



# Farneholm & Farneholm Cottage

72 Harbour Road, Beadnell



SANDERSON  
YOUNG









Farneholm & Farneholm Cottage,  
72 Harbour Road  
Beadnell, Chathill, Northumberland, NE67 5BE

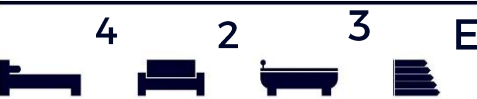
**Great opportunity for a main or second home, or holiday let investment - a three bedroom house and one bedroom annexe with terrace, with fabulous direct sea views on Harbour Road - currently a successful commercial holiday let, with private gardens, and two driveways for off road parking. NO UPWARD CHAIN**

Farneholm and Farneholm Cottage - a spacious and extended semi detached house, with fantastic views sea and coastal views. The house is at present divided into two separate holiday lets with Booking.com, (details available on request) however could be incorporated into one larger individual dwelling with 4/5 bedrooms with a connecting door between the two at first floor level. The property benefits from a HIVE system controlling the oil central heating and hot water, and uPVC double glazing throughout.

AGENTS NOTE - The main house, Farneholm, has Planning Permission from 2008 - REF N/08/B/0828 to develop further with the creation of a second floor viewing deck with additional room with a dormer window to the rear elevation.

**Price Guide:**

Guide Price £675,000







**Farneholm**  
Ground floor - Porch | Hallway with under stairs WC | Open plan L shaped sitting/dining room and kitchen, with sea views to the front and doors opening to the rear garden | Living room with a brick fireplace with cast iron wood burning stove, wood floorboards and sliding patio doors to the decked terrace and garden | Open plan fitted kitchen with a range of cabinets, space for a cooker & fridge/freezer and plumbing for a washing machine.

First floor - First floor landing with interconnecting door to the annexe cottage | Double bedroom one with a bay window & superb sea views | Ensuite shower/wc | Double bedroom two with views over the garden | Single bedroom three with excellent sea views | Family Bathroom with a bath with mains shower over, wc and basin.

**Farneholm Cottage**  
Ground floor - Hallway with a staircase to the first floor living accommodation | Ground floor double bedroom with French doors to the front overlooking the driveway to the sea | Well appointed Ensuite shower room/wc

First floor - Impressive open plan living space and kitchen, with excellent natural light from the triple aspect windows and bi-fold doors opening to the terrace overlooking the sea | Fitted galley style kitchen area with a range of cabinets, space for a cooker and slimline dishwasher and integrated fridge | First floor WC and basin | Superb decked terrace/balcony with glass and steel balustrade, and open views to the sea and coastline.



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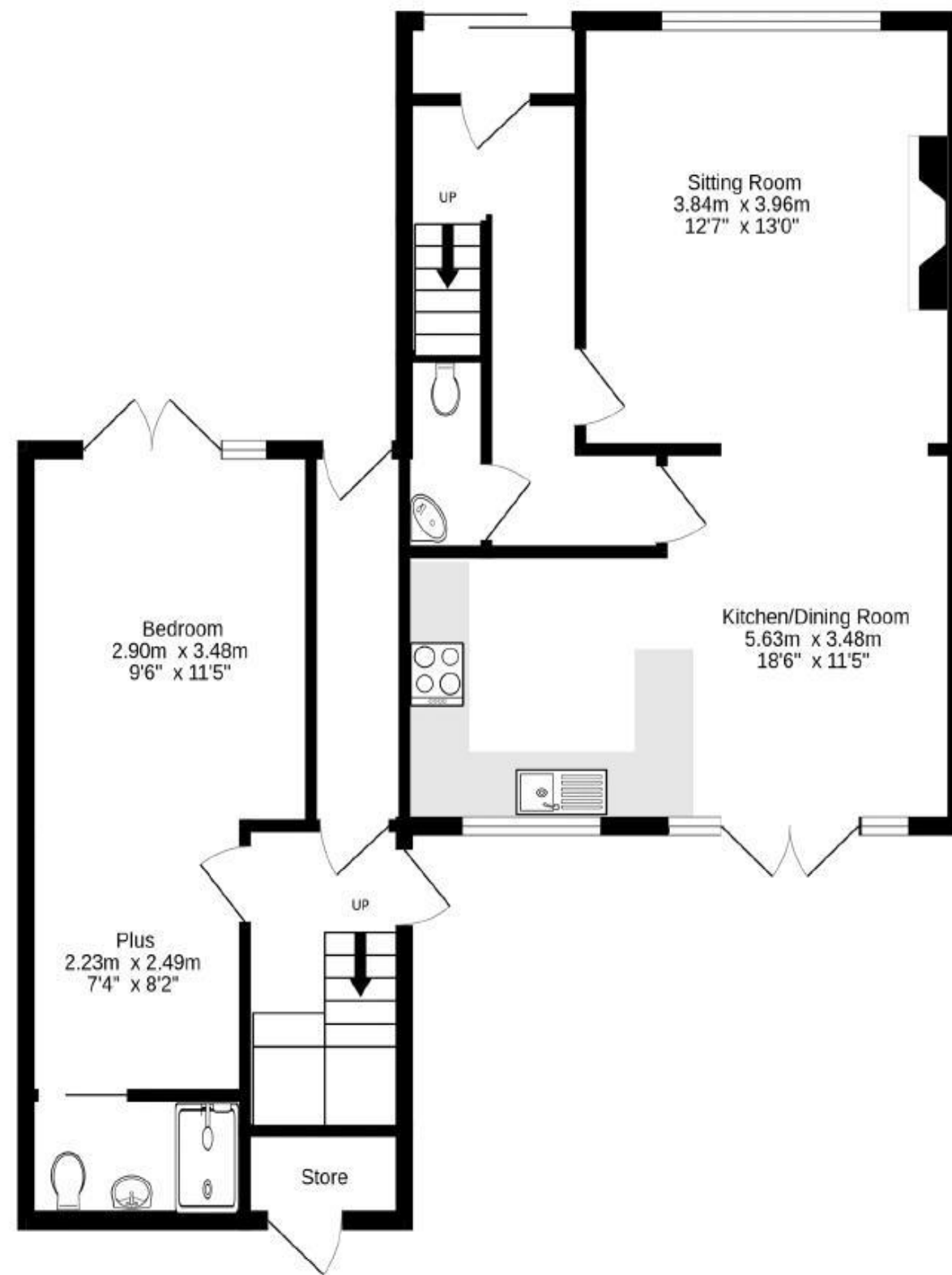




