



22 Harbour Road

Beadnell

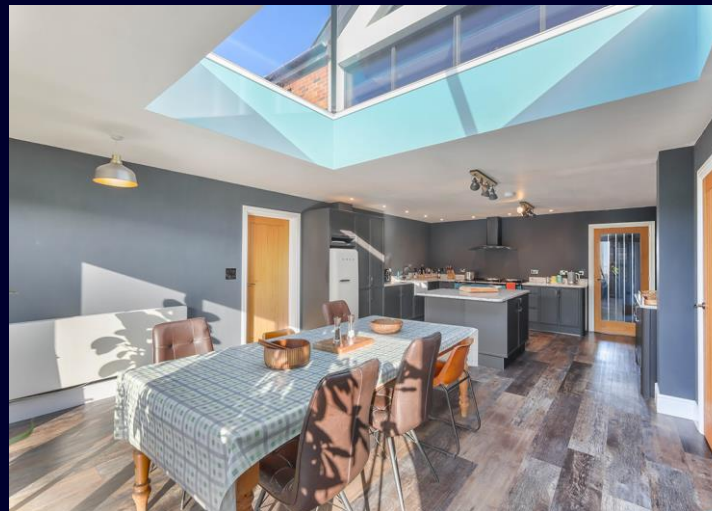


22 Harbour Road, Beadnell, Chathill, Northumberland, NE67 5BB

An impressive, three bedroom/three bathroom, architect designed detached house, with fantastic open aspect views to the sea and stunning coastline - the superb family home, completed around 6 years ago, has generous accommodation set over two floors with a fabulous covered balcony leading from the first floor sitting room, gated driveway parking and a south west facing, paved garden to the rear - NO UPWARD CHAIN

This superb individually designed house was built in 2019, with aluminium triple glazed windows, oil central heating and has a large roof lantern set within the kitchen/diner. The first floor covered balcony area was completed in 2025, with a new glass enclosure.

Ground Floor - Reception hallway with a staircase to the first floor | Lovely cosy living room with fantastic coastal views and cast iron wood burning stove | Spacious open plan kitchen/dining area with excellent natural light from the glazed roof lantern, and bi-fold doors opening to the rear garden | The well appointed kitchen, with an excellent walk in larder, is fitted with a range of cabinets, and includes a 5 oven Aga | Utility/boot room with plumbing for a washing machine and a dishwasher and a side door to the gated pathway | Ground floor WC | Large ground floor bedroom with a window overlooking the rear garden | Well appointed Ensuite shower/WC | Bedroom 2 is also a double room with sea views | En-suite shower/WC.





First Floor - A magnificent open plan, dual aspect vaulted ceiling sitting room, with fabulous elevated sea views and bi-fold doors to the front opening to the covered balcony and a large picture window to the rear overlooking the village | There is a versatile recess area to the front, ideal for a home office affording a sea view, and a useful second small kitchen bar area to the rear, with built in cabinets, fridge and dishwasher | The impressive master bedroom has a fitted dressing room with open hanging and shelves | Master ensuite bathroom comprising; bath, separate shower, WC and wash hand basin. Externally - The house has a gated driveway and space for further parking to the front of the property | There is a private and enclosed south west facing rear garden, paved for easy maintenance.

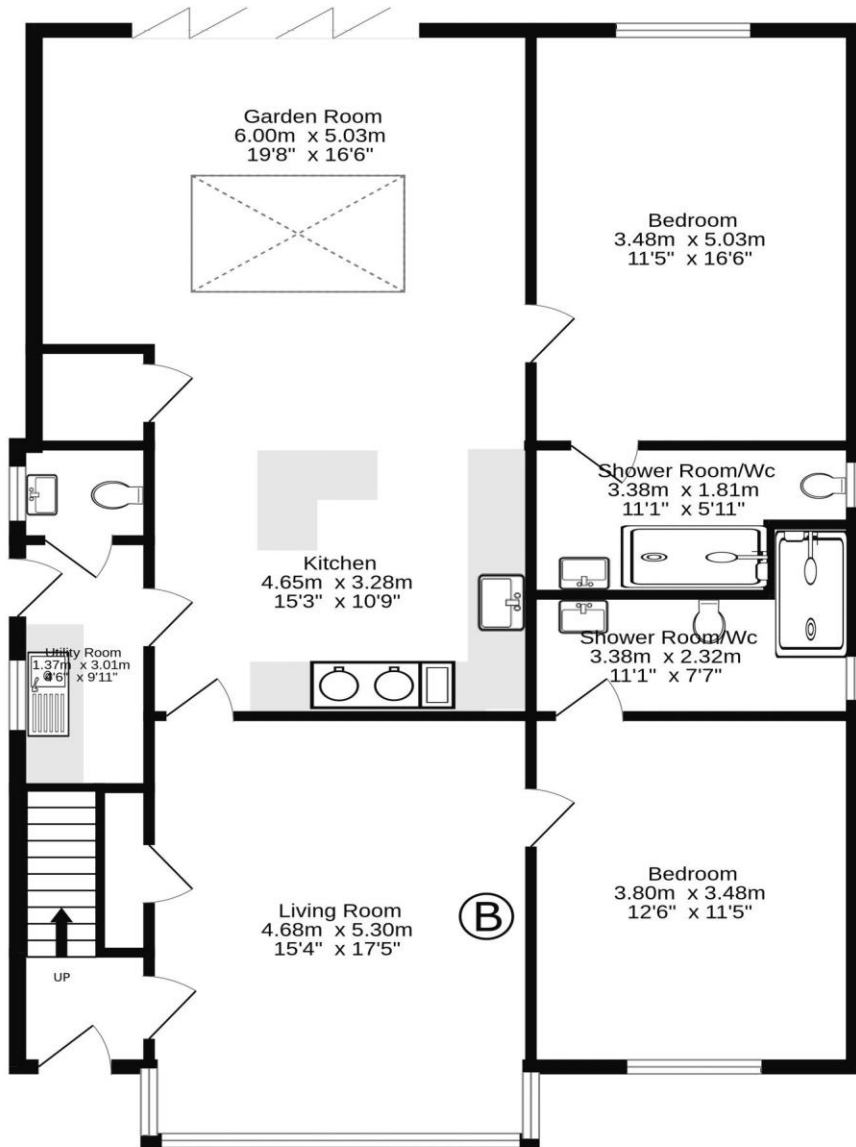
Beadnell village offers a range of local amenities including a small village shop providing everyday essentials, two pub/hotels the 'Craster Arms' and 'Beadnell Towers Hotel', as well as the 'Saltwater Café' and 'The Landing' cafe/bistros for more informal dining. Beadnell is a hub for watersports on the Northumberland Coast attracting numerous visitors throughout the year, and a great base from which to explore the stunning coastline.

