



Greyfield Estate | Embleton | NE66 3XU

Offers Over £215,000

Stylish, upgraded coastal home in the sought-after village of Embleton, just moments from Embleton Bay and Dunstanburgh Castle. Featuring a contemporary WREN kitchen with integrated appliances, dual aspect living room with multi-fuel stove, modern walk-in shower room, and two double bedrooms. Energy-efficient with solar panels and air source heat pump. Sunny, low-maintenance rear garden and off-street parking to the front. Ideal as a main home, holiday retreat, or investment.

RMS | Rook
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MID-TERRACED HOUSE

COASTAL VILLAGE LOCATION WITH A STUNNING SANDY BEACH NEARBY

LANDSCAPED REAR GARDEN WITH SOUTHERLY ASPECT

ENERGY EFFICIENT HOME – SOLAR PANELS, AIR SOURCE HEAT PUMP & MULTI-FUEL STOVE

TWO WELL-PROPORTIONED DOUBLE BEDROOMS

BRIGHT DUAL ASPECT LIVING ROOM WITH FRENCH DOORS

BLOCK-PAVED FRONT GARDEN WITH OFF-STREET PARKING FOR TWO CARS

RECENTLY INSTALLED WREN SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES

For any more information regarding the property please contact us today

11 Greyfield Estate, Embleton, NE66 3XU

Situated in the highly sought-after coastal village of Embleton, this beautifully presented home enjoys an enviable position just moments from the stunning Embleton Bay, with its sweeping sands and breathtaking views towards the iconic ruins of Dunstanburgh Castle.

The property has been significantly enhanced and thoughtfully upgraded by the current owners, offering stylish and energy-efficient living throughout. At the heart of the home is a recently re-fitted WREN kitchen, complete with a range of integrated appliances and contemporary finishes, perfect for modern day living.

The dual aspect living room is both bright and inviting, featuring a charming multi-fuel stove that creates a cosy focal point. A modern walk-in shower room adds further appeal, while two well-proportioned double bedrooms provide comfortable accommodation.

Externally, the property continues to impress. The landscaped rear garden has been designed for low maintenance and benefits from a sunny southerly aspect—ideal for relaxing or entertaining. To the front, the property offers a fully block-paved driveway providing convenient off-street parking.

Further benefits include the addition of solar panels and an air source heat pump, both of which contribute to the home's impressive energy efficiency. As a result, one of the standout advantages of the property is its exceptionally low running costs, with heating, lighting, and cooking averaging approximately £55 per month. This represents a significant saving for prospective buyers, and the current owner is happy to share utility bills with viewers, offering full transparency and added confidence in the property's affordability.

This is a fantastic opportunity to acquire a stylish, move-in ready home in one of Northumberland's most desirable coastal locations.

ENTRANCE VESTIBULE

Double-glazed composite entrance door | Radiator | Glazed door to living room | Staircase to first floor

LIVING ROOM (Dual Aspect) 10' 4" x 16' 9" (3.15m x 5.10m)

UPVC double-glazed window to front | UPVC double-glazed French doors to rear | Multi-fuel stove with slate hearth and wood effect mantle | Radiator | Glazed door to vestibule and kitchen

KITCHEN (Dual Aspect)

16' 9" x 9' 11" max, narrowing to 5' 2" min to back of cupboard at front end of kitchen (5.10m x 3.02m max, narrowing to 1.57m min)

WREN 'shaker style' kitchen installed in August 2025 - incorporating; splashbacks, single drainer quartz sink, AEG integrated dishwasher, AEG induction hob and extractor hood, NEFF double electric oven, space for washing machine, space for tall fridge and freezer

UPVC double-glazed windows to front and rear | Radiator | Chrome plug sockets with USB ports | Pantry storage cupboard with access to hot water cylinder and pipe work for air-source heating system | LVT flooring | Open to rear entrance area

