



The Wamses

Beadnell

- Detached bungalow
- Three bedrooms
- Access to the sand dunes
- Store room
- Wood burning stove
- Electric Air Source Heat Pump

Offers in Excess of : £450,000

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Marram Cottage

19 The Wamses, Beadnell, Northumberland NE67 5BL

With Sand dunes at the foot of the garden that lead straight on to Beadnell bay and a 'New England' styled external aesthetic, this three bedroom detached property is what many people visualise when imagining a traditional beach house residence. Having been enhanced cosmetically both inside and out, the installation of an air source heat pump and solar panels has brought the property forward into the new era of low carbon energy sources. A good amount of storage is a necessity for coastal holiday homes to accommodate space to hang and store wet suits, surf and body boards, and other typical seaside based essentials and this property is perfect for the job as the former garage to the side has been refitted with internal lockable storage cupboards providing ample space to house all necessary equipment. A wood burner in the lounge is the central feature of the room and a welcome addition for cosy evenings on the coast. Off the lounge at the rear, the sun room enjoys a southerly aspect with an open outlook on to the rear garden and sand dunes beyond. The bedrooms are currently arranged to accommodate six occupants, so it's ideal for families with children. Parking is available at the front of the property and there is a paved garden at the rear with plenty of space for outside entertaining. This is a rare opportunity to purchase a property in such close proximity to Beadnell bay.



HALL

Double glazed entrance door | Radiator | Loft access hatch | Doors to W.C., bathroom, kitchen, lounge and bedrooms

W.C.

Close coupled W.C. | Wash hand basin | Part tiled walls | Downlights



BATHROOM

Double glazed frosted windows | Bath with electric shower over and glass screen | Close coupled W.C. | Pedestal wash hand basin | Fully tiled walls | Chrome ladder heated towel rail | Downlights | Tiled floor | Extractor fan

KITCHEN 11'11 x 11'5 (3.63m x 3.48m)

Double glazed window | Fitted wall and base units | Stainless steel sink | Electric hob | Extractor hood | Electric oven | Space for dishwasher | Space for fridge/freezer | Part tiled walls | Radiator | Downlights | Door to store room

STORE 15'9 x 9'10 (4.80m x 2.99m)

Internal store room | Fitted base unit | Space for tumble dryer | Space for washing machine | Stainless steel sink | Electric fuse box | Solar control panel | Light and power | Door to rear | Double timber doors to front

LOUNGE 17'6 x 11'5 (5.33m x 3.48m)

Double glazed window | Glazed double doors to sun room | Wood burning stove on tiled hearth | Radiator

SUN ROOM 10'10 x 6'4 (3.30m x 1.93m)

Double glazed windows and door to rear



BEDROOM ONE 10'3 x 8'3 (3.12m x 2.52m)

Double glazed window | Integrated open wardrobe and shelved cupboard | Radiator

BEDROOM TWO 9'2 x 6'11 (2.79m x 2.11m)

Double glazed window | Integrated open wardrobe with hanging rail and shelf | Radiator

BEDROOM THREE 9'2 x 7'0 (2.79m x 2.13m)

Double glazed window | Integrated wardrobe with hanging rail and shelf | Radiator

EXTERNAL

Concrete double drive to front | Concrete rear garden with raised paved patio area | Two storage cupboards | Access to the sand dunes

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC AIR SOURCE HEAT PUMP

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

Solar Panels – Yes (owned outright)

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Cladding Present – Yes

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

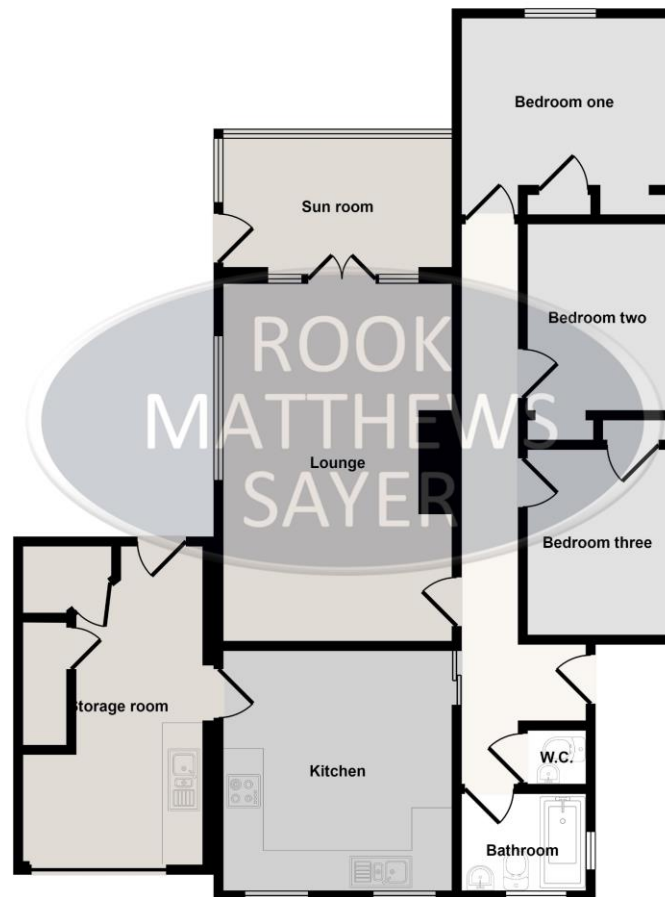
COUNCIL TAX BAND – Zero rated business rates

EPC RATING D

AL008585/DM/RJ/13.03.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Floorplan

The Wamses, Beadnell

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.

Version 1

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