



# 5 Beadnell House

Beadnell

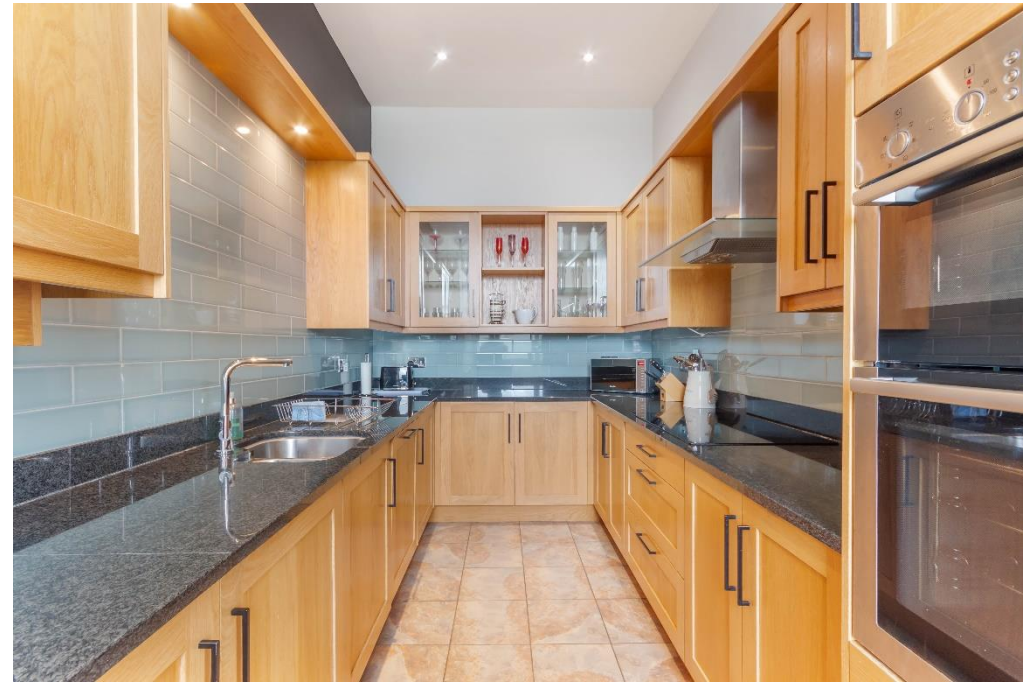


SANDERSON  
YOUNG









**5 Beadnell House**  
**Beadnell, Chathill, Northumberland,**  
**NE67 5AT**

**Impressive two bedroom conversion apartment, located on the first floor of this magnificent Grade II listed, period house in the centre of Beadnell village overlooking the Church, beautiful communal grounds, allocated parking for two cars & visitor parking - run as a successful AirBnB. NO UPWARD CHAIN**

A beautifully presented conversion apartment, ideal as a main coastal home, second home or commercial holiday let - the Grade II listed house has a prime location in the village, a minutes walk from the Saltwater Cafe, Craster Arms & Beadnell Towers Hotel and a short walk to the beach and coastline. Sympathetically converted around 16 years ago, the apartment has retained many period features including large sash windows with working shutters, ceiling coving to the high ceilings, and a marble fireplace in the sitting room, with a HIVE Smart Home system added in more recent years.

**Price Guide:**

Guide Price £375,000





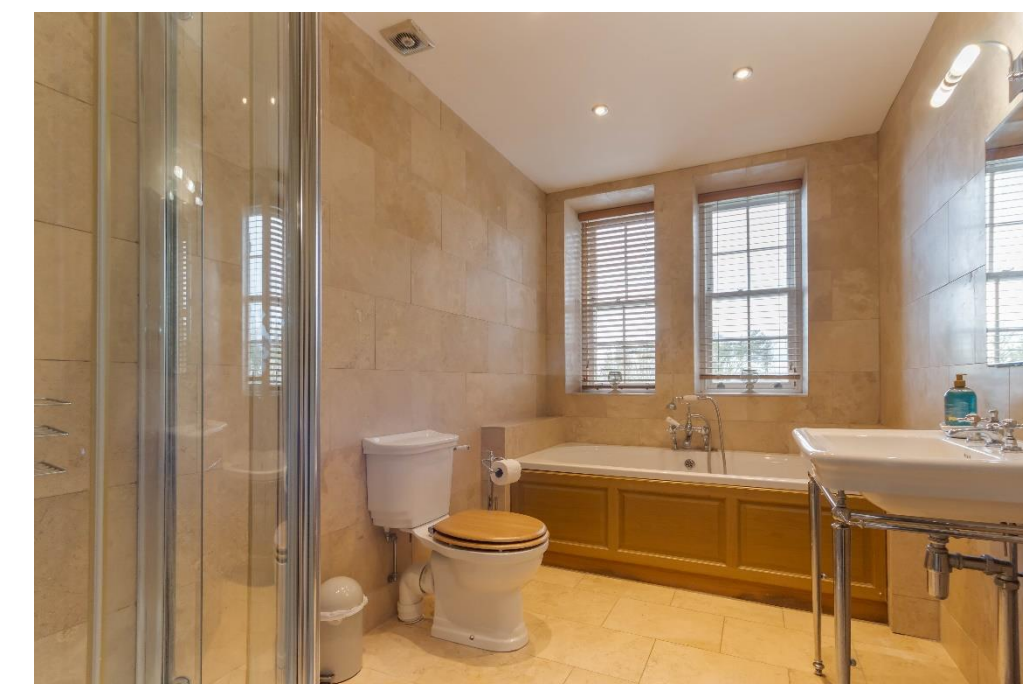


Living - Secure communal entrance with a grand staircase in the hallway | First floor | Entrance hallway with telephone entry system and decorative coving to the ceiling | Stunning sitting room with lovely high ceilings and excellent natural light from the two large sash windows with shutters, marble fireplace and traditional style radiators | Stylish and well appointed galley style kitchen/dining room with a range of wood cabinets with black granite worktops, Bosch double oven, & induction hob, integrated dishwasher, washing machine & fridge/freezer - large sash window with shutters and inset spots.

