

EMBLETON BAY HOUSE & BAY HOUSE

EMBLETON, NORTHUMBERLAND





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Nestled in the heart of the stunning Northumberland coastline, Embleton Bay House and Bay House offer a rare opportunity to acquire two beautifully maintained semi-detached properties, both with spectacular sea views and positioned just a short walk from Embleton's golden sands. These two beautiful houses are currently operated as a successful holiday let business. Each home is beautifully presented and offers modern living in one of the area's most desirable coastal locations.

A UNIQUE OPPORTUNITY

Whether you are seeking a primary residence, a holiday home, or a successful holiday let business, Embleton Bay House and Bay House provide a unique opportunity to own a piece of Northumberland's iconic coastline. Each property is offered in excellent condition, making them ready to enjoy from day one.

SITUATION

Embleton is a charming coastal village nestled on the picturesque Northumberland coastline, known for its stunning natural beauty, rich history, and tranquil atmosphere. The village is surrounded by rolling countryside and offers breathtaking views of the North Sea, with the iconic Dunstanburgh Castle ruins just a short walk away along the golden sands of Embleton Bay.

This peaceful location provides the perfect balance of seclusion and accessibility. Despite its rural charm, Embleton is well connected for travel. Alnmouth railway station, located just 12 miles away, offers regular services to major cities, including Edinburgh and London via the East Coast Main Line, making commuting or leisure travel easy and convenient.

For international and domestic flights, Newcastle International Airport is approximately a 45-minute drive from Embleton, providing direct flights to numerous UK and European destinations.

With its idyllic setting, proximity to amenities, and excellent transport links, Embleton is an ideal location for those seeking a peaceful coastal retreat without compromising on connectivity.



HISTORICAL NOTE

When Sir Arthur Sutherland purchased his Embleton estates in 1919, he envisioned transforming the area into a prestigious coastal retreat-an Embleton "Riviera." The two grand villas north of Sea Lane were intended as the first of many elegant residences, forming a sweeping crescent of distinguished homes that would extend around the bay and golf course to Dunstan Steads.

The famous artist J.M.W. Turner (1775-1851) is believed to have visited Embleton Bay in Northumberland and painted Dunstanburgh Castle, which overlooks the bay.

Turner was fascinated by dramatic coastal landscapes and ruins, and Dunstanburgh Castle, with its striking silhouette against the sea, was a perfect subject for his work. His painting "Dunstanburgh Castle, Northumberland - Twilight after Sunset" (1798) is one of his well-known depictions of the castle, capturing the atmospheric light and rugged beauty of the Northumberland coastline.

While there isn't specific evidence linking Turner directly to The Lookout in Embleton, it's thought that he sketched or observed the scene from this vantage point, as he often explored the coastline on his travels. His love for Northumberland's dramatic landscapes is well-documented, and Embleton Bay would have provided the perfect inspiration for his work.

EMBLETON BAY HOUSE

The larger of the two homes, Embleton Bay House, is a substantial six-bedroom property that perfectly blends elegance with comfort. Thoughtfully designed to maximize space and light, this home offers expansive living areas, making it ideal for families or those who love to entertain.

KEY FEATURES

6 Spacious Bedrooms: Offering luxurious accommodation, including four en-suite bedrooms, each designed with style and relaxation in mind.

Open-Plan Kitchen & Dining Area: The heart of the home is a large, contemporary kitchen and dining area, perfect for entertaining and everyday family life, with ample room for both cooking and socialising.

Two Generous Reception Rooms: Both reception rooms offer spacious, versatile living areas with stunning views of the sea, providing the perfect space for relaxation or hosting guests.

5 Bathrooms: Including 4 modern en-suite bathrooms and a beautifully appointed family bathroom, all finished to a high standard with contemporary fixtures.

Gardens & Outdoor Living: The property features a charming garden at the front, offering breathtaking views of the coastline. To the side, a large lawned area provides uninterrupted vistas of the sea and Dunstanburgh Castle, creating a truly spectacular setting. At the rear, a terraced garden offers a peaceful retreat, perfect for outdoor dining or relaxation.

The Lookout Tower: A unique feature of the house is the charming stone-built tower which predates the main house. On the first floor is an atmospheric room with incredible views and a wood burner. It would work well as a peaceful study or simply somewhere to sit and enjoy the coastal outlook.



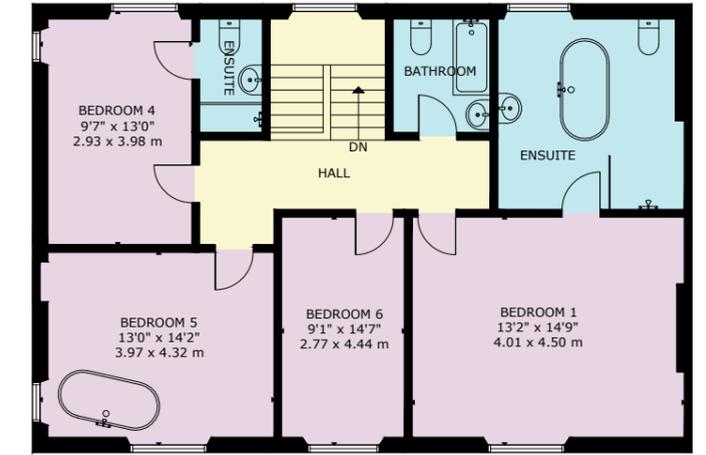
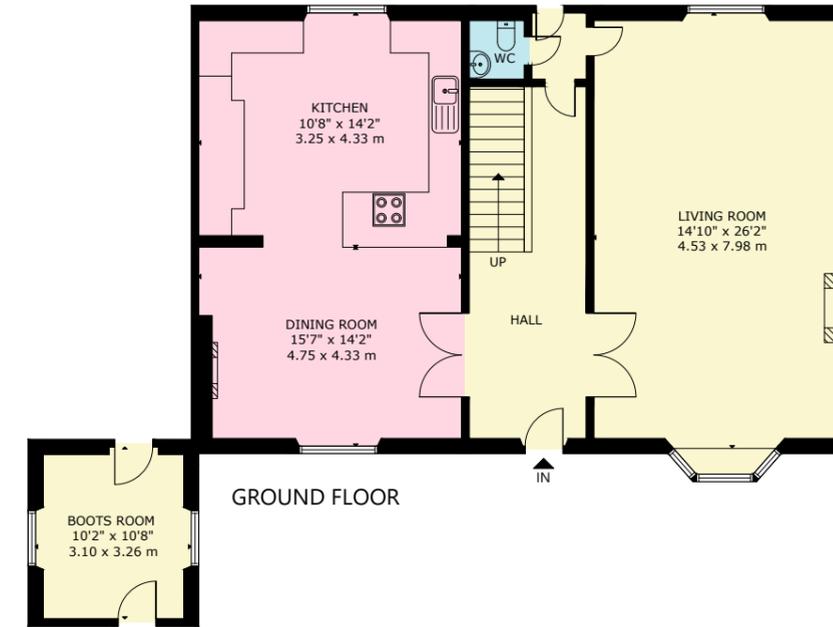
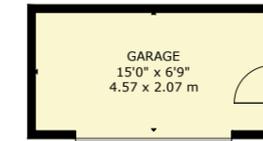


Approximate Gross Internal Floor Area

Embleton Bay House = 397 sq m / 4,265 sq ft

Garage = 11 sq m / 120 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR



FIRST FLOOR

BAY HOUSE

Bay House, though slightly smaller, offers a perfect blend of charm and practicality, making it an excellent family home or coastal retreat. With its own unique character and generous proportions, Bay House provides flexible living spaces, all while maintaining the same stunning coastal backdrop.

KEY FEATURES

4 Bedrooms: Spacious bedrooms, two of which feature en-suite bathrooms, providing comfort and privacy for all family members or guests.

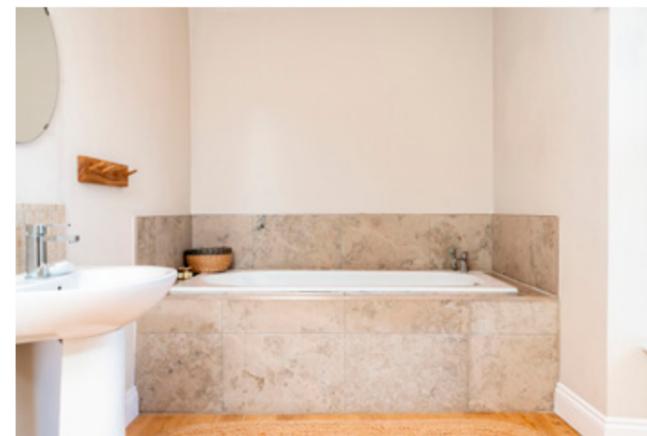
Kitchen & Living Room: The kitchen opens into a large, light-filled living room with beautiful views of the sea, creating a welcoming space for both everyday living and entertaining. The kitchen has an island unit incorporating bench seating and high-quality fixtures and fitting.

Dining Room / Sitting Room: A separate dining room, which can also function as an additional sitting room, offers flexibility for family life or entertaining.

3 Bathrooms: In addition to the two en-suite shower rooms, there is a further well-appointed family bathroom.

Patio Garden: A private patio garden at the rear of the property offers a sheltered outdoor space for dining or relaxation.

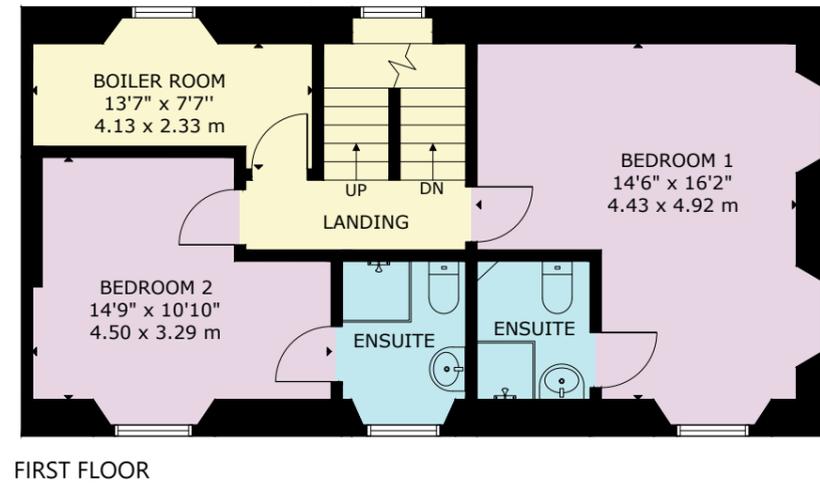
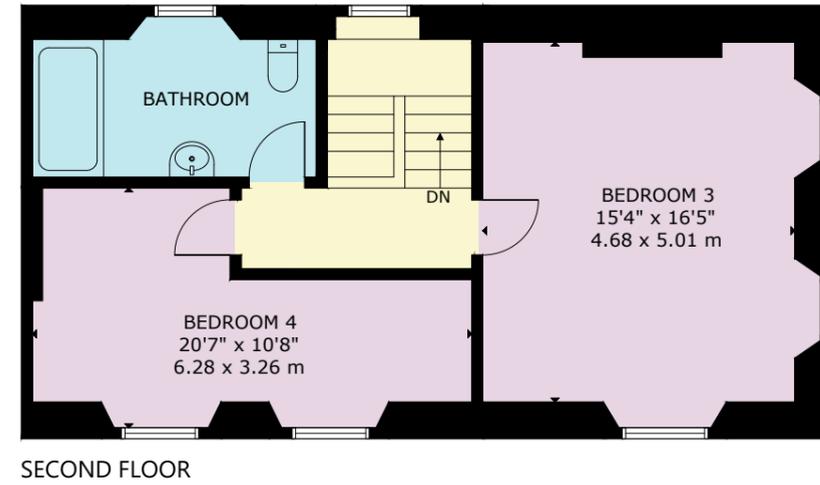
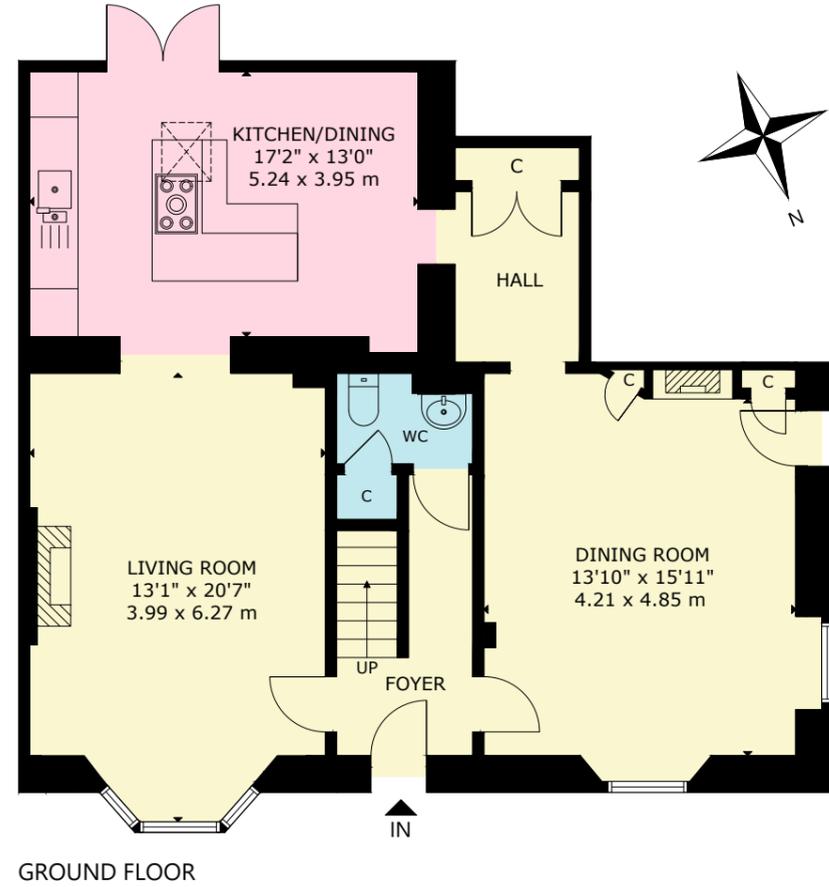




Approximate Gross Internal Floor Area

Bay House = 194 sq m / 2,085 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





VIEWINGS

Strictly by appointment with Knight Frank – 0131 222 9600

DIRECTIONS

What3Words: ///rave.following.barefoot

SERVICES

Mains water, electricity and drainage. Central heating provided by gas fired boilers.

LOCAL AUTHORITY & TAX BAND

Northumberland County Council.



FIXTURES AND FITTINGS

Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains and furniture may be available by separate negotiation.

SERVITUDE RIGHTS, BURDENS AND WAYLEAVES

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether

contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

DEPOSIT

A deposit of 10% of the purchase price will be required on exchange of contracts. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2024. Photographs and videos dated September 2024.

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Edward Douglas-Home
edward.douglas-home@knightfrank.com
0131 222 9600