



Main Street | North Sunderland | NE68 7TT

**£460,000**

A substantial detached coastal residence, set back in an elevated position with multi-vehicle parking, offering bright and spacious accommodation, superb outdoor entertaining space and effortless access to the beaches, harbour and amenities of Seahouses.

**RMS** | Rook  
Matthews  
Sayer



## DETACHED HOUSE

### THREE/FOUR BEDROOMS

### DESIRABLE SEAHOUSES LOCATION

### LARGE DINING KITCHEN

## SPACIOUS KITCHEN

### UTILITY ROOM & GROUND FLOOR W.C

### MASTER BEDROOM WITH DRESSING AREA & EN SUITE

### MULTI VEHICLE DRIVEWAY & GARAGE

For any more information regarding the property please contact us today

#### A Substantial Coastal Home in the Heart of North Sunderland, Seahouses

Tucked away from the main road in the highly sought-after North Sunderland area of Seahouses, this impressive detached home offers generous and versatile accommodation, private gardens, ample parking and a detached garage, all within easy reach of the stunning Northumberland coastline and the amenities of Seahouses village.

Approached via a spacious driveway providing parking for multiple vehicles, the property immediately impresses with its grand stature and elevated position. A large entrance porch offers excellent storage space before leading into a welcoming reception hall featuring an elegant open staircase rising to a galleried first-floor landing, creating a wonderful sense of space and light throughout the home.

The principal living room enjoys a delightful outlook over the private rear garden and benefits from direct access outside, making it an ideal space for both relaxing and entertaining. The generous dining kitchen serves as the heart of the home, offering ample space for family dining and social gatherings, with doors opening onto a decked terrace and dedicated BBQ area, perfect for enjoying the sunny aspect and outdoor lifestyle.

Further ground-floor accommodation includes a practical utility room, cloakroom/W.C., and a versatile second reception room which could equally serve as a spacious fourth double bedroom, providing flexibility for growing families, guests or home working.

On the first floor, the impressive dual-aspect principal bedroom enjoys an abundance of natural light and features a semi-open dressing area/walk-in wardrobe together with a private en-suite shower room. Bedroom two is a particularly generous double room with fitted wardrobes, while bedroom three is another comfortable bedroom currently arranged with twin beds.

Throughout, the property offers bright, well-proportioned accommodation with a wonderful sense of space and natural light. Combining privacy and tranquillity with convenient access to Seahouses' shops, harbour, restaurants and coastal attractions, this is a rare opportunity to acquire a substantial family home in one of Northumberland's most desirable coastal locations.

#### Entrance porch

Ramp step-free access, double-glazed composite entrance door and UPVC window, roof window, storage cupboards and shelves, downlights, LVT flooring, vertical radiator, glazed door to hall

#### Hall

LVT flooring, double-glazed window, staircase to first floor, radiator, fitted shelves, doors to: living room, W.C., bedroom/reception room, dining kitchen.

#### Living room 13' 1" x 19' 11" (3.98m x 6.07m)

Dual aspect room with double-glazed sash windows and double-glazed French doors to garden, wood floor, coving to ceiling, radiators.

#### W.C.

Close-coupled W.C., cabinet with integrated wash-hand basin, radiator, tiled floor, fitted shelves, coving to ceiling, extractor.

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**Dining kitchen 15' 9" x 14' 2" (4.80m x 4.31m)**

With a range of wall & base units incorporating: stainless steel sink, electric 'Leisure' range cooker with extractor hood, integrated dishwasher, integrated fridge, integrated freezer. Karndean flooring, radiator, under-stairs larder/storage cupboard, coving to ceiling, ceiling downlights, double glazed French doors to decking area, glazed door to utility, double-glazed sash windows.

**Utility 9' 11" x 5' 3" (3.02m x 1.60m)**

Fitted wall and base units with countertop incorporating a single stainless-steel sink, space for washing machine, space for undercounter fridge, space for tumble dryer, freestanding central heating boiler. Radiator, Karndean tiled flooring, double-glazed sash windows, double-glazed external door to decking area, extractor, coving to ceiling.

**Ground floor Bedroom/reception 12' 6" x 10' 4" (3.81m x 3.15m)**

Double-glazed sash windows, radiator, coving to ceiling.

