



Ryelea | Longhoughton | NE66 3DE

**£416,500**

Set on a generous plot in a peaceful cul-de-sac near Sugar Sands beach, this detached two-bedroom bungalow offers spacious, light-filled living with excellent garden and parking, and presents the potential to match the ambition of any buyer from basic updating to substantial expansion.

For those seeking coastal tranquility close to village amenities the location cannot be surpassed.

ROOK  
MATTHEWS  
SAYER



**DETACHED TWO BEDROOM BUNGALOW**

**GENEROUS PLOT**

**SINGLE GARAGE AND DRIVEWAY**

**UPDATING OPPORTUNITY**

**NO CHAIN**

**FREEHOLD**

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

### **8 Ryelea, Longhoughton NE66 3DE**

Introducing this detached bungalow for sale, ideally positioned on a quiet cul-de-sac and set within a generous size plot. With its tranquil setting near Sugar Sands beach, this property presents a rare opportunity for those seeking coastal living within reach of local amenities, scenic walking and cycling routes, and the renowned Running Fox artisan café.

The bungalow boasts an open-plan reception room, featuring large windows that bathe the space in natural light and offer delightful garden views. This central living area seamlessly connects to the garden, making it perfect for indoor-outdoor living and entertaining.

The accommodation comprises two spacious double bedrooms, each benefiting from built-in wardrobes, providing ample storage and a comfortable, peaceful retreat. The bathroom is finished with a modern four-piece suite, including a double shower cubicle for added convenience.

Outside, the property excels with outstanding features, including multi-vehicle parking and a single garage, ideal for homeowners or guests. The extensive garden is complemented by a dedicated patio seating area, offering an inviting space to host gatherings alfresco while enjoying the tranquil surroundings.

The property presents a fantastic opportunity to personalise, modernise or enlarge to the home of your dreams. Subject to consents extending the footprint and creating rooms in the loft space could provide accommodation approaching 3000sqft. Its proximity to Sugar Sands beach and village amenities ensures a lifestyle of ease and leisure, making it particularly ideal for retirees seeking a serene yet well-connected setting or families wishing to live away from the hustle and bustle of working city life.

Working from home is facilitated by high speed 200mb Fibre Broadband. Requiring updating, this property presents a fantastic opportunity to personalise and modernise the home to your taste. Its proximity to Sugar Sands beach and village amenities ensures a lifestyle of ease and leisure, making it particularly ideal for retirees seeking a serene yet well-connected setting.

Viewings are highly recommended to appreciate the spacious plot and the endless potential this bungalow has to offer.

#### **PORCH 4' 0" x 3' 2" (1.47m x 0.96m)**

UPVC double-glazed entrance door and windows | Wood panelled ceiling | Glazed door to hall

#### **HALL**

Radiator | Loft access hatch | Cloaks cupboard | Coving to ceiling | Doors to bedrooms, open-plan living/dining room, bathroom, and kitchen

#### **OPEN-PLAN LIVING/DINING ROOM 20' x 13' 4" (6.09m x 4.06m) max, narrowing to 10' 1"**

UPVC double-glazed sliding patio doors and window to garden | Fireplace incorporating a living flame effect gas fire | Coving to ceiling | Radiator

#### **KITCHEN 13' 1" x 8' 8" (3.98m x 2.64m)**

Fitted cabinets incorporating; single drainer sink, integrated electric hob, integrated double-oven, integrated under-counter fridge

Wall-mounted central heating boiler | Radiator | Part-tiled walls | UPVC double-glazed window to rear | Door to hall and garage

**T: 01665 510044**

**E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)**

**ROOK  
MATTHEWS  
SAYER**







#### BEDROOM ONE 11'9" x 11'5" (3.58m x 3.48m)

UPVC double-glazed window to front | Fitted wardrobes, dressing table, and chest of drawers with matching bedside cabinets | Radiator

#### BEDROOM TWO 11'11" x 10'2" (3.63m x 3.10m)

UPVC double-glazed window to front | Radiator | Fitted wardrobes | Coving to ceiling

#### BATHROOM

Bath | Close-coupled W.C. | Pedestal wash-hand basin | Double shower cubicle with mains digital shower | Fitted cabinet | Radiator | Fully-tiled walls | Extractor fan | Coving to ceiling | Radiator

#### GARAGE 29'7" x 9'4" (9.01m x 2.84m)

Remote controlled Everest Up & over garage door | Light & power points | Plumbing for washing machine | Window | External door to rear garden | W.C. | Pull-down ladder to mezzanine storage area

#### W.C.

Low-level W.C. | Wash-hand basin | Single-glazed window

#### MEZZANINE STORAGE 13'6 with restricted head height x 9'11 (4.11m x 3.02m)

Boarded level with access to eaves and door to main attic space | Double-glazed Velux window

#### EXTERNALLY

Fenced rear garden mainly laid to lawn | Patio areas | Side Garden with greenhouse, the other side has ample space before reaching the property border creating a huge potential footprint for an expansion project | Flower, tree & shrub borders | Tarmac drive at the front providing space for multi-vehicle parking | Planted bed with mature bushes and shrubs

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

**Mobile Signal Coverage Blackspot:** Some issues depending on network, easily overcome by enabling Wi-Fi calling

**Parking:** Garage and driveway; 5 to 6 cars can be accommodated

#### 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: D

#### EPC RATING: C

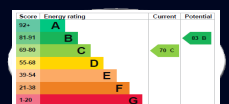
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009138/DM/CM/11.09.25/V3/07012026 price amended



T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



8 Ryelea, Longhoughton, Alnwick, NE66 3DE



### Floor Plan

Floor area 96.7 sq.m. (1,041 sq.ft.)

Total floor area: 96.7 sq.m. (1,041 sq.ft.)

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](http://www.Propertybox.io)

AL009138 VERSION 1

**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](mailto:alnwick@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER