



## Gloster Hill Amble

- Superb Four Bed Property with Extensive Views
- Generous Accommodation
- Immaculately Presented
- Fabulous Location
- Viewing Strongly Recommended

**£495,000**



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ROOK  
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SAYER

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# Gloster Hill

Amble NE65 0HJ

Occupying a fabulous location on the outskirts of the thriving harbour town of Amble, a cottage style spacious and immaculately presented semi detached with extensive and impressive views to the rear across fields and countryside to Warkworth Castle and the coastline as well as lovely forward facing views across countryside. The generous living space is bright and airy and an early viewing of this characterful property is strongly recommended. Briefly comprising to the ground floor: entrance lobby, downstairs w.c., superb living room with archway through to dining room, a further large sitting room with stairs to the first floor, fitted kitchen and separate utility room. To the first floor from the landing, there are four bedrooms, the main with an en-suite shower room and there is a large bathroom which could easily be converted to a bathroom and an en-suite to bedroom two. Outside the property stands in an elevated position with lawned gardens to the rear full of mature plants, shrubs and trees which adjoins countryside with outstanding views across to Warkworth, the River Coquet and the coastline. There is a block paved hardstanding/patio to the rear and a single garage. Just a short drive or healthy walk will bring you to the coastal town of Amble with many shops, cafes and restaurants and Amble Harbour Village with retail pods, fish restaurants along with Little Shore Beach and Pier where dolphins are often spotted. There are many leisure and shopping amenities and there is a regular local bus service to Alnwick and Morpeth and beyond. The train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country. The neighbouring historic village of Warkworth has a glorious sandy beach and a 13<sup>th</sup> century Castle and Hermitage with riverside walks along the Coquet and a welcoming coffee break in one of the popular cafes. There are boutique shops and a good selection of restaurants and pubs. This is a unique opportunity to own a superb property in a stunning location.

#### ENTRANCE LOBBY

DOWNSTAIRS W.C.

LOUNGE THROUGH TO DINING ROOM 30'6" (9.29m) max x 18'10" (5.74m) max

INNER LOBBY

SITTING ROOM 18'22" (5.77m) max x 15'9" (4.80m) max

KITCHEN 13'7" (4.15m) max x 12' (3.66m) max

UTILITY ROOM 13'6" (4.12m) max x 7'11" (2.41m) max

LANDING

BEDROOM ONE 16' (4.88m) max x 15'10" (4.83m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 15'11" (4.85m) max x 10'1" (3.07) max

BEDROOM THREE 12'5" (3.78m) max x 8'5" (2.57m) max

BEDROOM FOUR 11'7" (3.53m) max x 6'11" (2.11m) max

BATHROOM 17'10" (5.44m) max x 7'6" max

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: OTHER

Sewerage: SEPTIC TANK

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

#### MINING

The property is 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.

#### AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

#### 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: D

EPC RATING: C

AM0004831/LP/LP/13052024/V.1.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

**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.

16 Branches across the North-East

