



# Blandings

7 Bamburgh Court, Chathill, nr  
Beadnell



SANDERSON  
YOUNG









**Blandings**  
**7 Bamburgh Court, Chathill, Nr**  
**Beadnell, Northumberland, NE67 5EF**

**SUPERB, FOUR BEDROOM DETACHED DORMER BUNGALOW, OFFERING SUBSTANTIAL ACCOMMODATION WITH THREE RECEPTION ROOMS AND ALL BEDROOMS HAVING ACCESS TO ENSUITES, WITH LARGE GARDENS AND DRIVEWAY PARKING - SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE, AND JUST MINUTES FROM THE NORTHUMBERLAND COAST**

Blandings is a well maintained and substantial, four bedroom detached dormer bungalow, situated in a peaceful cul de sac within Chathill, just 3 miles from Beadnell and the Northumberland Coast, with fabulous countryside views from the kitchen, large gardens, and driveway parking for multiple cars. The property offers plenty of space with large windows that allow lots of light, with oak wood doors complemented by wood flooring throughout, and in recent years, the current owners have added solar panels and underfloor heating to the kitchen and bathrooms.

**Price Guide:**

Guide Price £475,000







**Accommodation** - Spacious porch, leading through to the L-shaped open reception hallway with stairs to the first floor and cloakroom wc | Double doors from the reception hallway gives access to a large sitting room with log burner set within a fireplace on a tiled hearth with a wood surround and mantel, and double doors leading to the conservatory | Conservatory with pitched roof leading onto the rear gardens | Third reception room currently utilised as a formal dining room with views over the gardens | Fabulous double aspect kitchen/breakfast room with views to the surrounding countryside. The kitchen is fitted with cream shaker style cabinets and includes Aga, sink, integrated oven, gas hob with extractor hood and fridge/freezer, and free standing dishwasher | A door leads from the kitchen to the utility room, which houses the boiler and access leads to the patio area within the gardens | The hallway then gives access to the bedroom accommodation with four bedrooms, all with ensembles and fitted wardrobes - Principal bedroom with dual aspect windows and access to an ensuite bathroom with separate bath, walk in shower, wash hand basin and wc | Bedrooms two and three are double bedrooms with access to ensuite shower rooms | To the first floor is the fourth double bedroom currently utilised as a games room, with access to an ensuite shower room, and there is access to a large loft area for storage.

**Externally** - The property is approached via a shared long driveway, with 5-bar gate leading to the entrance to Blandings, with driveway parking for multiple cars and double garage, which has been repurposed as a large storage room. To the rear is substantial lawned gardens with trees, shrubs and hedging with patio area leading from the utility room, and access to another lawned area with greenhouse, several storage sheds and great potential for vegetable beds.



