



# Whinstone House

2 Parkburn Court, Craster



SANDERSON  
YOUNG





# Whinstone House

2 Parkburn Court, Craster, Alnwick,  
Northumberland, NE66 3FN

**Impressive contemporary, four bedroom detached house in this exclusive modern development in the heart of Craster village, a moments walk to the historic harbour and some views of the Northumberland Coastline, with attractive private gardens, driveway parking for two cars and NO UPWARD CHAIN.**

Whinstone House was built in 2021 by Shepherd Offshore, and has been a successful commercial holiday let through Cottages.com (figures available on request) and would equally suit those buyers looking for an easily maintained main and second coastal home, close to the Harbour and village pub 'The Jolly Fisherman' and the famous Craster Kipper Smokery, with stunning coastal walks to Dunstanburgh Castle.

## Price Guide:

Guide Price £550,000



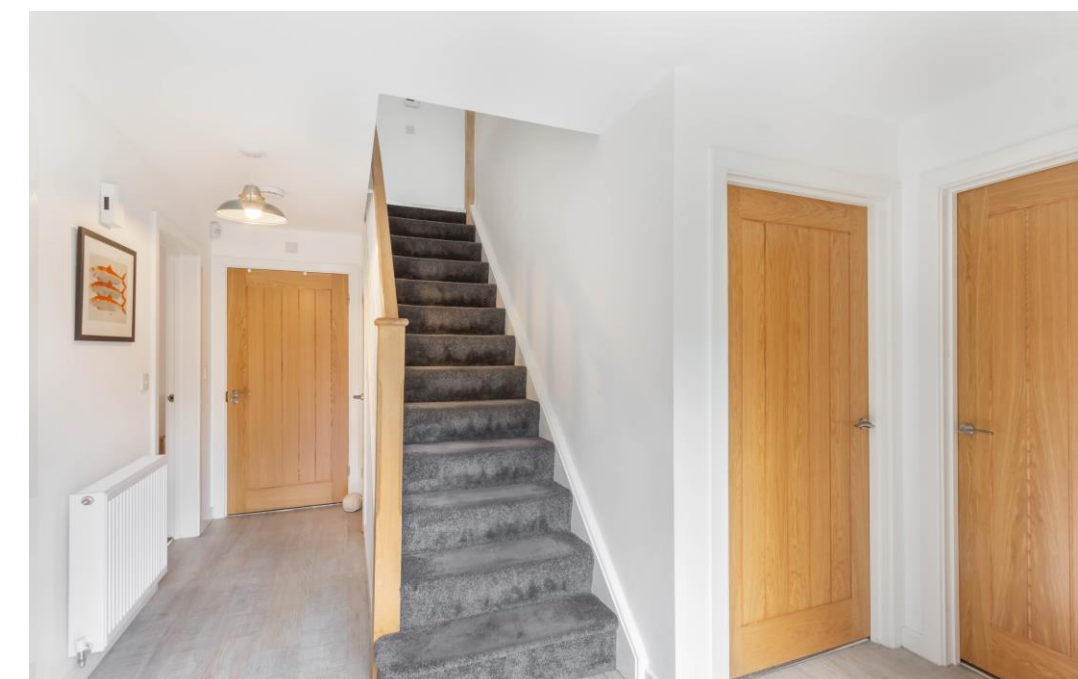


Ground floor - Reception hallway with stairs to the first floor open plan living area | King size Master bedroom with French doors opening to the rear garden and sliding door built in wardrobes | Well appointed ensuite shower/wc | Two further double bedrooms, one with built in sliding door wardrobes | Single/bunk bedroom four | Ground floor bathroom with a bath with shower over, basin and WC.

First floor - Magnificent open plan first floor living area with sitting room, dining room and contemporary fitted kitchen, excellent natural light from the windows to three elevations | Views from the sitting room area towards Craster Harbour and the sea | Stylish Kitchen fitted with a range of cabinets with breakfast bar/stools, integrated electric oven, gas hob, microwave, fridge, freezer, dishwasher and washer dryer.

