



## 3 Smithy Court

Dunstan, Alnwick

£525,000

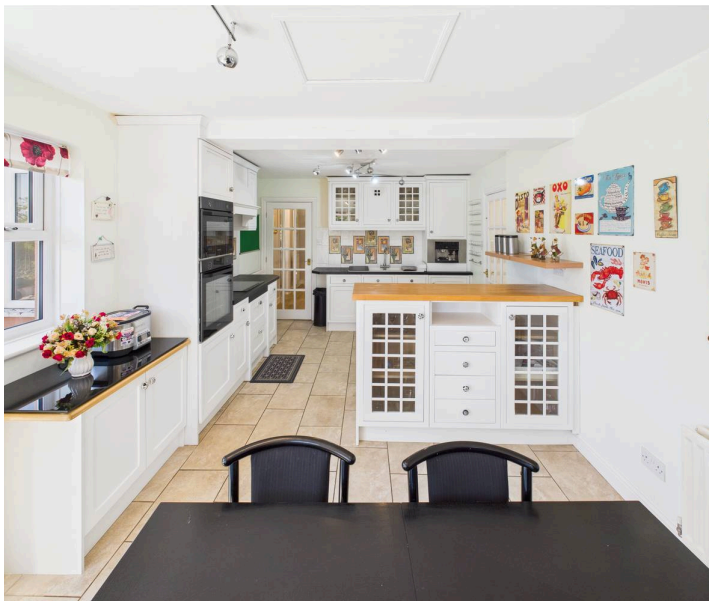
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Rare Opportunity
- Sought After Coastal Village
- No Onward Chain
- Four Bedroom Detached
- Three Bathrooms
- Versatile Layout
- Low Maintenance Gardens
- Walking Distance to Beach



Northumberland  
Properties

A generously proportioned four-bedroom family home, in the highly desirable village of Dunstan — just minutes from the dramatic Northumberland coast and within easy reach of the picturesque harbour village of Craster. This well-appointed home offers over 2,300 sq ft of flexible living space, ideal for growing families, multi-generational households, or buyers looking for a coastal retreat.

The ground floor is centred around a spacious kitchen and dining area with french doors opening directly onto the rear patio. The main reception room also enjoys direct access to the patio through another set of french doors, filling the space with natural light.

In addition to the main living areas, there are two further ground floor rooms, offering excellent flexibility for use as a home office, snug or playroom, as well as a practical utility and WC.

Upstairs, the property features four well-proportioned bedrooms, two of which benefit from en-suites. The primary bedroom suite includes a walk-in wardrobe and enjoys stunning views towards the coast. A large family bathroom with a full suite serves the remaining bedrooms. A mezzanine floor accessed via ladder from the first floor also provides an extra space great for storage or an area to create a further room/snug.

To the rear of the property, a low-maintenance patio garden offers a peaceful and private space. To the front, there is a neat lawn, bordered by mature shrubs and trees and private driveway, while the garage, featuring an electrical door, is accessed from the rear, where there is additional off-street parking — ideal for visiting guests or households with multiple vehicles.

Smithy Court is located in the beautiful village of Dunstan, a short distance from the stunning fishing village of Craster and the famed ruins of Dunstanburgh Castle. The location offers easy access to the Northumberland Coast, with scenic walks and cycling routes on your doorstep.



This is a rare opportunity to acquire a spacious and versatile home in one of Northumberland's most desirable coastal locations — equally suited to full-time residence, coastal retreat, or investment.

### **Garden**

Low-maintenance patio garden to the rear offers a peaceful and private space. To the front, there is a neat lawn, bordered by mature shrubs and trees and private driveway.

### **GARAGE**

Single Garage

The Garage is accessed from the rear, where there is additional off-street parking — ideal for visiting guests or households with multiple vehicles.

### **OFF STREET**

3 Parking Spaces

Private off street parking for multiple cars.





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Approximate total area<sup>iv</sup>

1135 ft<sup>2</sup>

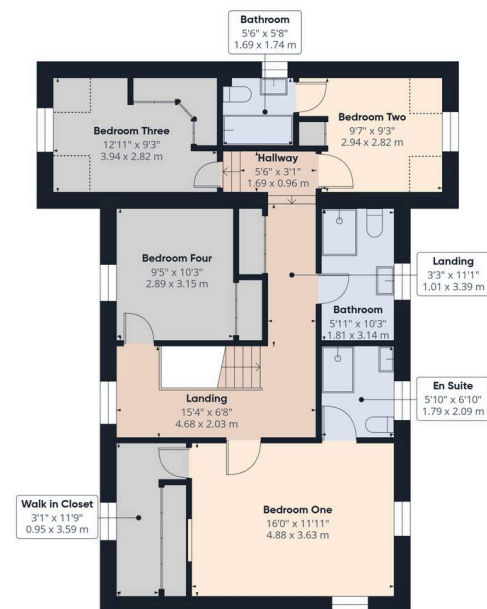
105.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Northumberland  
Properties

**Approximate total area<sup>ns</sup>**  
862 ft<sup>2</sup>  
80.1 m<sup>2</sup>

**Reduced headroom**  
30 ft<sup>2</sup>  
2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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