



Puffin Cottage

12 Budle Sands, Bamburgh



SANDERSON
YOUNG



Puffin Cottage

12 Budle Sands, Bamburgh,
Northumberland, NE69 7AJ

Traditional stone conversion, in a fabulous courtyard location in this attractive former Farm Steading development at Budle Bay - the three bedroom conversion has a superb gated & enclosed south facing garden and gravel driveway, and is ideal as a commercial holiday let or second home, located approx. 1.7 miles west of Bamburgh and within walking distance of the beach and Budle Sands Nature Reserve.

The cottage is currently utilised as a successful holiday let/investment, (advertised as a two bedroom with the third bedroom being a storage room) and has retained many traditional features including; sash style windows, superb vaulted and beamed ceilings, and Heritage windows to the roof - the cottage has accommodation set over two floors, and benefits from oil central heating and NO UPWARD CHAIN

Price Guide:

Guide Price £395,000

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Ground floor -Vestibule with a tiled floor | Ground floor WC | Excellent open plan 20ft kitchen/dining room, fitted with a range of cabinets with integrated appliances to include oven, induction hob with extractor fan over, dishwasher and undercounter fridge | Separate utility room | Lovely sitting room with a feature fireplace and French doors giving access to the rear access.

First floor - First floor landing | Large family bedroom one, with space for a double bed & additional beds | Second generous double bedroom | A third single bedroom | Well appointed shower room with main shower, WC and basin.

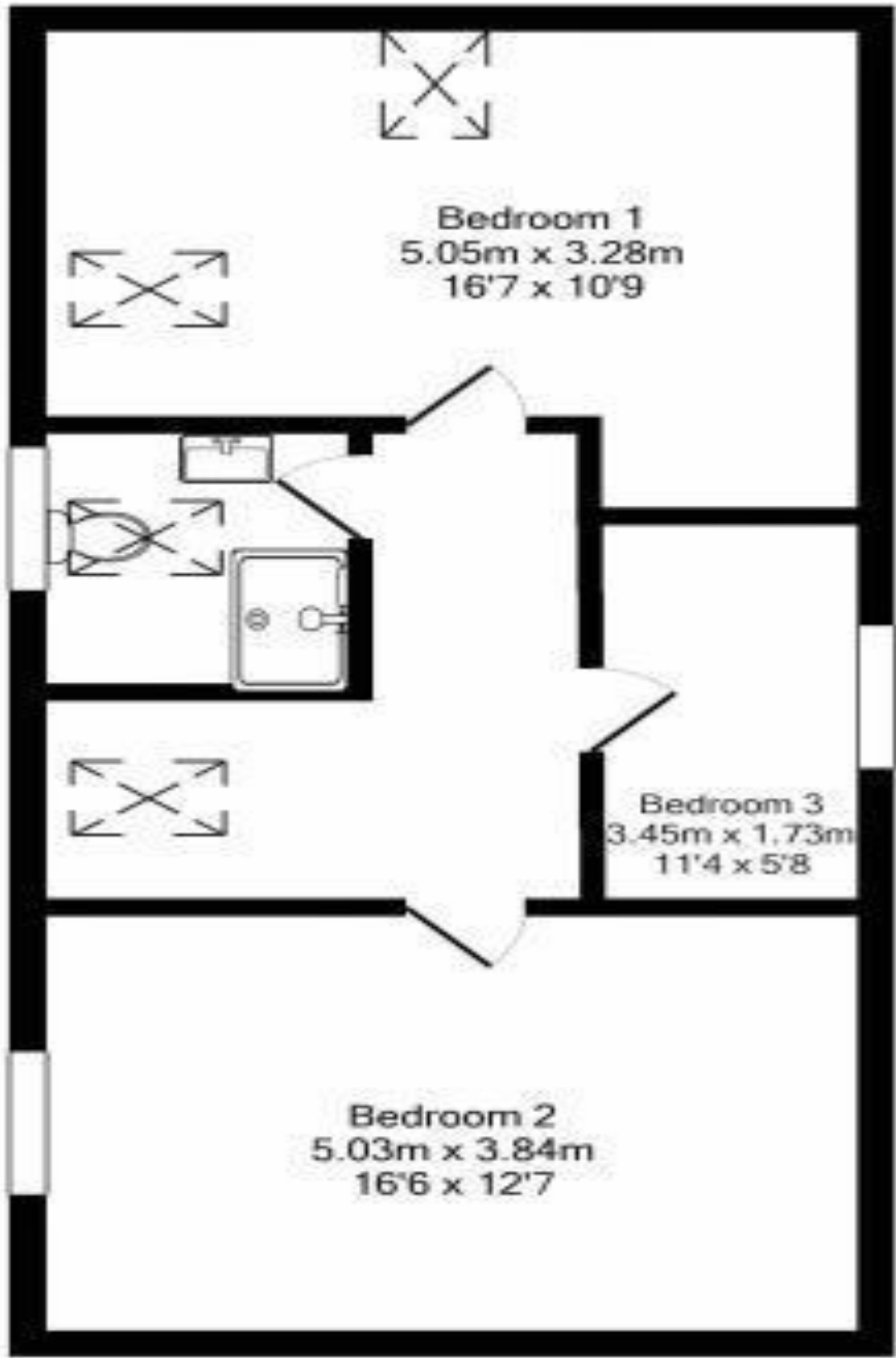


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Ground Floor



1st Floor



Externally - A timber five bar gate gives access to a generous gravelled driveway with ample parking | Private lawned garden with an attractive stone wall to the boundary, a paved patio terrace and timber storage shed.

Services: Mains Electric & Water | Shared Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: C

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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