

SIGNATURE

NORTH EAST

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📍 Main Street, Seahouses NE68 7UA

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Offers Over £750,000

Signature North East proudly presents a charming semi-detached house on Main Street, North Sunderland, Seahouses. This property offers a unique blend of residential living and business potential, currently operating as a highly successful B&B in the picturesque coastal village of Seahouses. Renowned for its harbour, seafood restaurants, and proximity of the stunning Farne Islands, Seahouses is a prime tourist destination. Visitors can enjoy boat tours streets, independent shops, and scenic seaside setting, Seahouses offers a quintessential taste of England's northeast.

As you step inside, the blend of antique and modern features creates a striking impression. The ground floor boasts spacious rooms, including a dining/living room, kitchen, and an additional living room, all designed for comfort and business use. The kitchen, equipped with new granite worktops and an informal meal area, offers ample wall and base units for storage. The bright and welcoming living room features a Norwegian wood burner, adding a touch of cosiness to the residential area. The dining room currently serves as a dining/living room for bed and breakfast guests ensuring extra space for your guests' comfort. The utility room completes the ground floor.

The property includes five well-appointed bedrooms and an annex serving as an additional bedroom, each with a 3-piece en-suite and walk-in shower. All letting rooms are equipped with a snack area, meal table, and seating for private space. Bedrooms 1 and 4 are part of the private residential area and are accessed without guest entry. Bedroom 1 and bedroom 4 share a Jack and Jill en-suite. Bedrooms 2, 3, and 5 are part of the successful bed and breakfast business and are accessed through guest areas only. The annex is also complete with an en-suite is accessed externally.

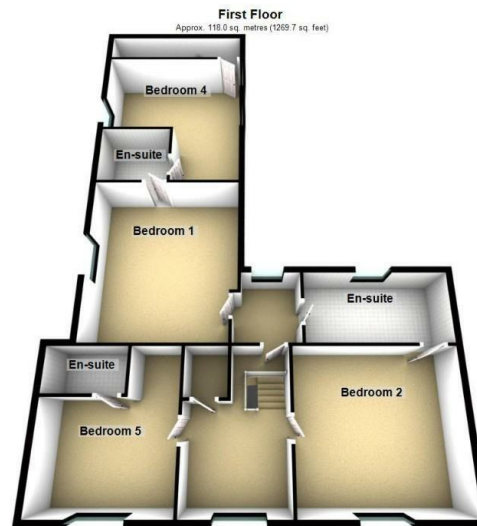
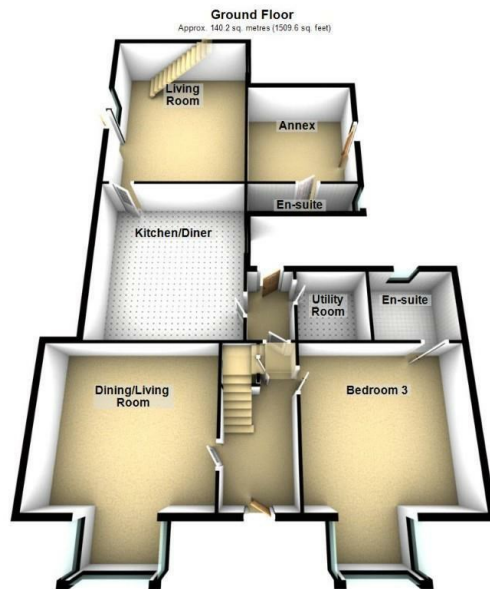
The private walled back garden offers guests a perfect retreat with designated sitting areas, patios, and green space. The property also includes planning permission for a 1-bedroom holiday let. There are an additional 3 barns that could potentially be converted into holiday lets. There is also a private car parking area to the rear of the property that comfortably fits 5 cars.

This exquisite property boasts endless potential, providing the perfect canvas for a thriving business venture or a luxurious private family residence. Don't miss out on this brilliant opportunity - book your viewing today!



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 258.2 sq. metres (2779.3 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
19'4" x 15'1"
- Dining Room
19'6" x 16'3"
- Kitchen Diner
17'1" x 15'1"
- Bedroom Three
19'6" x 15'4"
- En Suite
8'2" x 6'11"
- Utility Room
6'9" x 6'11"
- Bedroom One
17'1" x 15'1"
- En Suite
7'5" x 6'4"
- Bedroom Two
15'4" x 14'6"
- En Suite
14'0" x 6'11"
- Bedroom Four
16'2" x 15'1"
- Bedroom Five
14'6" x 12'7"
- En Suite
7'8" x 4'3"
- Annex
12'8" x 11'2"
- En Suite
11'8" x 3'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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