



# Garden House

1 Village Farm, North Sunderland,  
Seahouses



SANDERSON  
YOUNG









## Garden House

1 Village Farm, North Sunderland,  
Seahouses, Northumberland, NE68 7TE

**A superb stone built, period style detached house, located in an attractive former Farm steading in the coastal hamlet of North Sunderland, 0.5 miles from Seahouses Harbour and the coast with miles of sandy beaches - lovely walled garden, driveway parking and an integral garage. Ideal holiday or main home with distant views to Bamburgh Castle.**

Garden House is a highly impressive, four bedroom period style house with generous accommodation set over two floors - the property is finished to a high specification throughout and would suit buyers looking for a main home on the coast or luxury holiday home providing a good income stream.

The property, one of a number of individual stone dwellings on Village Farm, benefits from a single integral garage, driveway parking and a lovely landscaped walled garden with mature planting.

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### Price Guide:

Guide Price £799,000

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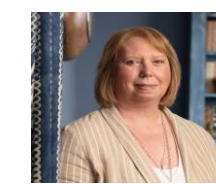




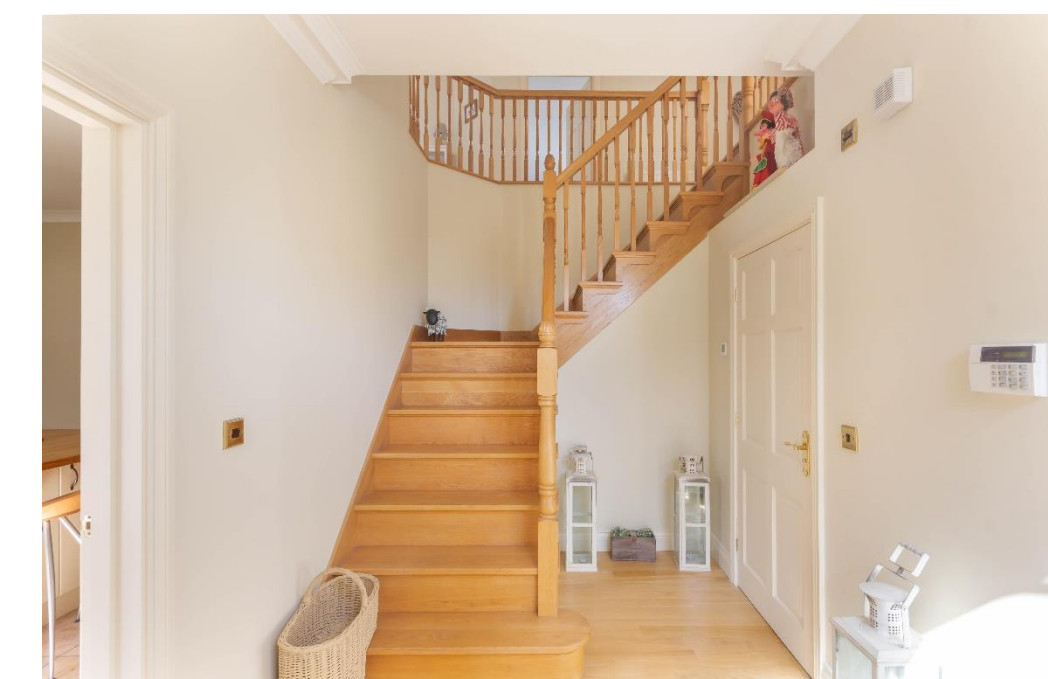
Ground floor - Impressive reception hallway with beautiful oak staircase | Cloakroom/wc | Magnificent 23ft sitting room with a reclaimed antique fireplace, wood burning stove and French doors opening to the rear garden and paved terrace seating area | French door open from the sitting room to the formal Dining room | Well appointed Kitchen/breakfast room fitted with a range of farmhouse-style cabinets, with a large central island with a breakfast bar, four oven AGA, butler sink and a gas hob and electric oven for additional alternative cooking | Utility room with a range of cabinets.

First floor - Attractive first floor galleried landing | Excellent Principal bedroom with dual aspect windows, and a walk in dressing room with fitted open hanging, shelving & drawers | Generous En suite bathroom with bath & separate shower | Guest double bedroom | Ensuite shower room/wc | Two further double bedrooms | Family bathroom with separate shower |

Externally - The house is surrounded by a beautiful and well maintained walled garden, with lawns to three sides, paved and gravel pathways, two paved terraced seating areas for al-fresco dining and well stocked borders with a variety of shrubs, hedgerows and trees. A driveway to the side leads to the block-paved parking area at the rear and provides access to the integral single garage for further parking or storage.



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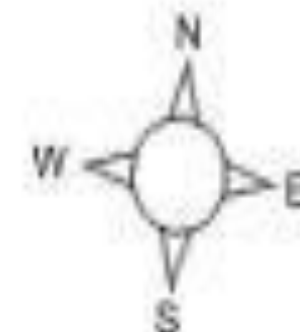








Village Farm, North Sunderland, Northumberland,  
Main House internal area 2,372 sq ft (220 sq m)  
Garage internal area 167 sq ft (16 sq m)  
Total internal area 2,539 sq ft (236 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The property is located in the small coastal hamlet of North Sunderland, moments from the coastal village of Seahouses on the stunning Northumberland Coast. Seahouses offers a range of local amenities, including a Primary School, links Golf Course, and a number of independent shops, supermarket, pubs, cafés and restaurants.

The historic town of Alnwick lies approx. 14 miles to the south where there is a wider range of shops, supermarkets, leisure facilities as well as schools for all ages.

There is excellent connectivity via the A1, approx. 6 miles away, providing access to Berwick upon Tweed & the Scottish borders to the north, and Newcastle upon Tyne to the south. There are main line railway stations, with direct regular services to Newcastle upon Tyne, Londons Kings Cross and Edinburgh Waverley trains in Alnmouth and Berwick upon Tweed. Approx. distances - Seahouses 0.5 miles - Bamburgh 3.2 miles - Alnwick 14.5 miles - Berwick 22 miles - Newcastle International Airport 45 miles - Newcastle upon Tyne 48 miles - Edinburgh 79 miles

Services: Mains Electric, Water & Drainage | LPG Central Heating | Tenure: Freehold | Council Tax: Band G | EPC: C







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