



Bay View & Jetty Cottage

9 The Mill, Waren Mill



SANDERSON
YOUNG



**Bay View & Jetty Cottage,
9 The Mill, Warenford, Belford,
Northumberland, NE70 7EP**

Bayview apartment and Jetty Cottage - A fantastic, three bedroom apartment, and cosy 'Jetty Cottage' enjoying superb views over Budle Bay and its stunning Nature Reserve, towards Lindisfarne and Holy Island in the distance - located approx 2.4 miles west of Bamburgh village, the apartment is ideal as a second home or commercial holiday let on the beautiful Northumberland coast, benefiting from allocated parking for three cars, and communal lawned gardens and a secure decked terrace. NO UPWARD CHAIN

The excellent and spacious apartment is located on the ground and first floors of this stunning Grade II Listed former late 18th century Mill building, with its own private entrance at ground floor level, and additional entrances to take advantage of the lift access and avoidance of stairs. The property benefits from electric night storage heating, double glazed windows, and three parking spaces.

Price Guide:

Guide Price £325,000

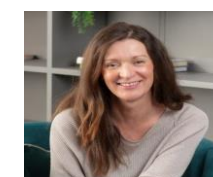
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Ground floor - Private entrance to entrance hallway | Ground floor WC | Store room with access to a further communal store area | Staircase to the living and bedroom accommodation. First floor Living - Communal entrance at first floor level from the southern elevation | Reception hallway with secure entry phone and stairs leading down the ground floor store and WC, and door leading to the gardens and parking area | Fabulous open plan living/dining room and kitchen, with three windows with window seats, overlooking Budle Bay & sands to the stunning coastline | Kitchen fitted with a range of cabinets, with an electric hob, oven, plumbing for a dishwasher and washing machine and space for a fridge/freezer - built in cupboard housing the water tank.

First floor Bedrooms - Master bedroom with a full height window and space for freestanding bedroom furniture | Ensuite shower with a walk in mains shower, wash hand basin, WC and ladder radiator | Double bedroom two | Twin bedroom three with full height window | Family bathroom - bath with an electric shower over, wash hand basin and WC.



