

FOR  
SALE

TOWER HOUSE COLLYWELL BAY ROAD, SEATON SLUICE NE26 4QZ  
£370,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- CURRENTLY USED AS AN ART GALLERY
- TWO FIRST FLOOR RECEPTION ROOMS
- MODERN KITCHEN
- BATHROOM WC
- NO UPPER CHAIN
- EPC RATING E

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FIRST FLOOR ROOM ONE  
19'5 x 19'4

FIRST FLOOR ROOM TWO  
15'8 x 10'2

KITCHEN  
9'11 x 5

GROUND FLOOR ROOM ONE  
19' x 17'9

GROUND FLOOR ROOM TWO  
16'4 x 6'10

GROUND FLOOR ROOM THREE  
11'4 x 10'7

BATHROOM WC  
7'7 x 6'2

FRONT GARDEN

REAR YARD

## TOWER HOUSE COLLYWELL BAY ROAD, SEATON SLUICE NE26 4QZ

Embleys are delighted to be instructed in the sale of this unique, Grade II listed, detached house, currently used as an Art gallery. The Tower house was built sometime between 1720 and 1765 as the Harbours Masters House. The tower section was built first and the rectangular section was added approximately 10 to 30 years later. Although no firm records have been found it is thought to have been built and designed by Vanburgh who designed Delaval Hall, around the same time, as the windows in the tower section are in his style and the octagonal shape is also reflected in parts of other houses he built such as Castle Howard in North Yorkshire.

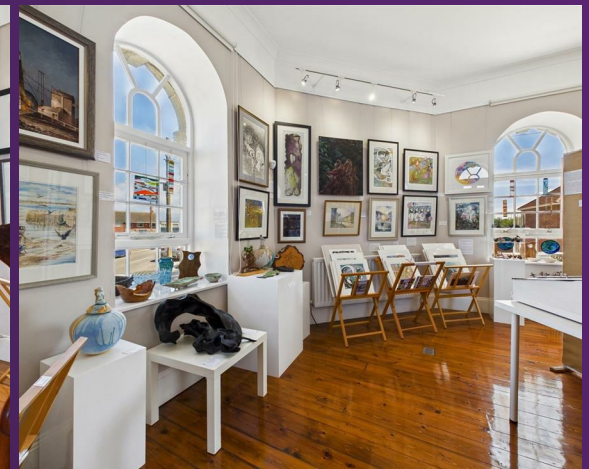
With over 1215 square feet of accommodation on offer the entrance to this charming property is by the first floor, currently used as part of the art gallery, which would make a fantastic spacious and light reception room with its unique shape and beautiful, period windows providing fantastic coastal and sea views. To this floor there is another versatile room, a fitted kitchen and stairs down to the ground floor. There are three rooms to the ground floor, including another spacious room used as part of the gallery, and one room currently used as an additional kitchen. These rooms were previously used as bedrooms. There is also a fitted bathroom benefitting from a bath with shower over, pedestal wash basin and low level WC. Externally there is a front garden with a good variety of plants and a rear paved yard.

The generous size, unique feel and fantastic location of this property makes for a truly rare and exciting opportunity which can only be appreciated by a visit.

Seaton Sluice is a beautiful little village on the coast, providing a getaway feel balanced with a modern lifestyle. Seaton Sluice benefits from being slightly quieter, more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed.