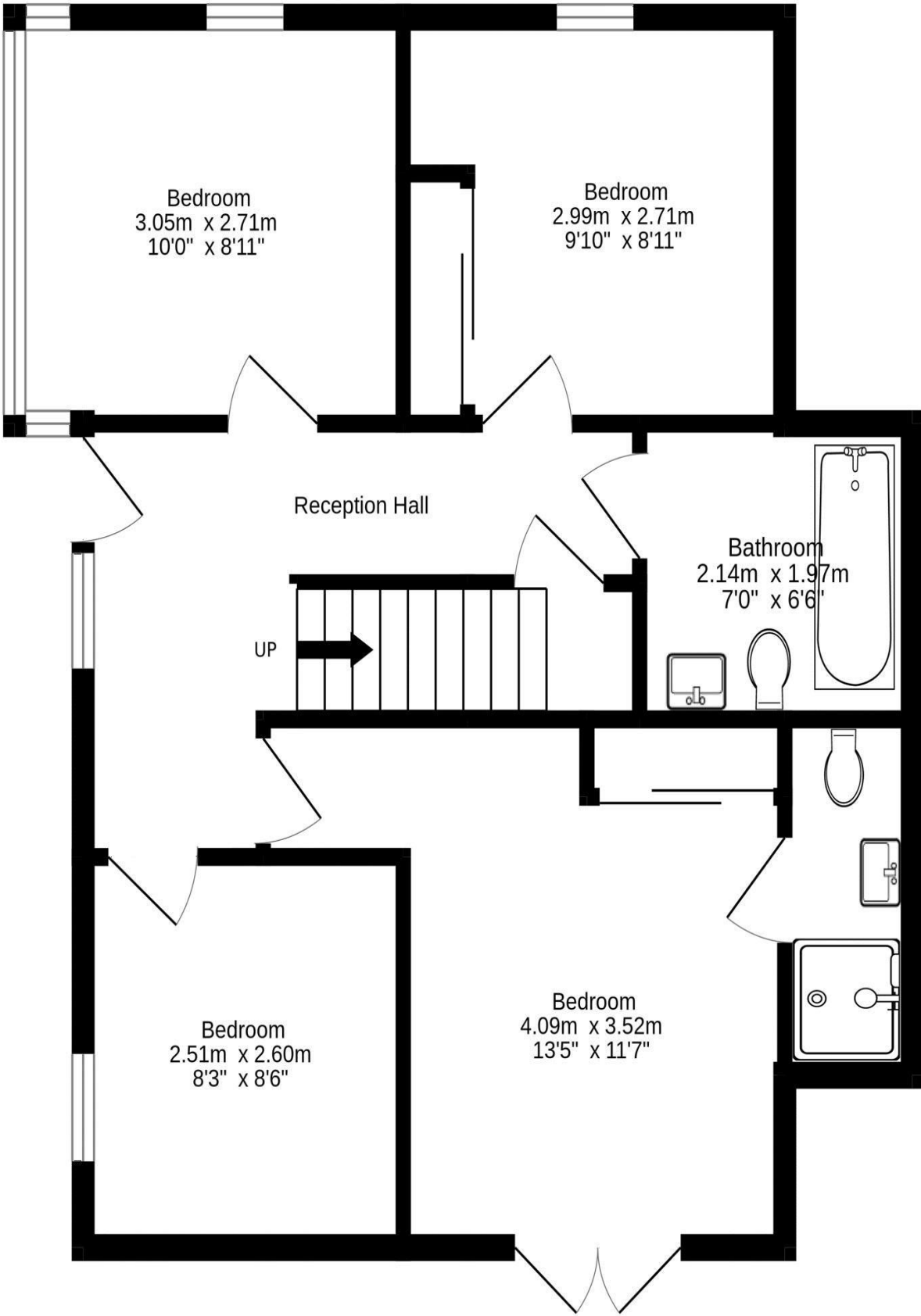


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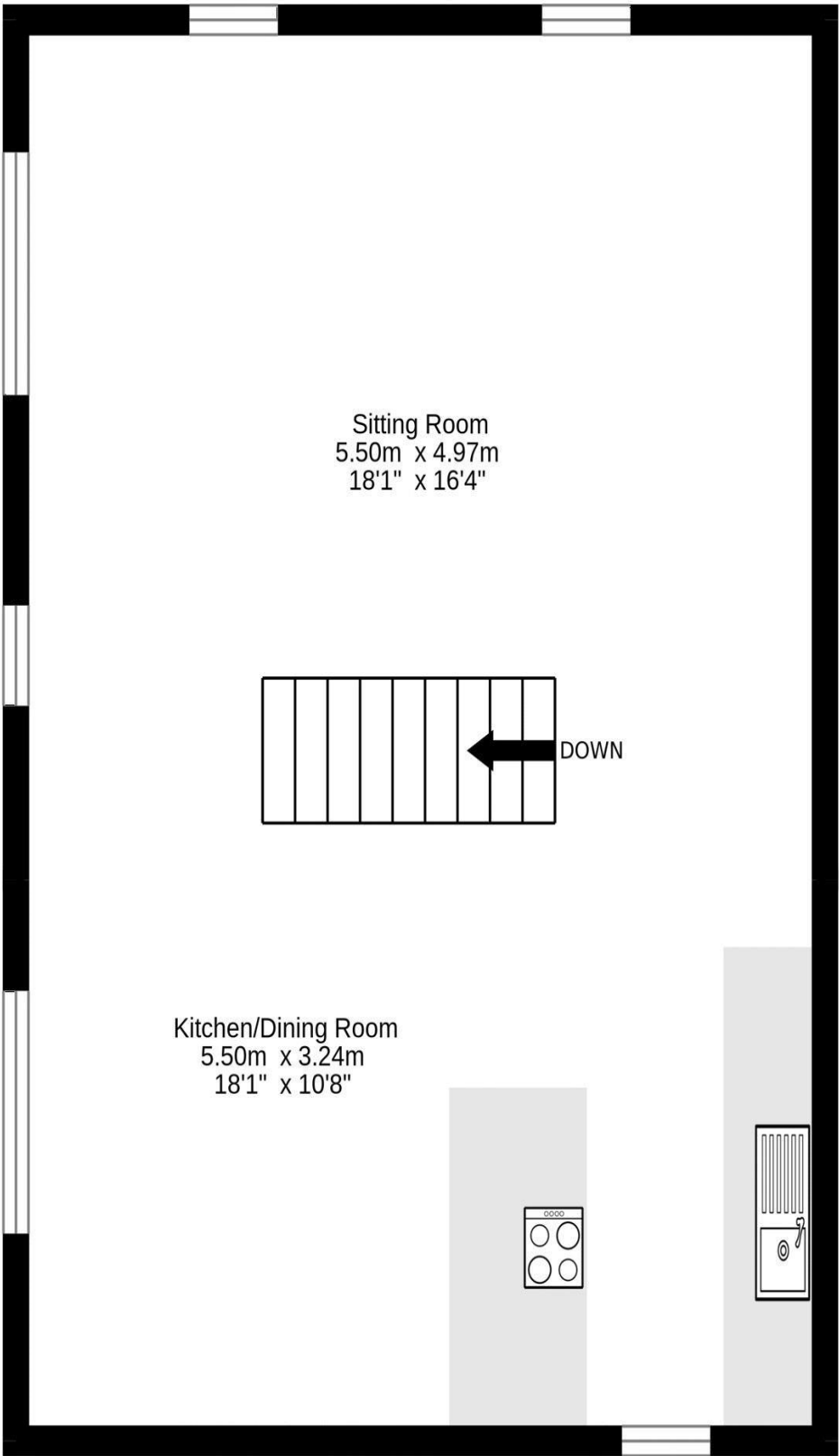




Ground Floor  
51.0 sq.m. (549 sq.ft.) approx.



1st Floor  
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 96.1 sq.m. (1035 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 - the house has a double width block paved driveway for two cars | Paved patio terrace leading from the master bedroom | Lawned rear garden with high timber fencing to the boundary to maximise privacy, raised border with sleepers, and small timber storage shed.

Craster is part of the stunning Northumberland Heritage coastline, and gateway on the coastal path to Dunstanburgh Castle - the picture postcard harbour village, famous for its Robson's Craster Smokery & Kippers, offers a range of local amenities including the award winning Jolly Fisherman pub/restaurant, Art Gallery, and St Peter the Fisherman Church.

Services: Electric & Water | Septic Tank | Calor Gas | Tenure: Freehold | Council Tax: Business Rates | EPC: B

Maintenance charge of £1,092 per annum - includes the maintenance of the communal areas within Parkburn Court, Calor gas unit, electrical distribution unit and sewage pump.

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