



# The Fat Badger

Easington, near Bamburgh



SANDERSON  
YOUNG









**The Fat Badger**  
**Easington, Belford, near Bamburgh,**  
**Northumberland, NE670 7EH**

**Successful luxury holiday let only minutes from Bamburgh with stunning views over countryside and beach. This is truly a unique, newly constructed 3 bedroom holiday home.**

Modern glass-fronted exterior and spacious interior, contemporary yet 'industrial' feel with many exposed pipework, brickwork and wood beams. The Fat Badger has been carefully designed to make the most of the amazing views all around the property.

Sitting just a few miles outside of the sought-after Bamburgh village, is this wonderfully unique and stylish modern home. Boasting a range of stunning design features and blending the indoor space with the outdoor al fresco living/dining area, there are also fabulous views and you're only a few minutes' walk from Budle Bay.

In an Area of Outstanding Natural Beauty, the village offers local stores and plenty of beautiful walks while Bamburgh, with its beach recently voted as the best in North England by The Times and Sunday times, offers a choice of cafes and restaurants, a popular golf course and local stores. The modern glass-fronted exterior and spacious interior has a quite magnificent contemporary yet 'industrial' feel with many exposed pipework, brickwork and wood beams with a complimentary décor colour.

**Price Guide:**  
Offers Over £475,000

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The Fat Badger has been carefully designed to make the most of the amazing views all around the property with ample living and sleeping space on both floors. The Fat Badger has been a successful holiday let property over the past few years, generating an approximate income of £50,000 and consistently occupied over the year.

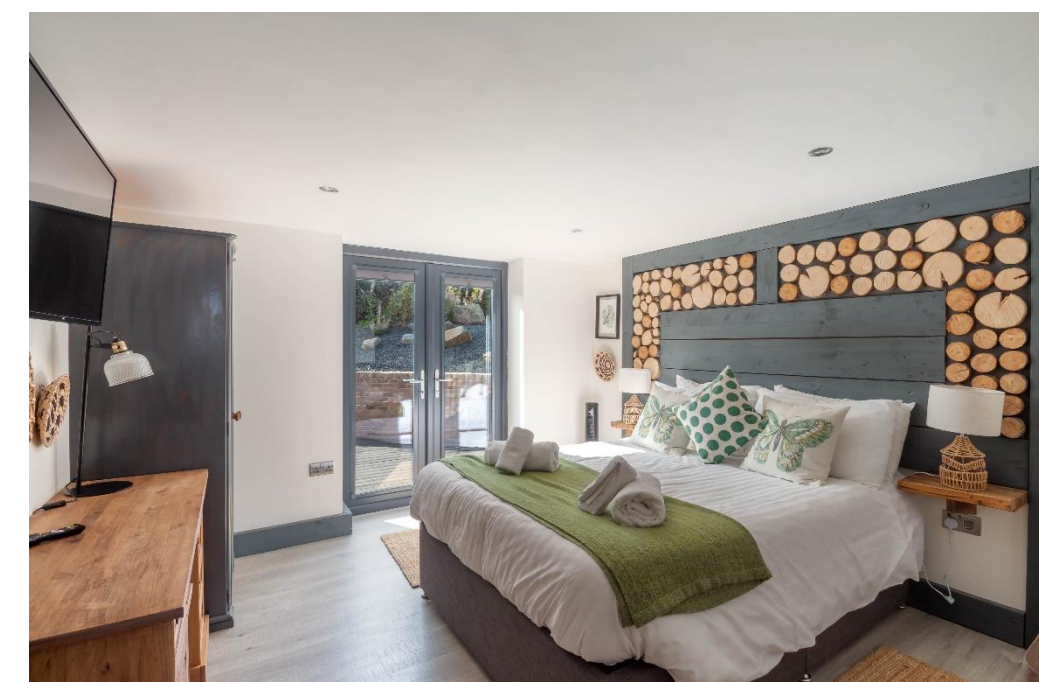
**Ground Floor** - On the ground floor, the main entrance leads you into a simply stunning contemporary kitchen/dining room with floor to ceiling windows that flood the room with so much light. The quirky pipework at ceiling height is beautifully offset by exposed beams and brickwork. There is a range of modern wall and base units with white marble work surfaces and built-in appliances. A large central island sits adjacent to the dining space, big enough for a table to seat six to eight people. Bifold doors from the kitchen area take you out onto the first of two superb al fresco dining/entertaining areas. The second outside patio is accessed via French doors from the dining area.

Also, on the ground floor are two of the double bedrooms, both of which have French doors out onto the rear patio, and benefit from fitted wardrobe and storage space. One bedroom has a stunning log-inspired feature wall which has a lovely rustic theme, while the other bedroom has a relaxing marine theme. The stylish, luxury bathroom has a bath, a separate shower, basin and WC. There is also a cloakroom off the kitchen.

**First Floor** - On the first floor is the main living space with a lounge on a mezzanine style floor and doors to a Juliet balcony, which draws the outside in, offering far-reaching and uninterrupted views over beautiful countryside, as well as the coastline at Buddle Bay. Off the lounge, double wood doors lead into the generously sized third bedroom with exposed brickwork and beams, and doors to a Juliet balcony. There is a charming seating area opposite rustic style fitted wardrobes and a quite unusual yet stunning en-suite bathroom with a freestanding bath, a separate triple-size shower, long basin and WC.