**First floor landing**

Conservation windows, radiator, loft access hatch with pulldown ladder (boarded loft), doors to bedrooms and bathroom.

**Bedroom one 10' 4" x 12' 11" (3.15m x 3.93m)**

Dual aspect room with double-glazed sash windows, radiator. Adjacent dressing room/walk-in wardrobe 12'9 x 6'7 - fitted hanging rails and shelves.

**Ensuite shower room**

Corner shower cubicle with mains shower and separate hand-held attachment – wet-wall panels, close-coupled W.C., fitted cabinet with integrated wash-hand basin, chrome ladder style radiator, tiled floor and tiled walls, conservation windows, downlight, extractor.

**Bedroom two 9' 11" x 19' 10" (3.02m x 6.04m)**

Dual aspect room with double-glazed sash windows, radiator, built-in wardrobes.

**Bedroom three 11' 6" x 10' 0" (3.50m x 3.05m)**

Double-glazed sash window, radiator

**Bathroom**

Bath with hand-held shower attachment, separate tiled shower cubicle with mains shower and wet-wall panels, pedestal wash-hand basin, close-coupled W.C., chrome ladder style radiator, tiled walls, conversation windows.

**Garage 9' 4" x 19' 6" (2.84m x 5.94m)**

Up & over garage door, separate side door entrance, light and electric power sockets, overhead storage, EV charging point on external wall.

**Externally**

Private rear lawn garden with stone wall and fenced boundaries. Garden shed. Sun deck with access to the kitchen. Multi-vehicle parking. Cold water tap and hose reel.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil central heating  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Garage and driveway  
EV charging point attached to garage wall

**AGENTS NOTE**

Accessibility - There is a ramp leading to the front door, which also has level access.

Construction – Our client has advised us that the property is Timber Framed construction

**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: E****EPC RATING: D**

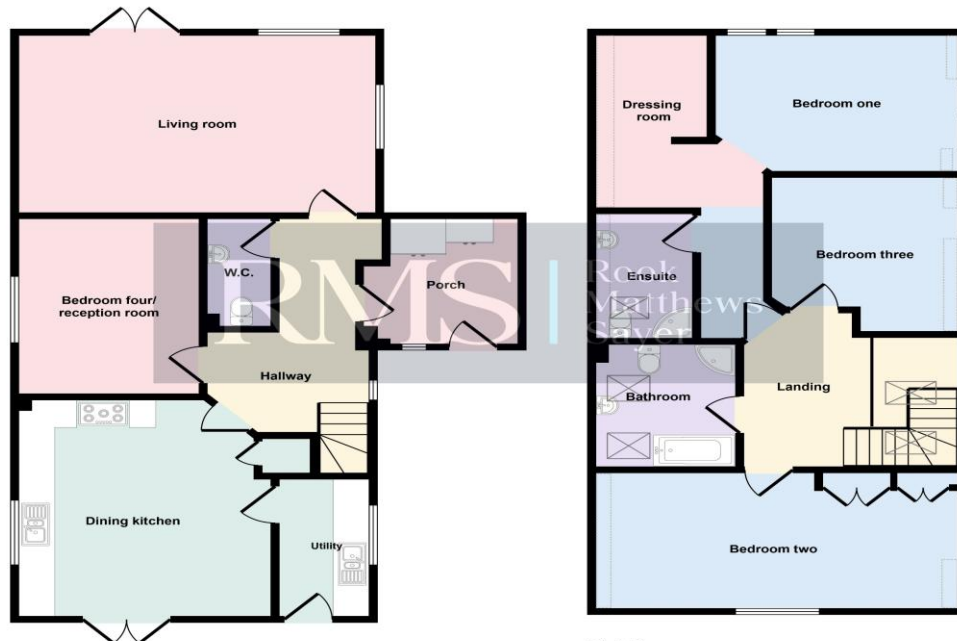
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Approx Gross Internal Area  
159 sq m / 1711 sq ft



Ground Floor  
Approx 83 sq m / 889 sq ft

First Floor  
Approx 76 sq m / 822 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. AL009592 VERSION 2

**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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