REAR ENTRANCE AREA

UPVC double-glazed door | Under stairs storage cupboard | Glazed door to living room | Open to kitchen

FIRST FLOOR LANDING

UPVC double-glazed window | Doors to bedrooms and shower room

BEDROOM ONE (Dual Aspect)

9' 11" x 16' 10" (3.02m x 5.13m)

UPVC double-glazed windows | Radiators

BEDROOM TWO (Front)

10' 10" x 10' 5" min, 14' 0" max into recess (3.30m x 3.17m min, 4.26m max into recess)

UPVC double-glazed window | Radiator | Loft access hatch with pulldown ladder (part boarded)

SHOWER ROOM (Rear)

Walk in double shower with glass screen and rainfall head shower with separate hand-held attachment | Fitted cabinets incorporating a wash-hand basin and W.C. | Wet wall panels | Storage cupboard | Fitted LED heated mirror with digital time and temperature display | UPVC panelled ceiling with downlights | LVT flooring | Extractor

EXTERNALLY

Front block-paved garden providing off-street parking for two cars | Carriage light | cold-water tap

Rear garden with fenced boundaries | Indian stone paved patio | Shed | Raised railway sleeper flower beds | Gravelled area | Cold water tap | Carriage light | Gate to neighbouring properties for maintenance access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

The property benefits from a right of access across the rear gardens, originally intended to facilitate coal deliveries when the terrace relied on coal-fired heating. While this is no longer required, the access is retained primarily for occasional maintenance purposes, such as window cleaning or the delivery of larger items that cannot pass through the house. In practice, as the property is one of the central homes in the terrace, this access is rarely used, with the current owners noting that it has only been utilised once in recent years.

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: A

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		

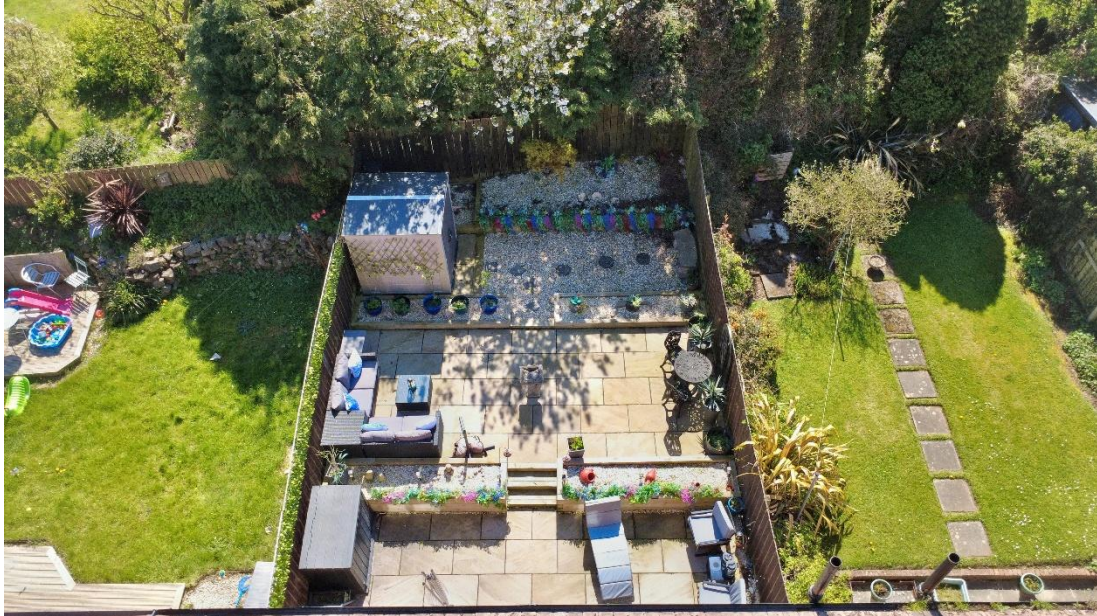


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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.



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