



Puffin Cottage

1 Taylor Street,
Seahouses



SANDERSON
YOUNG



Puffin Cottage, 1 Taylor Street, Seahouses, Northumberland, NE68 7RU

Puffin Cottage, Seahouses - an excellent two bedroom, terraced cottage with private off street parking and outside seating area - a great opportunity for a holiday let investment or coastal second home close to Seahouses Harbour and local pubs/restaurants. Recently refurbished with new uPVC windows (2020) and electric heating system and boiler (2023) - NO UPWARD CHAIN

Puffin Cottage, 1 Taylor Street is a well presented, two bedroom mid terraced house located in the centre of Seahouses just off the Harbour, with off street parking and an outside seating area to the front. The property, currently let though Travel Chapter, has seen a number of improvements in recent years including; new double glazed windows and doors fitted (2020), and a new electric heating system and boiler (2023).

Price Guide:

Offers Over £250,000

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The traditional cottage has retained some period features including the stone inglenook fireplace and pine wood latch internal doors - the house would be ideal as a continuation as a holiday let with all contents included within the sale, or as a second home.

Further details and photography on Puffin Cottage can be found on the 'Cottages in Northumberland Seahouses' which links to www.holidaycottages.co.uk - <https://www.holidaycottages.co.uk/cottage/59152-puffin-cottage>

Ground floor - French doors lead into a large open plan kitchen/dining room, fitted with a range of cabinets and with excellent natural light from the four windows to the front - the kitchen has space for a cooker, plumbing for a washing machine and dishwasher, glazed French doors opening to the living room and access to the inner hallway | Generous living room with a stone inglenook fireplace with cast iron wood burning stove - a door leads to the rear hallway with a staircase to the first floor | Useful rear hallway/store with under stair storage and space for a fridge/freezer.

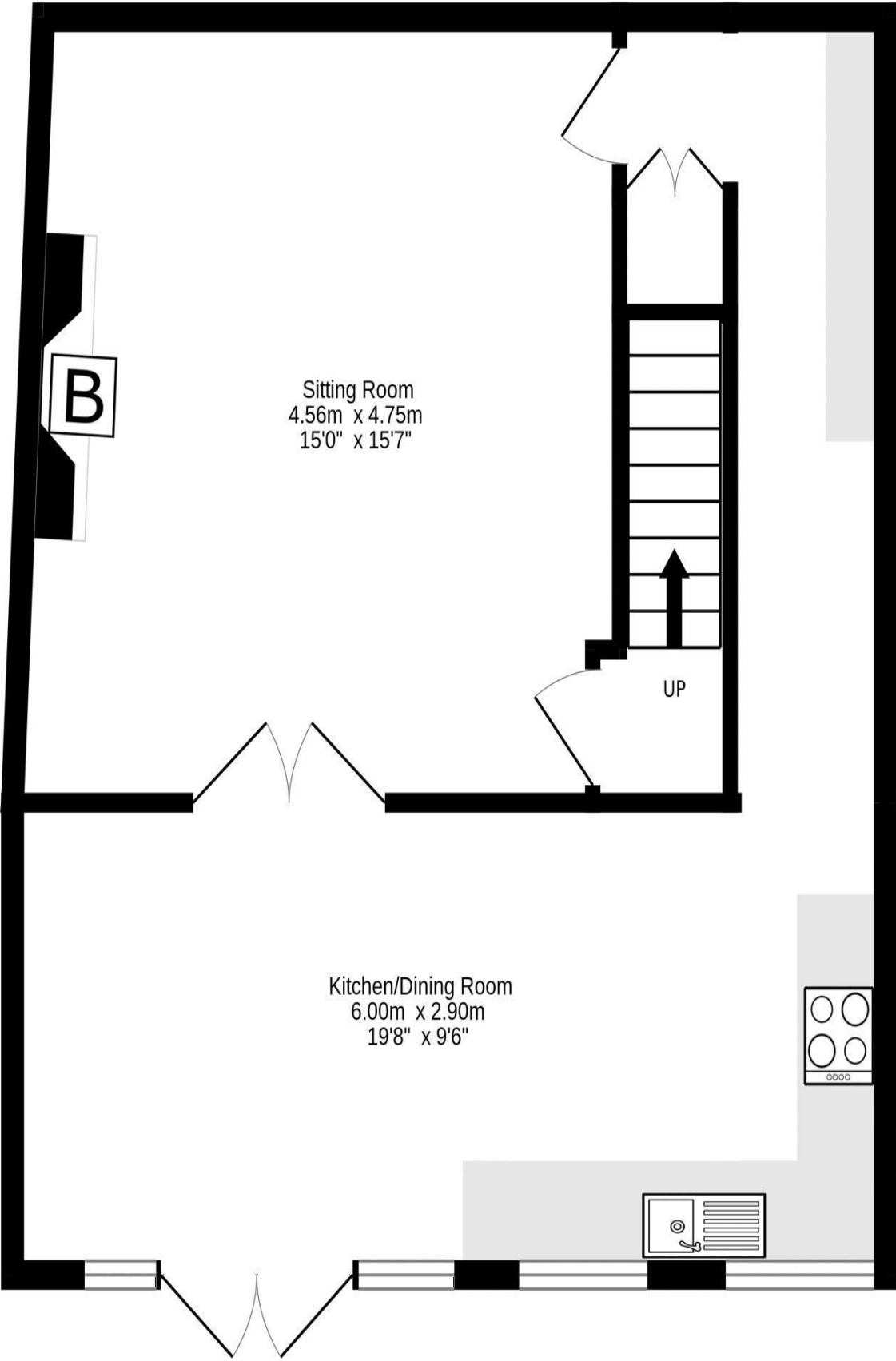
First floor - Family bathroom at the half landing, with white suite; bath with electric shower over, WC , wash hand basin, and new chrome ladder radiator (2025) | First floor landing | Generous bedroom one with a window to the front and space for freestanding bedroom furniture | Bedroom two with a window to the front and access to the loft | Loft housing a hot water tank with a pull down ladder.