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: TBC

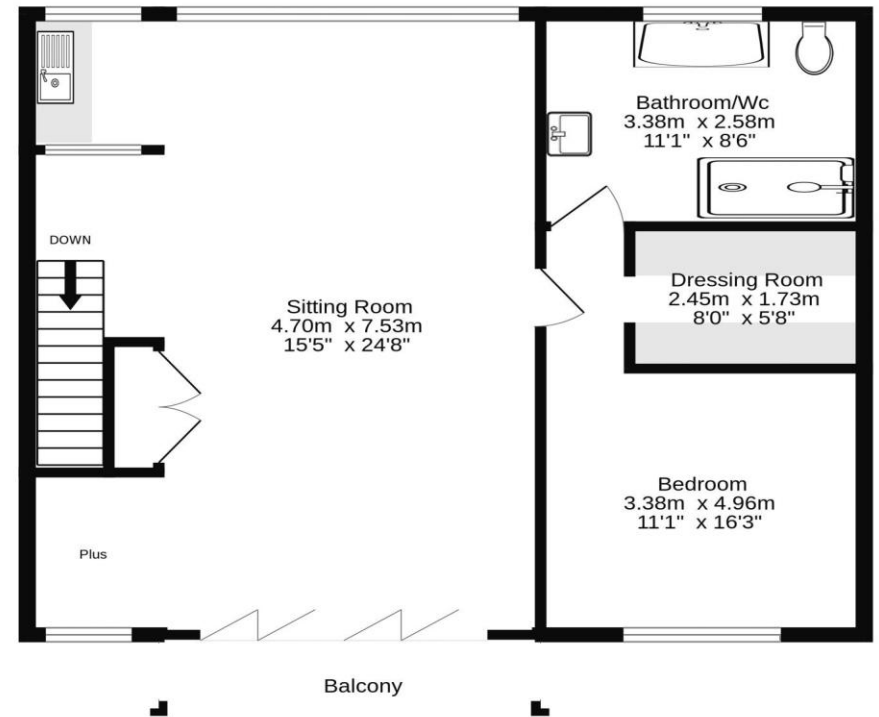
Price Guide: Offers Over £795,000



Ground Floor
112.6 sq.m. (1212 sq.ft.) approx.

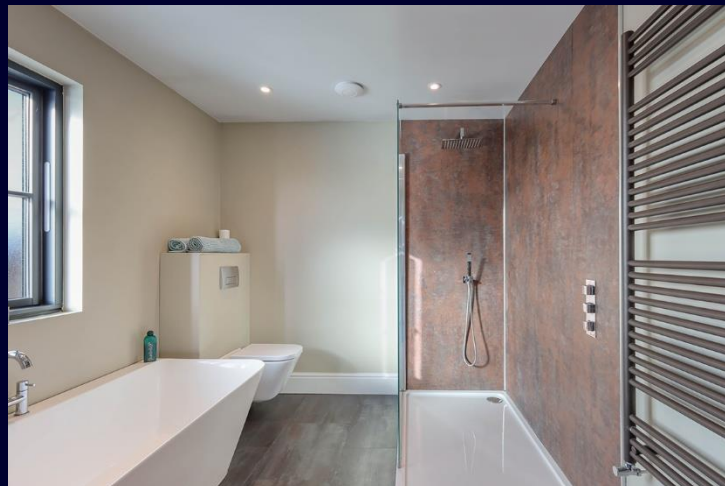


1st Floor
69.4 sq.m. (747 sq.ft.) approx.



TOTAL FLOOR AREA : 182.0 sq.m. (1959 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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