



# Grace Cottage Flat 3 West House

Radcliffe Road, Bamburgh



SANDERSON  
YOUNG



**Grace Cottage, Flat 3 West House  
Radcliffe Road, Bamburgh,  
Northumberland, NE69 7AE**

**Stylish and beautifully presented three bedroom, ground floor apartment, benefiting from its own private entrance, parking outside the property and communal gardens - ideal main home, holiday home or commercial holiday let.**

A fantastic three bedroom conversion apartment, located to the ground floor of this handsome detached house on Radcliffe Road in Bamburgh - West House was built circa 1904 and converted in the 1960's, into seven individual apartments, offering uninterrupted views over the surrounding fields and the beautiful Northumberland Coastline.

The apartment benefits from its own private entrance to the side, parking directly outside the entrance, as well as an ensuite shower and bathroom.

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**Price Guide:**

Offers Over £395,000

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The accommodation has been thoughtfully refurbished and reconfigured by the current owners, maximising the best use of space for a successful holiday home, generating a good annual income.

Grace Cottage - Private entrance | Vestibule | Entrance hallway leading to the living area | Large open plan sitting /dining room and kitchen to the side, with a square bay window with bespoke built in seating area | Contemporary fitted kitchen, with a range of cabinets and integrated appliances; Fridge/freezer, oven, hob, dishwasher and washer/dryer | Excellent views from the sitting room towards the coastline and sea | Master bedroom | Ensuite shower room/wc | Guest double bedroom | Single bedroom three with bunk beds | Family bathroom/wc.

Grace Cottage is currently let through Coquet Cottages, with excellent income and occupancy - details of rental history available on request.

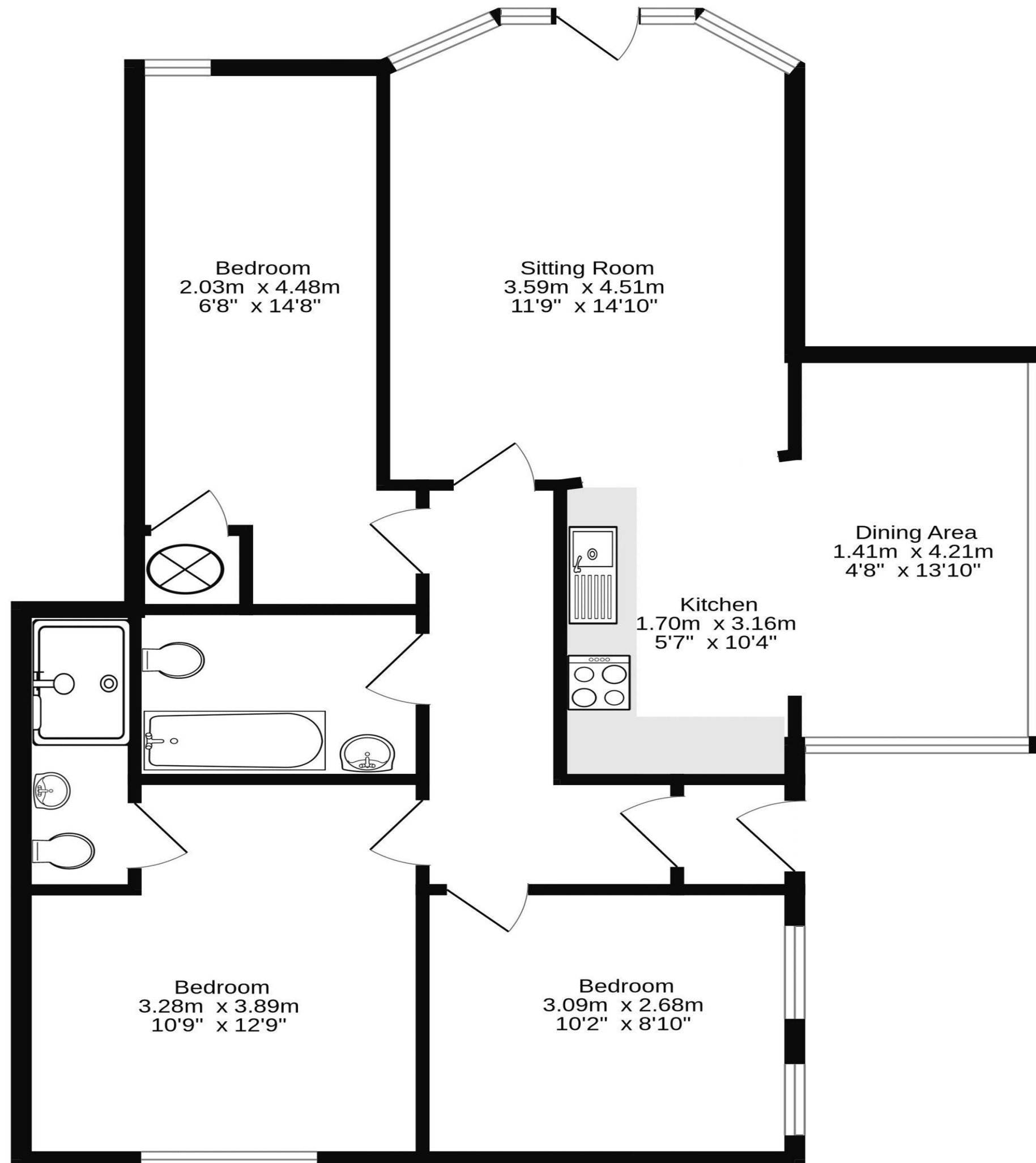
Externally - West House is surrounded by mature landscaped gardens for the use of all residents. The gardens are predominantly lawned with mature trees and shrubs, a timber summerhouse. There is a communal parking area for residents and visitors.



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Ground Floor  
83.1 sq.m. (895 sq.ft.) approx.



The historic & much sought after Bamburgh village has a range of local amenities including, family owned Butchers, Coffee shops, Pubs/Restaurants, Golf Course & Cricket club, all sitting under the imposing Bamburgh Castle. There are a range of leisure activities available in Seahouses and Beadnell, with boat trips to the Farne Islands, kite surfing and paddle boarding in Beadnell Bay and cycle hire for the stunning coastal cycle route.

Services: Mains electricity, water and drainage with electric Wi-Fi connected radiators | Tenure: Leasehold with a Share of the Freehold | Council Tax: Band C | EPC: F

Lease Details: 999 Year Lease with 997 Years Remaining | Maintenance Charge £1,300 per year | Managing Agents: Kingston Property Services

TOTAL FLOOR AREA : 83.1 sq.m. (895 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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