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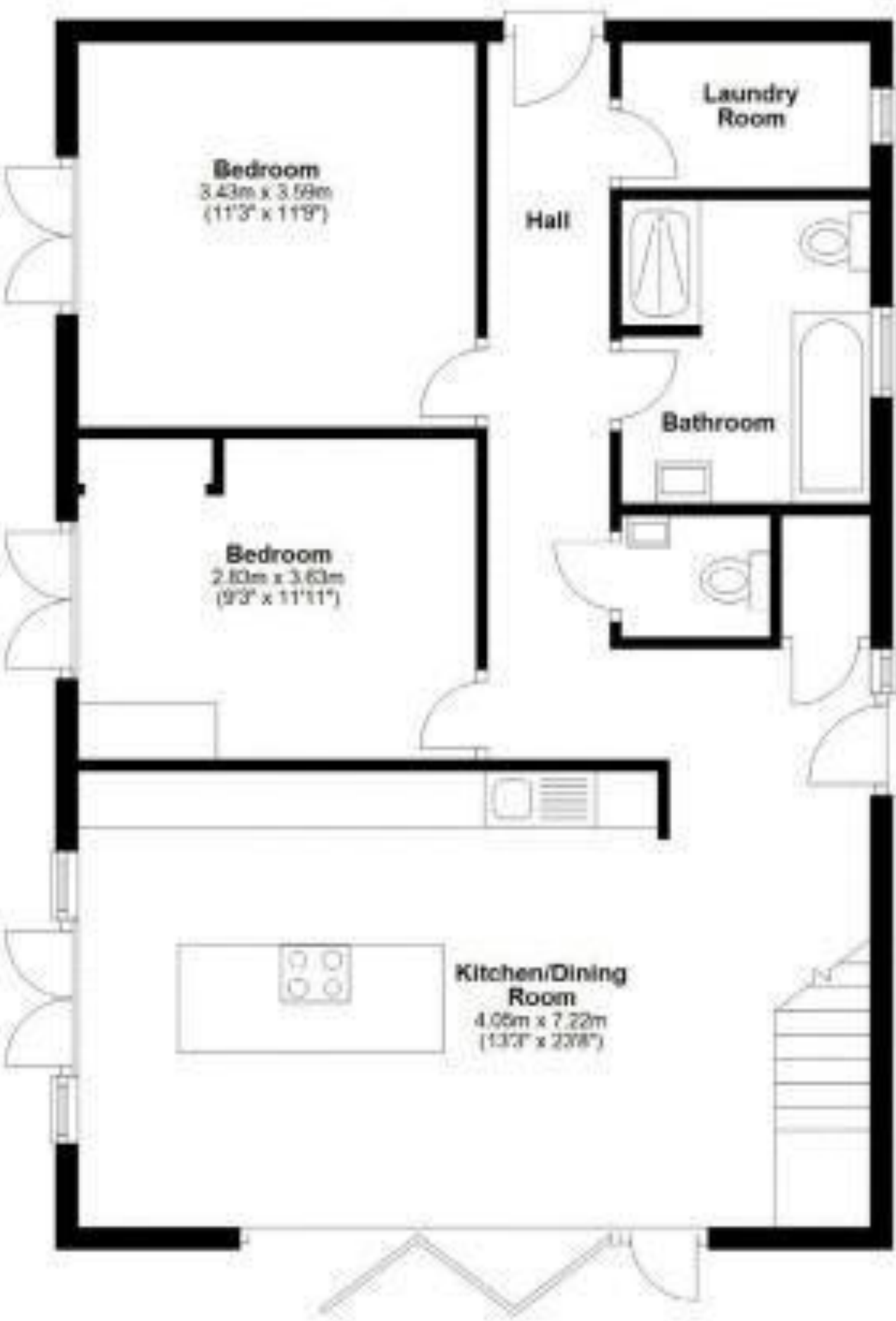
Externally - A wonderful feature of the property is its outside space with lends itself to al fresco dining within a dedicated enclosed dining area, family time and entertaining. There are three wood decked patios, all of which offer plenty of space, the most stunning views and are safe for children to play. At the front of The Fat Badger, a large private gravel driveway provides parking for several cars.

The Fat Badger is just a few minutes from the picture book Bamburgh with its stunning beaches and undulating sand dunes, the magnificent Bamburgh Castle, fine dining restaurants mingled with delightful cafés nestled in picturesque corners and the most fabulous views.

The local Bamburgh Castle Golf Club is famed as one of the most scenic in Britain; just marvel at the views of Lindisfarne, the Cheviot Hills and Farne Islands as you enjoy a relaxing round of golf. Ross Sands beach is located just 2.7 miles away, between Holy Island and Waren Mill, 3 miles of unspoilt dunes and white sand beach with seals and bird life to enjoy, and a view to Lindisfarne to the left, and Bamburgh to the right. Just a stones throw away., you can enjoy Lindisfarne Oysters near Belford, The Deli & Bistro at Sunnyhills Farm Shop Belford, R Carter & Son the Bamburgh Butcher, baker and sausage roll maker, Swallow Fish Smokery in Seahouses and Turnbolls Northumbrian Food Hall in Alnwick.

Approx. Distances; Bamburgh 4.6 miles | Holy Island - 12 miles | Berwick and Berwick Railway Station on Main East Coast Railway line to go north to Edinburgh and South to Newcastle upon Tyne and stations to London Kings Cross - 15.2 miles | Newcastle Upon Tyne 49.5 miles | Edinburgh 72 miles

Services: Mains Electric & Water | Treatment Plant | Bio-Mass Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: C



Total area: approx. 123.8 sq. metres (1333.0 sq. feet)



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