



**The Wynd | Amble | NE65 0LF**

**£350,000**

Nestled in an elevated position in this charming coastal town known for its traditional harbour and close-knit community, is this fabulous four-bedroom detached property with a stone exterior which has been refurbished by its current owners to blend modern luxury with timeless character.

Meticulously presented, the property is an ideal purchase for many types of buyers from the mature couples, retirees, and growing families along with anyone moving into the area looking for a superb property with flexible living space and easy to maintain gardens.

Lying within walking distance to the town centre shops, cafes and restaurants along with Amble Harbour Village retail pods, Little Shore Beach and Pier, we would strongly recommend an early viewing.

ROOK  
MATTHEWS  
SAYER



**x 4**



**x 2**



**x 2**

## **A Fabulous Four Bedroom Stone Detached House**

### **Superb En-Suite Bathroom and Family Bathroom**

**Spacious Accommodation    Walled Courtyard to Rear    Beautifully Refurbished**

**Well Appointed Dining Kitchen with Impressive Atrium Roof**

**Located in a Traditional Harbour Town**

**For any more information regarding the property please contact us today**

### **Rose Cottage 19-21 The Wynd Amble NE65 0LF**

Upon entering the property, the entrance door will lead you into a spacious lounge which is warm and inviting with a cosy focal point of a fireplace with an inset wood burning stove. The living space will comfortably accommodate many furniture layouts including a formal dining area.

To the rear of the property there is an excellent dining kitchen with a wealth of cupboards and storage with space for appliances. There is plenty of space for a dining table which is perfect for everyday family living and entertaining. The most outstanding feature of the kitchen is the impressive glazed atrium roof which floods the room with natural light and French doors open out to the paved courtyard.

The master bedroom is situated to the ground floor which is generously sized and benefits from an opulent en-suite bathroom. This tranquil sanctuary is elegantly styled with a free-standing contemporary bath and separate shower cubicle, vanity wash hand basin and w.c.

The inner lobby accesses the second ground floor double bedroom and stairs lead to the accommodation to the first floor. The landing with natural lighting through the dormer window can be utilised as a reading/craft area there is enough space for a small desk.

The first-floor rooms offer flexible living, both bedrooms are spacious and the current owners use the first bedroom as a snug/office with double doors leading to a further double bedroom, both rooms having windows with lovely views towards the boats in the marina and dunes. There is a further bathroom with free-standing bath and shower cubicle and the first floor would be a perfect guest suite.

Outside the rear paved courtyard is a tranquil and sunny retreat, perfect for outdoor dining or simply to sit and enjoy the warmer months of the year. A side gate leads alongside the property to the front. Gated steps to the attractive paved frontage with a variety of plants accesses the main entrance door.

Amble has become a popular place for many types of buyers, offering leisure amenities for people of all ages, schools, social groups, and events. There are regular boat trips from the harbour to Coquet Island with sightings of roseate terns, puffins, and grey seals.

There is a local bus service to Morpeth and Alnwick and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The main A1 is close to hand which connects the north and south of the county with motorway networks throughout the country.

Just a short drive south along the coastal road will bring you to Druridge Bay Country Park with its water sports lake, countryside walks, and a glorious wide sandy bay.

Without a doubt this is one of the most beautifully presented and stylish character properties to come to the market. It is a home which needs to be experienced to be appreciated and we would highly recommend an internal inspection.

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## ACCOMMODATION

LOUNGE 22'8" max x 12'10" max (6.90m x 3.91m)

KITCHEN 14'4" max x 12'5" max (4.37m x 3.78m)

BEDROOM ONE 13'8" max x 13'7" max (4.16m x 4.14m)

EN-SUITE BATHROOM 14'8" into recess x 7'10" max (4.47m x 2.39m)

## INNER HALL

BEDROOM TWO 14' max x 8' max (4.26m x 2.44m)

LANDING 10'1" max x 7'6" (3.07m x 2.28m)

BEDROOM THREE 16'6" x 12'2" (5.03m x 3.71m)

BEDROOM FOUR 16'11" max x 10'2" (5.15m x 3.71m)

## BATHROOM

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas and wood burner

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: On street

## 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

## HOLIDAY LET

While the agent believes the property may be 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.

## BUILDING WORKS

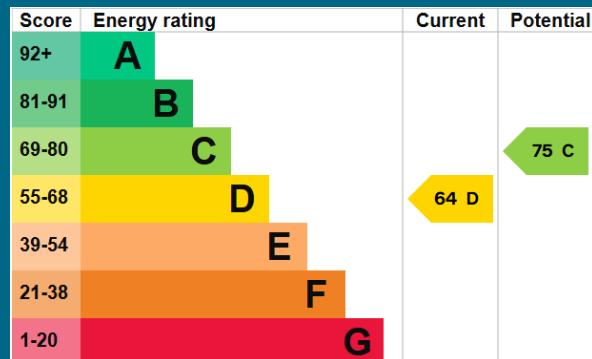
Any known planning permissions or proposals in the immediate locality: Yes please enquire with the office

## 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: C

## EPC RATING: D



AL009283/LP/CM/23.10.25/V1/15.01.26 Price Amended



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FLOOR PLAN

# Floorplan Coming Soon



**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.



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