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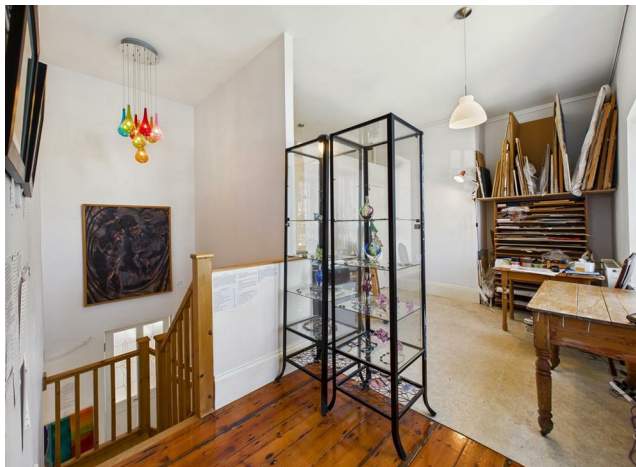
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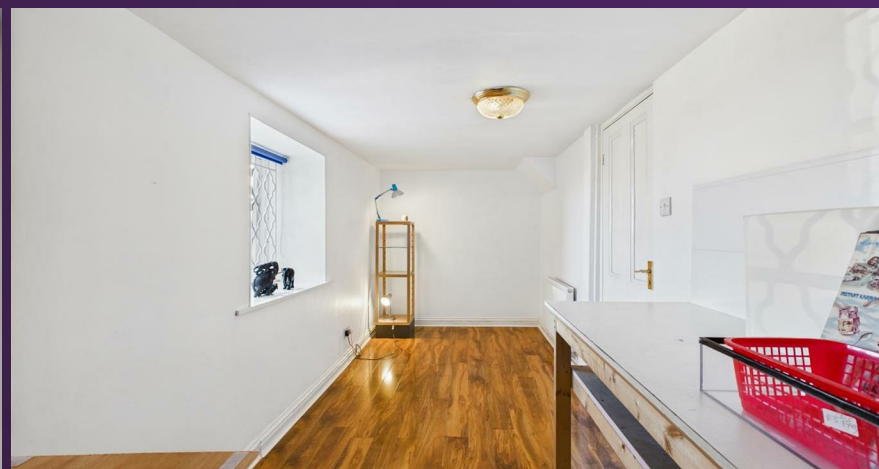
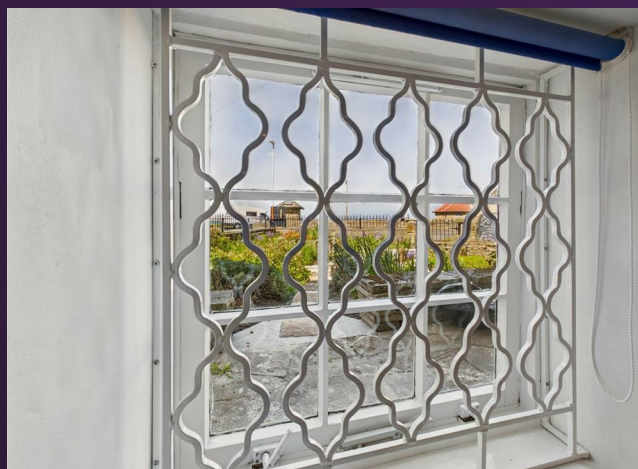
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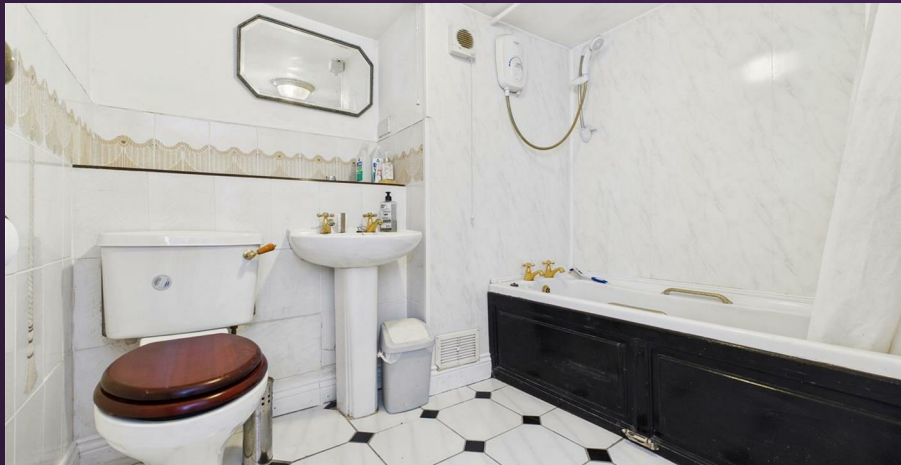
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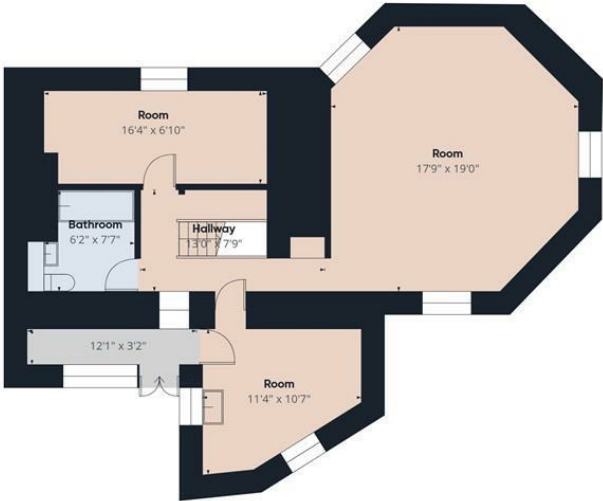
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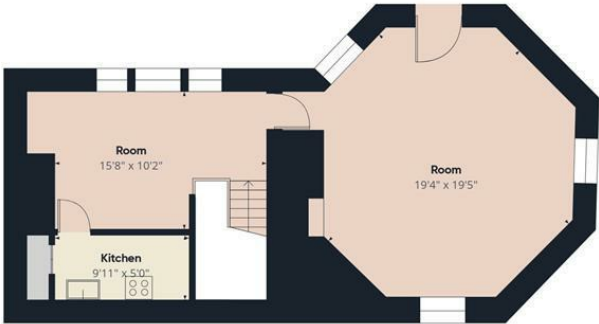
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1215 ft<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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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## SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

## APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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## THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>53</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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