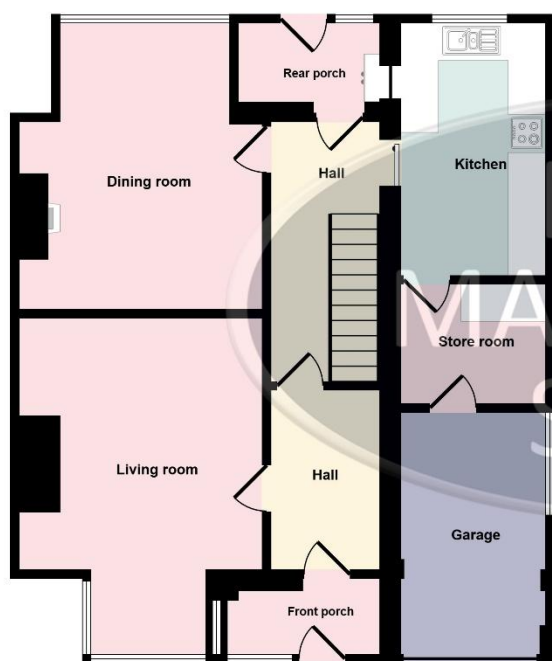
T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

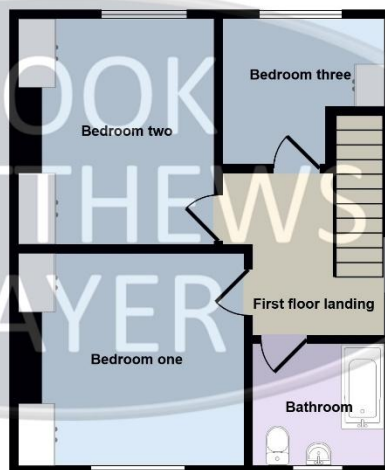
RMS | Rook
Matthews
Sayer



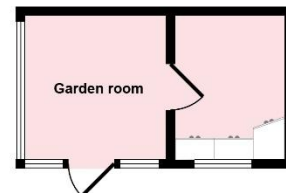
Approx Gross Internal Area
137 sq m / 1479 sq ft



Ground Floor
Approx 85 sq m / 914 sq ft



First Floor
Approx 42 sq m / 457 sq ft



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

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.