Bedrooms - Steps lead down into the bedroom hallway with a built in storage cupboard | Superb large double/family bedroom with two sash windows and ample space for freestanding bedroom furniture | Small double bedroom two, with dressing area and sash window | Luxury bathroom/wc with travertine tiling to the floor and walls, a white double ended bath with antique style shower off the taps, separate corner shower with rainfall head, 'Imperial' wash hand basin and WC, and ladder radiator.



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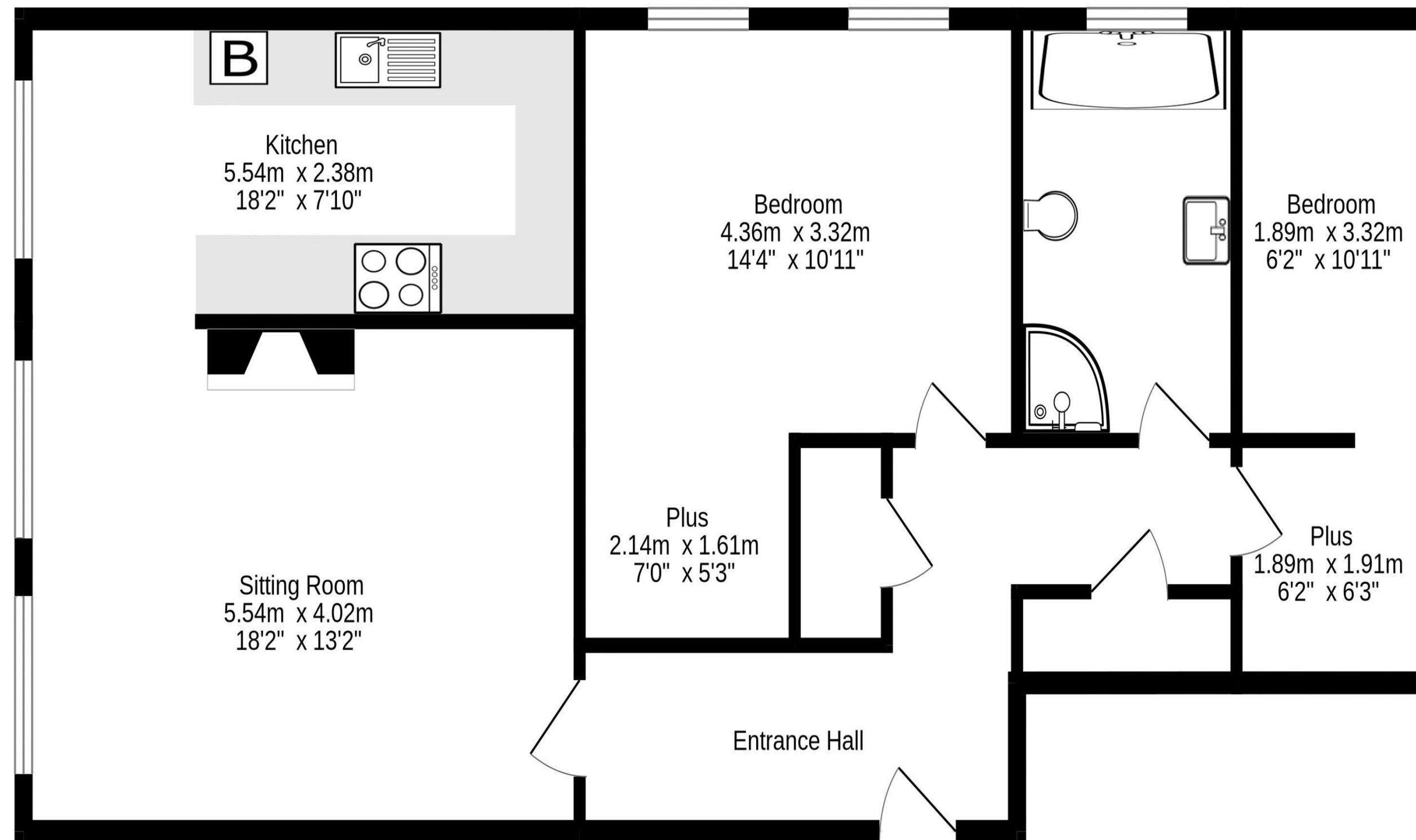








First Floor  
69.1 sq.m. (744 sq.ft.) approx.



TOTAL FLOOR AREA : 69.1 sq.m. (744 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally - beautiful mature and well maintained communal grounds, with allocated bay parking for two cars and additional visitor parking.

Services: Mains Electric, Water & Drainage | Calor Gas | Tenure: Leasehold with a Share of Freehold | Council Tax: Band D | EPC: C

Lease Details; 10 Residents within the building have a share of the Freehold | 108 Years Remaining on Lease (125 Year Lease from 2007) | No Ground Rent | Service/Maintenance Charge £3,000 annually



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