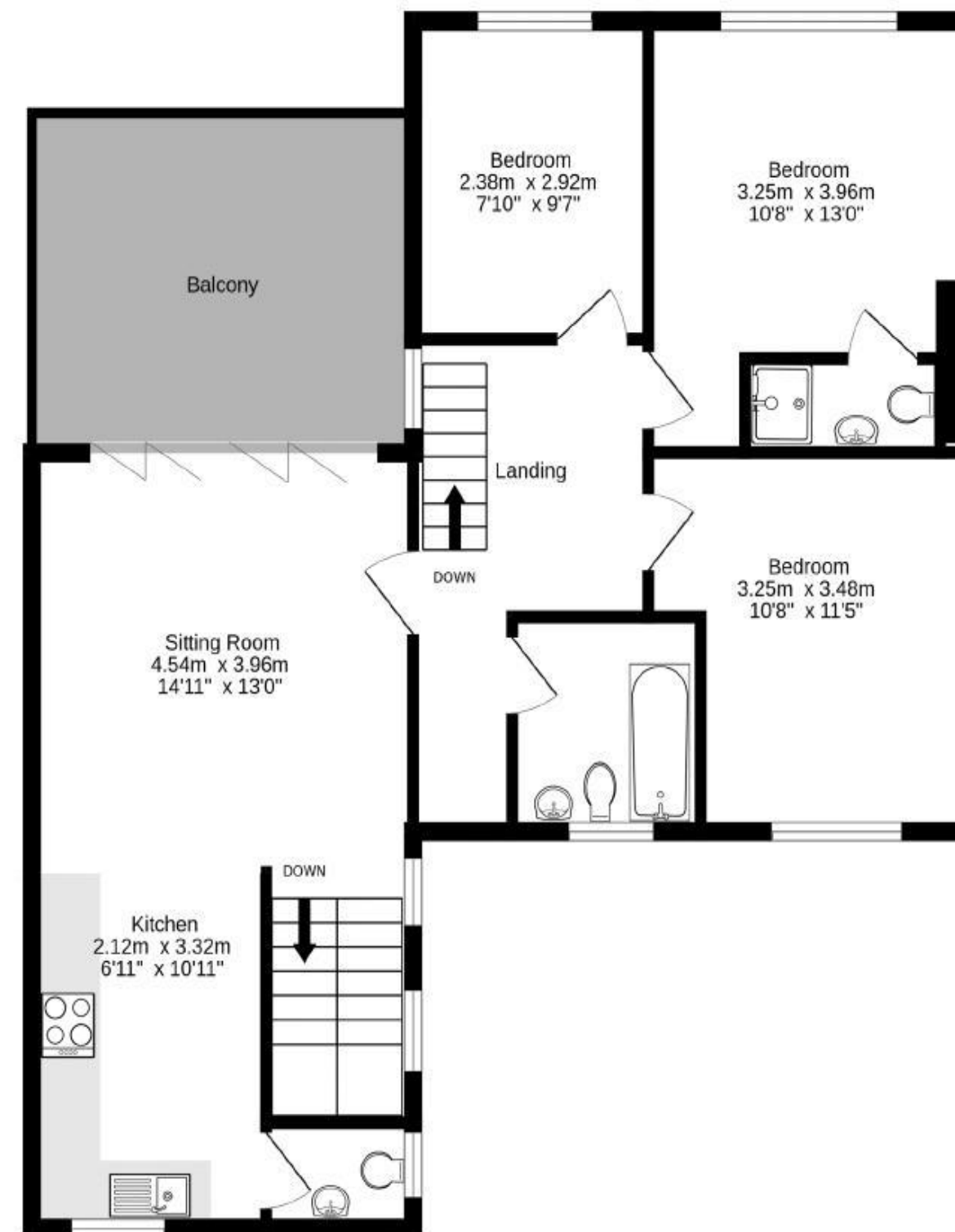




Ground Floor  
68.8 sq.m. (741 sq.ft.) approx.



1st Floor  
69.1 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 137.9 sq.m. (1484 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 - there is a large lawned rear garden, with a fence to the boundary, with a decked terraced seating area leading from Farneholm kitchen/dining area and timber shed for storage. There are two driveways to the front for each of the properties.

Services: Mains Electric, Water & Drainage  
| Oil Central Heating | Tenure: Freehold |  
Council Tax: Business Rates | EPC: E



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