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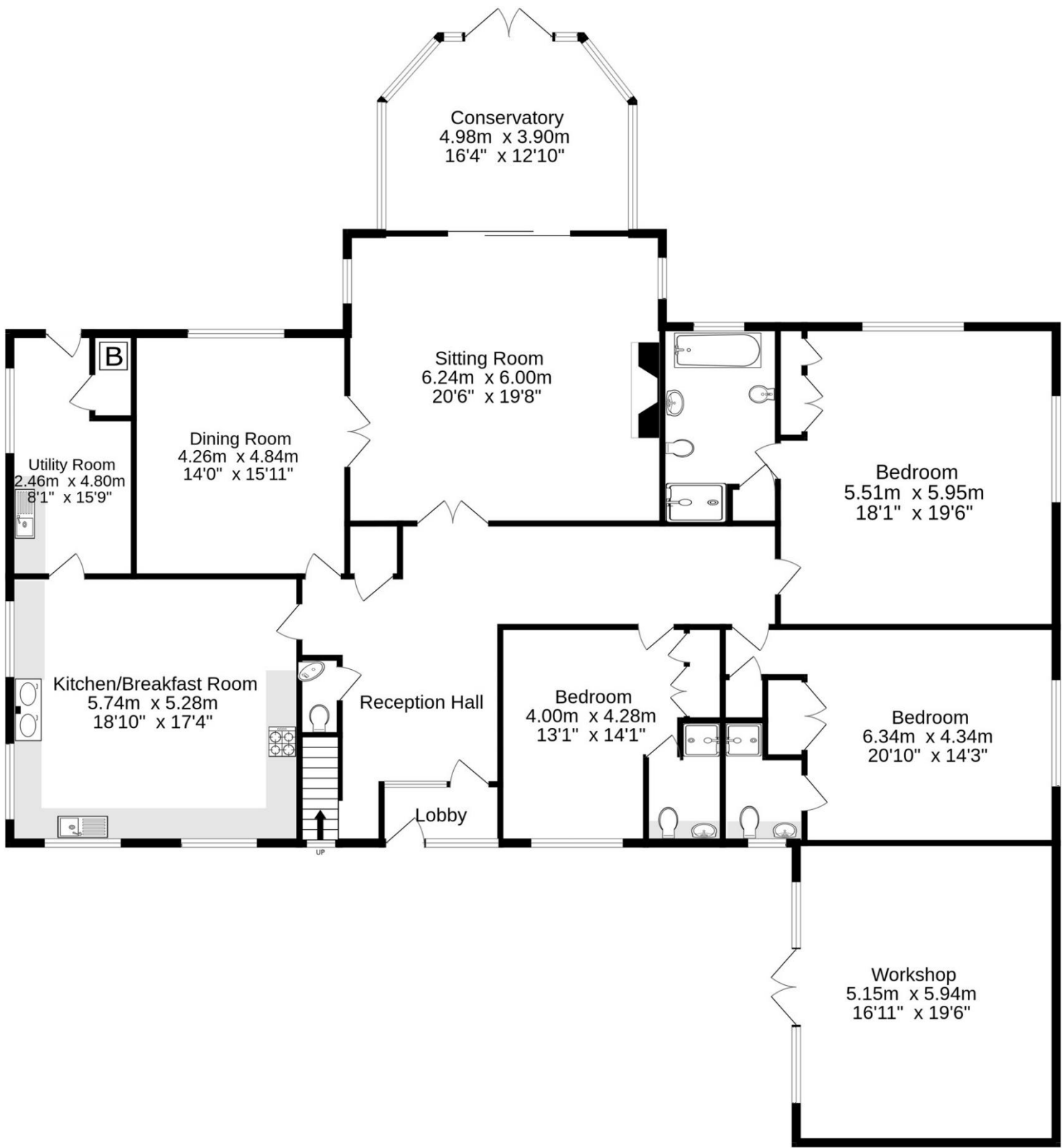








Ground Floor  
270.2 sq.m. (2909 sq.ft.) approx.



1st Floor  
107.6 sq.m. (1158 sq.ft.) approx.



TOTAL FLOOR AREA : 377.8 sq.m. (4067 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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Chathill is situated just 3 miles to the fantastic Northumberland Coastline, with Beadnell just a short distance away, with its stunning miles of unspoilt beaches offers a variety of water sports and stunning coastal walks - 'The Landing' cafe/restaurant is located next to the beach, perfect for breakfast and all day dining, and Beadnell village has a good range of local amenities including a village shop, the 'Saltwater Cafe', and pubs/restaurants include the dog friendly 'The Craster Arms' & 'Beadnell Towers Hotel'.

The historic town of Alnwick is just 9 miles from Chathill, offering a wide variety of local amenities, including shopping & leisure facilities, 'Willowburn Leisure' centre, Alnwick Castle, Gardens and Lilidorei, schooling for all ages,as well as the A1 for commuting to Newcastle and Morpeth to the south, and Berwick & Edinburgh to the north. The main line railway station at nearby Alnmouth has regular direct services to London Kings Cross, Edinburgh and Newcastle upon Tyne.

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



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