

Harbour Sands

LIGHTHOUSE VIEW | AMBLE | MORPETH | NORTHUMBERLAND



A wonderfully unique, coastal property with fantastic
views of iconic Northumbrian coastline

Warkworth 2.5 mile | Alnmouth Station 6.4 miles | Alnwick 10.0 miles | Morpeth 14.5 miles
Newcastle International Airport 29.0 miles | Newcastle City Centre 32.6 miles.





Accommodation in Brief

Ground Floor

Principal Bedroom with En-Suite Shower Room | Guest Bedroom
Family Bathroom | Further Bedroom

First Floor

Open Plan Kitchen/Dining and Living Space | Bedroom
Family Bathroom | Balcony







The Property

Sitting on the outskirts of the characterful village of Amble, Harbour Sands offers stunning views of the distinctly beautiful Northumberland Heritage Coastline. Marked by imposing castles, long sandy beaches, and charming villages, the area is connected by scenic coastal paths that meander through the idyllic surroundings. The property's characteristic design and uncommon location make it a perfect candidate for holiday lettings; however, Harbour Sands also enjoys residential approval, providing the option to make a permanent retreat to the coast if desired.

Harbour Sands forms part of Signal Cottage, a recent modern development comprising three individual bespoke luxury properties that sit firmly within the dunes, offering unobstructed views of the North Sea and the Coquet Island RSPB nature reserve.

Completed in 2020, Harbour Sands features a modern design, characterised by an attractive contemporary interior and fantastic floor-to-ceiling glazing on the gable end of the house, granting unrivalled views of the iconic Northumbrian coastline.

Harbour Sands is an 'upside-down property' with three out of the four bedrooms occupying the ground floor, and the living areas benefiting from the elevated coastline views and exclusive balcony access on the first floor.

Inside, the property boasts a modern layout, featuring high-quality furnishings, fixtures, and fittings. Three spacious and thoughtfully arranged bedrooms make up the ground floor, along with plenty of storage available in the entrance hallway.



On the ground floor, the principal bedroom has its own en-suite shower room, and a modern family bathroom services the remaining bedrooms. The stairs to the first floor lead to a spacious open-plan living area, bathed in natural light and benefiting from breathtaking scenic views. The kitchen is well-appointed, showcasing tasteful neutral tones and boasting modern appliances including an integrated dishwasher, fridge freezer, wine cooler, and washer/dryer.

A spacious fourth bedroom can be found on the first floor along with a well-appointed, modern family bathroom, complete with both bath and shower.

The private balcony, accessible via the kitchen/diner, features stunning views of the North Sea, Amble harbour entrance, and North East coastline. It is the perfect place to catch the early morning sunrise and late-night sunsets.

The property is heated using an underfloor heating system, powered by Valiant air source heat pumps. Additionally, thermally thick walls contribute to the energy efficiency and warmth of the property.







Externally

In addition to the balcony appearing on the first floor, a charming garden space, boasting scenic views, is accessible via French doors from the ground floor bedroom. The property offers ample parking space, featuring a spacious driveway that can accommodate two vehicles. One of these parking spots benefits from the protection of a carport overhead.

Agents Note

The contents of Harbour Sands can be available to purchase via separate negotiation.

Local Information

Amble is a small fishing port on the Northumberland Coast Area of Outstanding Natural beauty. It lies at the mouth of the River Coquet and nearby Coquet Island, home to a variety of birds and a colony of seals, is visible from its beaches and working harbour.

