



The Orchard | High Hauxley | NE65 0JW

£425,000

Occupying a substantial plot in the picturesque hamlet of High Hauxley, close to Amble and the Northumberland coastline, this spacious detached bungalow offers a rare opportunity to create a superb coastal home. Set amidst extensive gardens with ample parking, outstanding countryside and sea views, the property features generous sized accommodation. Presenting tremendous potential in a highly desirable coastal location with easy access to the beach. No onward chain.

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DETACHED BUNGALOW
EXCEPTIONAL POTENTIAL

LONG DRIVEWAY PROVIDING
AMPLE PARKING
THREE BEDROOMS

SUBSTANTIAL PLOT WITH
EXTENSIVE GARDENS
ADDITIONAL ENCLOSED REAR
GARDEN

LARGE BATHROOM WITH BATH &
SEPARATE SHOWER CUBICE
EASY ACCESS TO BEACH

For any more information regarding the property please contact us today

A Detached Bungalow with Exceptional Potential on the Northumberland Coast. Available with no onward chain.

Situated within the charming hamlet of High Hauxley, close to the thriving coastal town of Amble, this detached bungalow occupies a substantial plot and presents a rare opportunity for buyers seeking exceptional potential to create a superb coastal/rural home.

Offering spacious accommodation throughout, the property enjoys an enviable setting with extensive gardens, generous parking facilities and outstanding open views across the surrounding countryside and views of the Northumberland coastline. The beach, countryside and Nature Reserve are within easy walking distance making this an ideal location for those seeking a peaceful coastal/rural lifestyle.

The accommodation comprises a central hallway with storage, spacious living room with multi fuel fire, a generous dining kitchen, utility room (leading to a single garage), three well-proportioned bedrooms and a large family bathroom. Two of the bedrooms are particularly spacious doubles and benefit from fitted wardrobes. The third bedroom (currently used as an office) also has built in cupboards. The bathroom offers excellent space and includes both a bath and separate shower cubicle.

Externally, the property truly excels. A large driveway and single garage provide parking for multiple vehicles, while the extensive front lawn enjoys far-reaching rural and coastal views. To the rear, a substantial walled garden conceals an additional garden area with second driveway, accessed via a doorway and outbuilding/workshop within the wall, creating a unique outdoor space with endless possibilities. Although requiring updating, the property offers enormous potential for enhancement, extension (subject to any necessary consents), or reconfiguration to create a superb family home, retirement property or coastal retreat.

Entrance vestibule

UPVC entrance door and double-glazed frosted windows, tiled floor, glazed door and window to hall.

Hall

Fitted cupboards with hanging rail, coving to ceiling, radiator, loft access hatch, doors to: living room, bathroom, and bedrooms.

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Living room (front) 15'5 measured into alcove x 15'6 (4.70m x 4.72m)

Double-glazed window, radiator, feature stone fireplace and slate hearth with display shelves, coving to ceiling, doors to: hall and dining kitchen.

Dining kitchen (rear) 20'8 x 10'2 (6.30m x 3.10m)

Fitted wall and base units incorporating: double electric oven, integrated fridge, electric hob with extractor hood, 2.5 stainless steel sink, part-tiled walls.

Double-glazed window and UPVC double-glazed sliding patio door to rear garden, coving to ceiling, radiator, doors to living room and utility.

Utility (rear) 9'7 x 7'1 (2.92m x 2.16m)

Window and door to rear garden, sink unit with space for washing machine, tiled floor, wall-mounted gas central heating boiler, space for fridge freezer, shelved cupboard, door to garage.

Bathroom (rear) 8'5 x 9'10 plus door recess (2.57m x 2.99m)

Bath, tiled shower cubicle with glass bifold door and mains shower, fitted drawers incorporating a wash-hand basin, close-coupled WC, vanity light with shaver point, radiator, fully tiled walls.

Bedroom one (rear) 13' x 12'2 (3.96m x 3.71m)

Double glazed window, radiator, sliding mirror door wardrobes, coving to ceiling.