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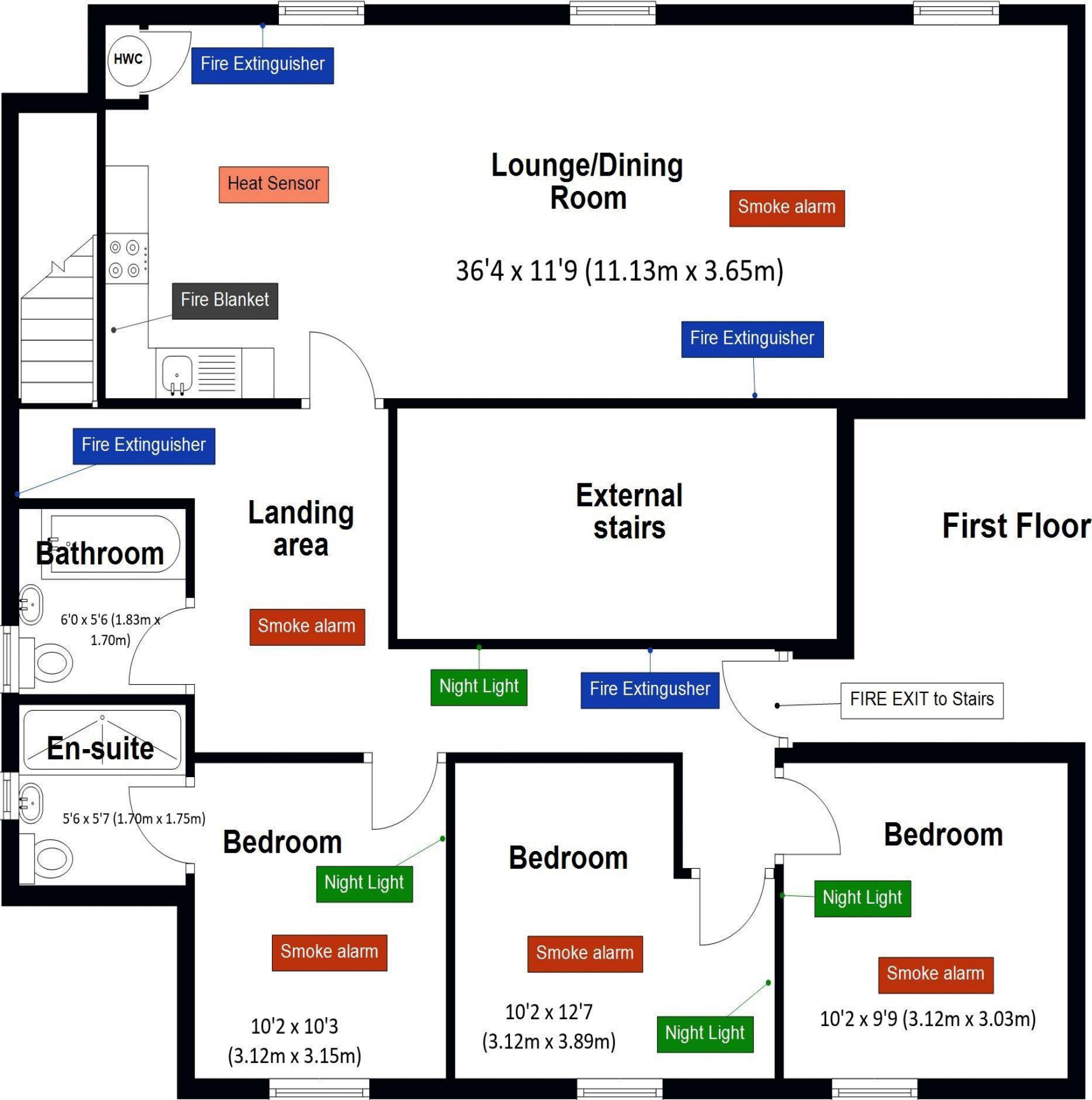
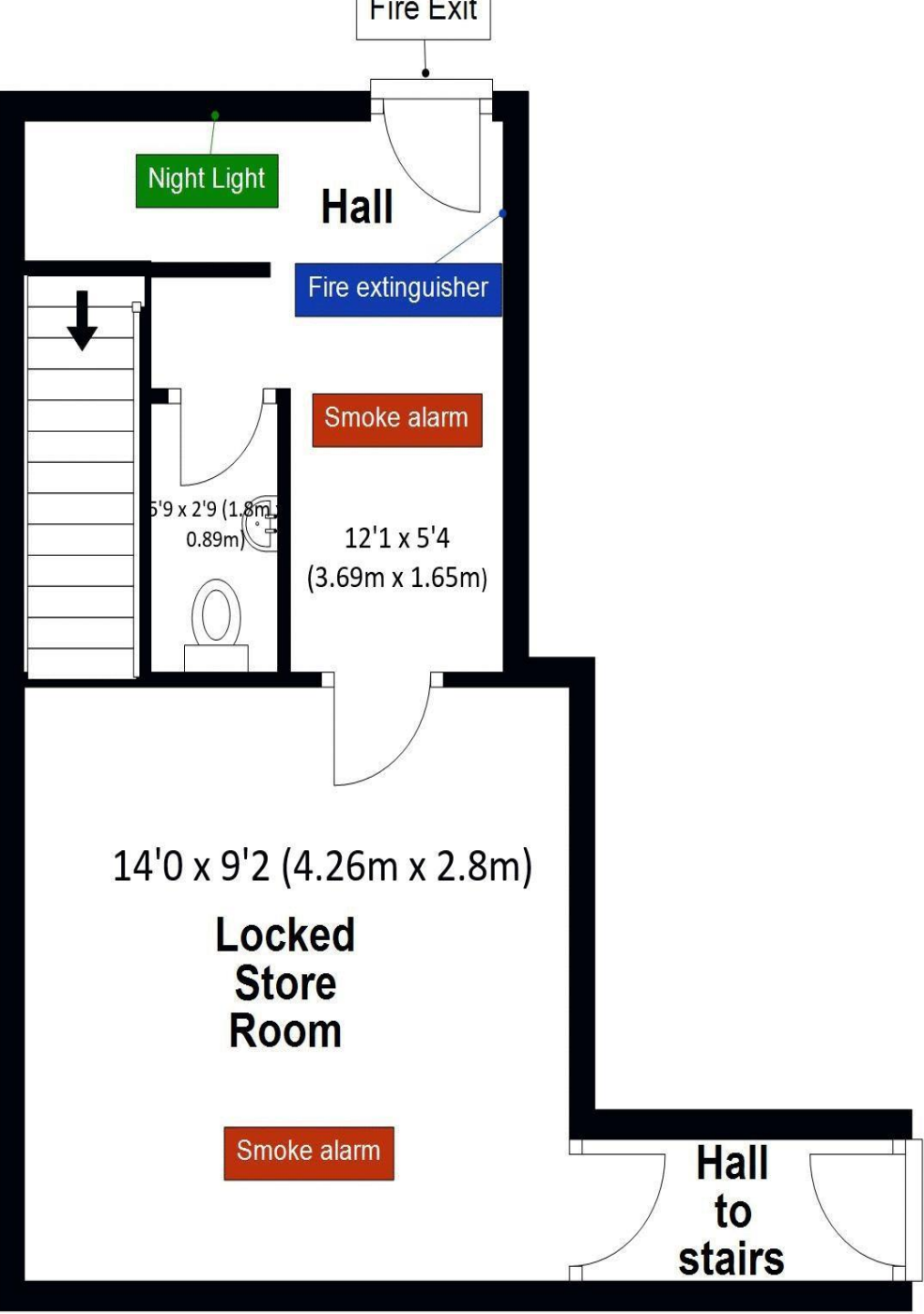
Jetty Cottage

'Jetty Cottage' - A superb versatile room, directly overlooking Budle Bay and the Waren Burn - recently repointed and redecorated, with a new double glazed window and composite door - an ideal studio, reading or quiet birdwatching room to observe the wide variety of birds and wildlife at close proximity (Restrictions are in place to remain as a studio and not sleeping accommodation).

Room Measurement: 3.32m x 4.63 m (10'8" x 15'2")



Ground Floor



This floor plan is created to show a basic outlay of the property only.
Plan produced using PlanUp.

9 The Mill, Waren Mill, Belford



Externally - The apartment benefits from one allocated parking space, and Jetty Cottage, two allocated parking spaces | Well maintained communal gardens and grounds | Fabulous newly refurbished enclosed decked terrace, with secure gated entry for all residents.

Services: Mains Electric, Water & Drainage | Storage Heaters | Tenure: Leasehold | Council Tax: Business Rates | EPC: C

Lease Details: Owner of Freehold & Managing Agents: Waren Mill Management Company | Lease: 999 years from 1/11/2001 | Service Charge: £3,827 annually to include upkeep of communal grounds, external painting, building insurance, Wifi, maintenance of shared areas, fire alarm, lifts, car park, and decoration of communal areas | Pets allowed

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