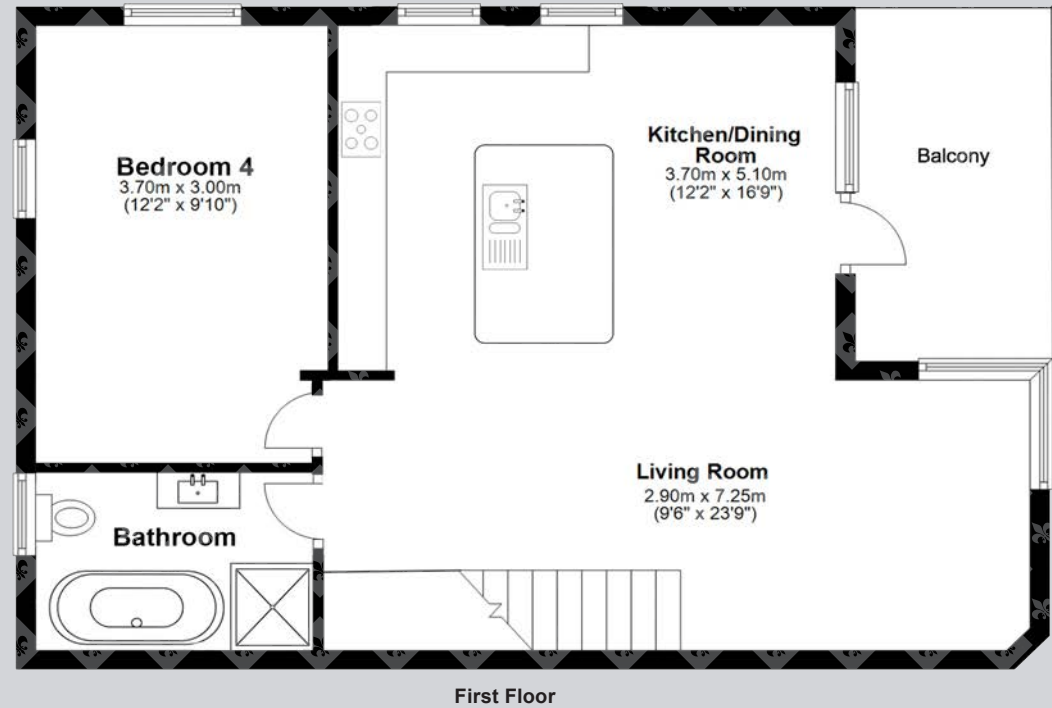
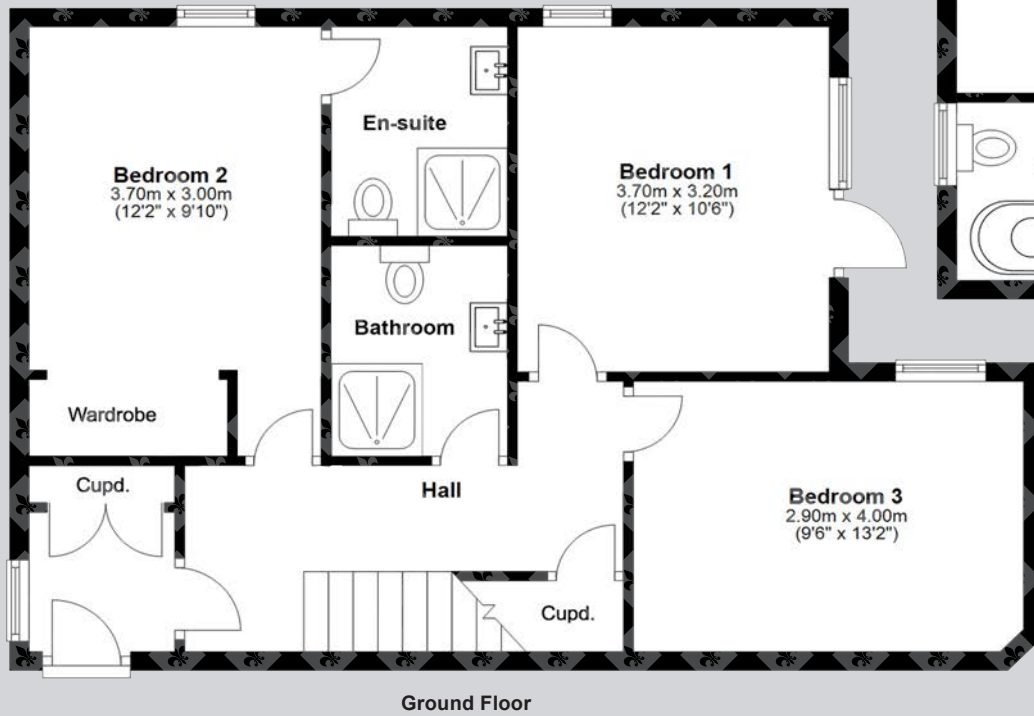
There is an award-winning marina, community-based watersports centre, a health and leisure centre, good shops including a newly-built supermarket, and a bustling Sunday market. Popular seafood restaurants such as The Boathouse and The Fish Shack, traditional gastro pubs and Spurreli boutique ice cream parlour are also big attractions. Further afield are the market towns of Alnwick and Morpeth, and numerous quiet sandy beaches such as Hauxley and Druridge Bay, historic castles including Warkworth and Bamburgh, links golf courses and the Cheviot Hills within the Northumberland National Park.

For the commuter, Amble is just off the main Northumberland coastal road (A1068) and is also within proximity of the A1 which provides a main route north to Scotland and south to Newcastle and beyond.

Alnmouth railway station is just a short drive away with regular East Coast Mainline direct services to Newcastle, Edinburgh and London.



Floor Plans



Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Air source heat pump and underfloor heating.

Postcode

NE65 0SF

Council Tax

TBC

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

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