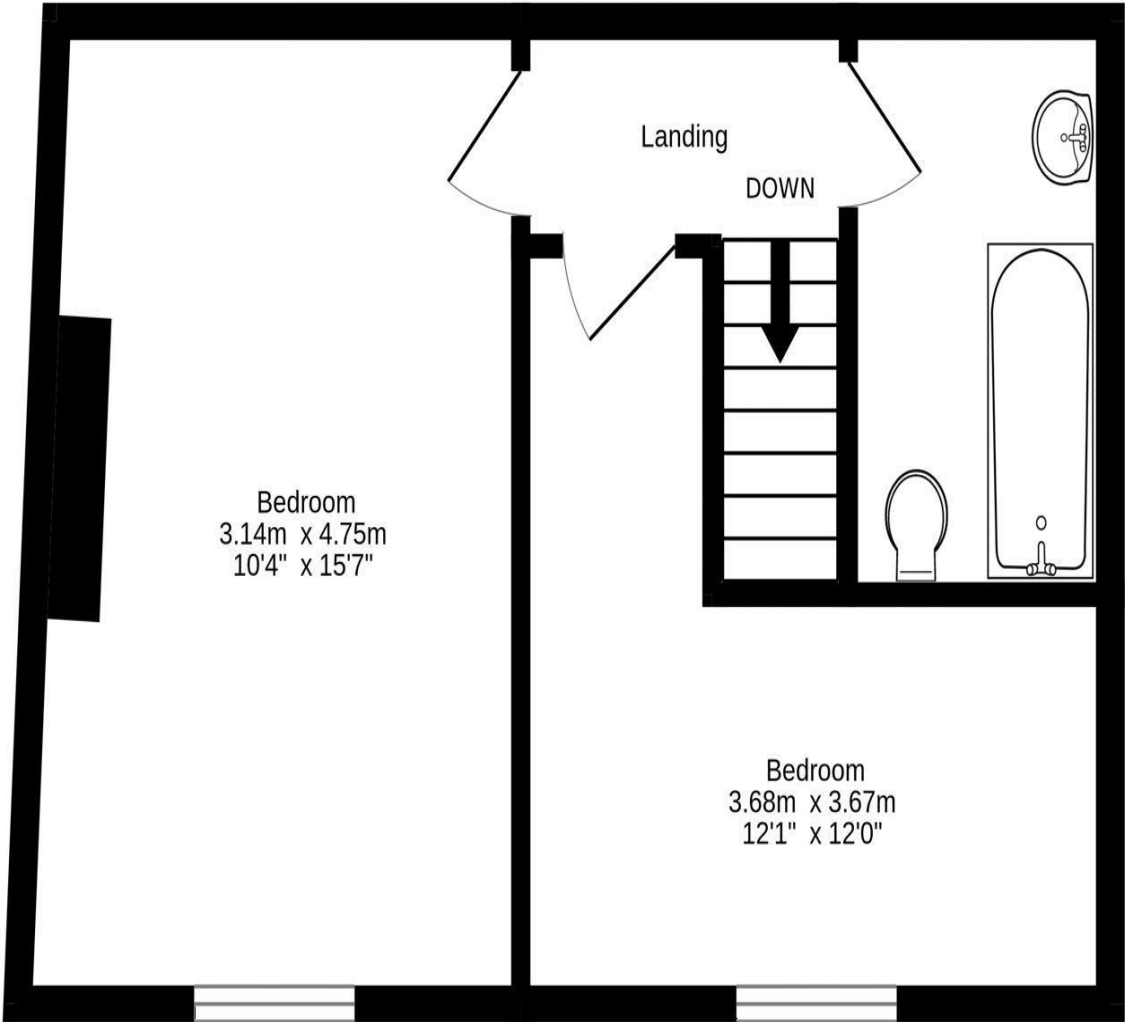
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Ground Floor
50.7 sq.m. (545 sq.ft.) approx.



1st Floor
31.4 sq.m. (338 sq.ft.) approx.



Externally - Puffin Cottage has a block paved driveway for two small cars or one family size vehicle | Space for a bench/bistro table and chairs to the front.

Seahouses forms the gateway to the Farne Islands Nature Reserve and is ideally positioned on Northumberland's Heritage Coastline, from which walks can be enjoyed along the miles of unspoilt beaches and dunes. To the north of Seahouses there is the historic village of Bamburgh, with its imposing Castle and to the south the harbour village of Beadnell, popular for its beaches and water sports. Seahouses village is a small and bustling centre with a variety of shops, restaurants/hotels, public houses, links golf course and 'Seafield' leisure club including swimming pool.

Services: Mains Electric, Water & Drainage | Electric Heaters | Tenure: Freehold | Council Tax: Business Rates | EPC: D

TOTAL FLOOR AREA : 82.0 sq.m. (883 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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