Bedroom two (front) 9'10 plus wardrobes x 13'8 (2.99m x 4.17m)

Double glazed window, radiator, sliding door wardrobes, coving to ceiling.

Bedroom three (front) 9'5 x 9'8 (2.87m x 2.95m)

Double-glazed window with views over front garden and distant coastline views, radiator, shelved double storage cupboard, coving to ceiling

Garage 9'8 x 18'8 (2.95m x 5.69m)

Up and over garage door, light and power sockets, loft hatch access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: LPG

Broadband: The Open reach website states that Fibre to the cabinet is available

Mobile Signal Coverage Blackspot: No known issues

Parking: 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

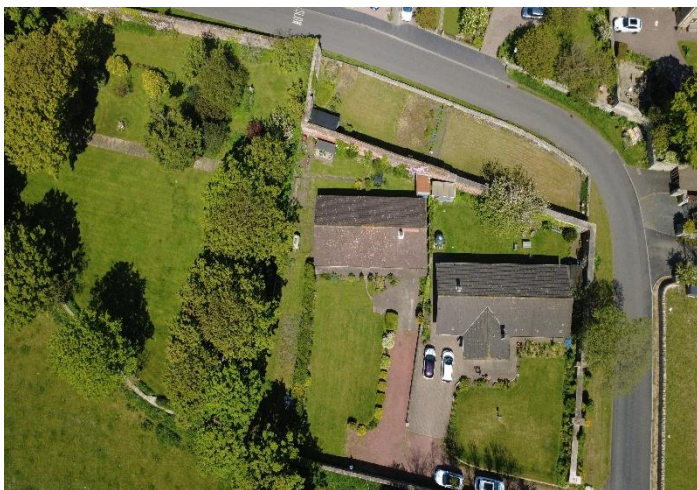
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

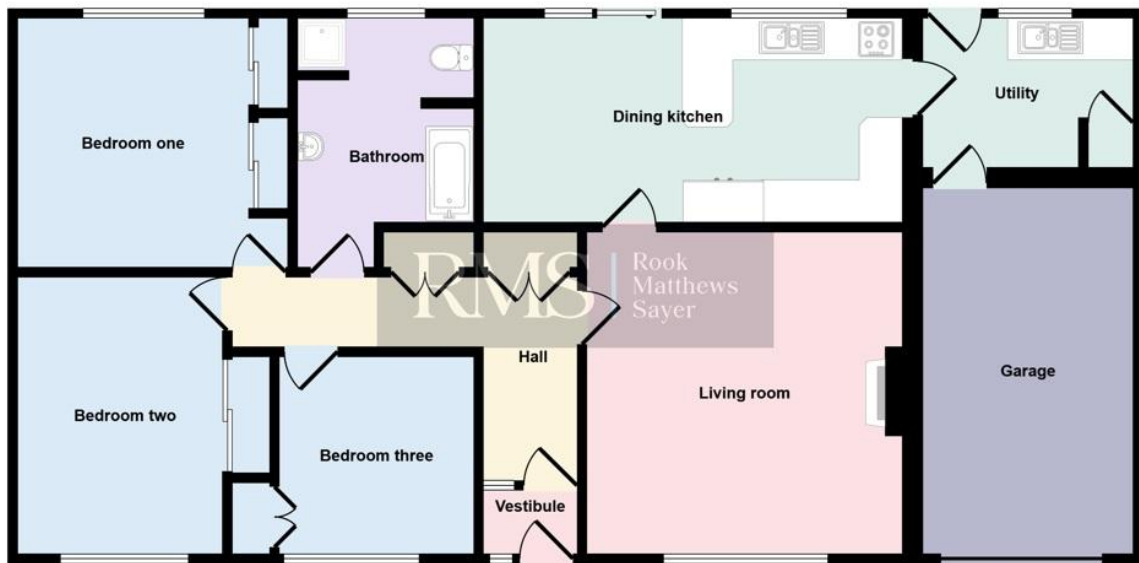
COUNCIL TAX BAND: D

EPC RATING: F

AL009507/DM/HH/19.05.2026/V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		





Floorplan
Approx 127 sq m / 1372 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.

AL009507 V.1

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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