

SIGNATURE

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 Holywell, Whitley Bay NE25 0LJ

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**Asking Price
£450,000**

Signature North East is delighted to introduce this charming detached cottage in the heart of the picturesque Holywell Village, near Whitley Bay. Being conveniently close to local shops, cafés, pubs, and the scenic Holywell Dene. This property includes an additional building, with the entrance to the main road area, which was originally the village post office and is currently classed as commercial, with potential for renovation to convert the space into an additional residential space, this property includes a kitchen area and WC. The unique blend of residential comfort and commercial opportunity makes this property a rare find in a desirable location.

Upon entering, the quaint porch showcasing original leaded glass that has been restored and fitted within double glazing. The hallway, accessed through double doors, leads to the principal rooms on the ground floor. To the left, the kitchen boasts a traditional oak design with ample wall and base units, a dishwasher and a small breakfast bar. A door provides outdoor access to the back garden, outhouse, and outdoor WC. To the right of the hallway, the dining room is perfect for formal dining, with natural light flooding through the bay window. A fireplace feature wall brings warmth to the room, complemented by a fitted cupboard for additional storage. The dining room connects to a living room, which features a cosy fireplace and flows into a spacious sunroom. Large windows in the sunroom offer panoramic views of the mature, tranquil and peaceful back garden, with double doors lead directly into the garden. The sitting room is ideal for gatherings, featuring an authentic log burner. This room connects to the utility area with a downstairs WC. The utility room is equipped with a washer and dryer. There is also a door leading to the back garden.

The stairs lead up from the hallway to a large landing area that benefits from natural light through a window. There are three well-appointed double bedrooms. The two larger bedrooms overlook the garden through large windows, making the rooms airy and bright. Bedroom 1 features fitted wardrobes and a small walk-in cupboard, while Bedroom 2 offers ample space with a feature surround. Bedroom 3 is cosy and quirky, enhanced by a Velux window for additional light.

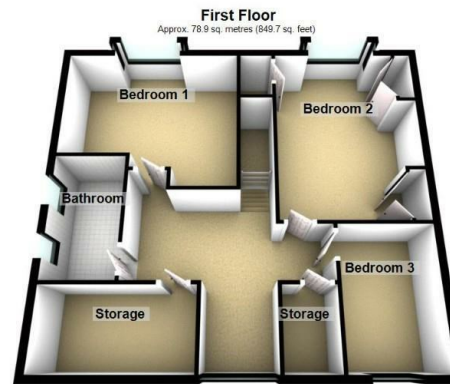
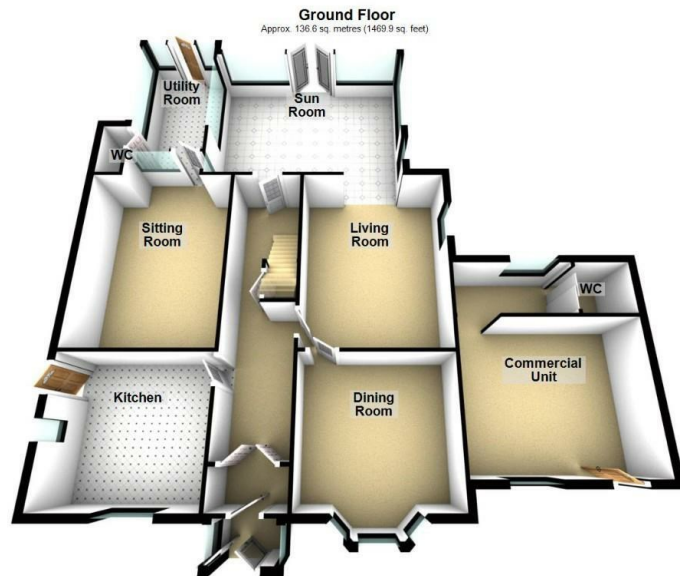
The family bathroom includes a four-piece suite, featuring a walk-in shower and a bathtub for relaxation. Additional storage is available on the landing, with two doors leading to storage areas, including a walk-in space with plenty of room.

Outside, the rear of the property boasts a mature, secluded back garden offering privacy. This area includes a greenhouse, a brick outhouse, a brick outdoor WC, and a hidden shed at the bottom of the garden, providing a haven for nature and wildlife. To the front, there is off-road parking for two cars via a double drive.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Total area: approx. 215.5 sq. metres (2319.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
15'7" x 12'2"

Sitting Room
15'7" x 12'1"

Dining Room
11'4" x 12'2"

Sun Room
17'8" x 13'6"

Kitchen
12'1" x 11'4"

Utility Room
12'2" x 6'9"

Bedroom One
15'9" x 12'5"

Bedroom Two
15'8" x 12'2"

Bedroom Three
11'3" x 7'7"

Bathroom
10'5" x 5'10"

Commercial Unit
12'0" x 14'5"

WC
4'5" x 4'4"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76

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