

A faint, light-colored graphic of a tree with a heart is visible in the background. The tree has a central trunk and several circular canopies of varying sizes. A heart shape is positioned in the upper right area of the tree's canopy. The entire graphic is rendered in a light, muted tone against a darker background.

THE HEMMEL  
HIGH BUSTON

# High Buston, Alnmouth

Nestled along the rugged coastline of High Buston, sits a quaint Grade II listed stable block turned into a picturesque cottage, offering views of the courtyard garden space. This idyllic retreat, now operating as a holiday let, seamlessly blends historic charm with modern comfort, inviting guests to experience the essence of coastal living.





# Welcome home...

As you enter through the front door, you're welcomed by the kitchen. Start by putting the kettle on and shedding your coats. Despite its modest size, the kitchen is efficient and charming, boasting shaker-style blue cabinets complemented by wooden countertops. A washing machine and a freestanding oven fit snugly into the space, while cleverly integrated shelving nooks within the brick wall offer ample storage. The open wood ceilings and the exposed stone wall add character and warmth to the room.







## Living space...

Directly ahead, a doorway beckons you into a spacious living/dining room. Large glass doors offer views of the courtyard garden, flooding the space with natural light. Exposed beams add character overhead. With ample room for a sizable dining table, you can host gatherings with friends or family for enjoyable evening meals. Afterward, retreat to the living area, where you can relax on the sofa and bask in the warmth of the log-burning stove.





## Time for bed...

As evening approaches, make your way to the bedrooms. On the ground floor, you'll find two double rooms along with a family bathroom.

Your main bedroom features charming, exposed beams overhead and a plush carpet underfoot. It offers a view of the courtyard and is equipped with traditional-style shutters to block out light when needed. Additionally, this room boasts a wall of fitted wardrobes, providing ample storage space for clothes.

Your second bedroom, likewise a spacious double, boasts the added convenience of built-in wardrobes, ensuring ample storage space while maximising the room's layout and functionality.

The family bathroom on this level features a fitted bath with an overhead shower, offering the perfect blend of comfort and functionality.







## Secret bedroom...

For the third and final bedroom, ascend the spiral staircase to discover a spacious retreat offering both comfort and convenience. This generously sized room easily accommodates a double bed, wardrobes, and side tables, providing ample space for relaxation and storage. Adding to its allure, the bedroom features an en suite shower room, ensuring privacy and luxury for its occupants.







## Explore outside...

Step outside to discover a charming courtyard garden, the perfect spot for indulging in al fresco dining during the warm summer months. Set up a stylish dining set amidst the surroundings, where you can gather on sunny afternoons, whilst being surrounded by fragrant blooms and lush greenery.

In addition to the courtyard, the front garden beckons with its own delights. Here, a verdant grassy expanse invites you to relax on lazy afternoons. What truly sets this garden apart, however, are the captivating views that stretch out over rolling fields and toward the glistening seaside beyond. Breathe in the fresh coastal air as you bask in the sunshine, feeling a sense of calm wash over you.



# Finer Details

POSTCODE: NE66 3QH

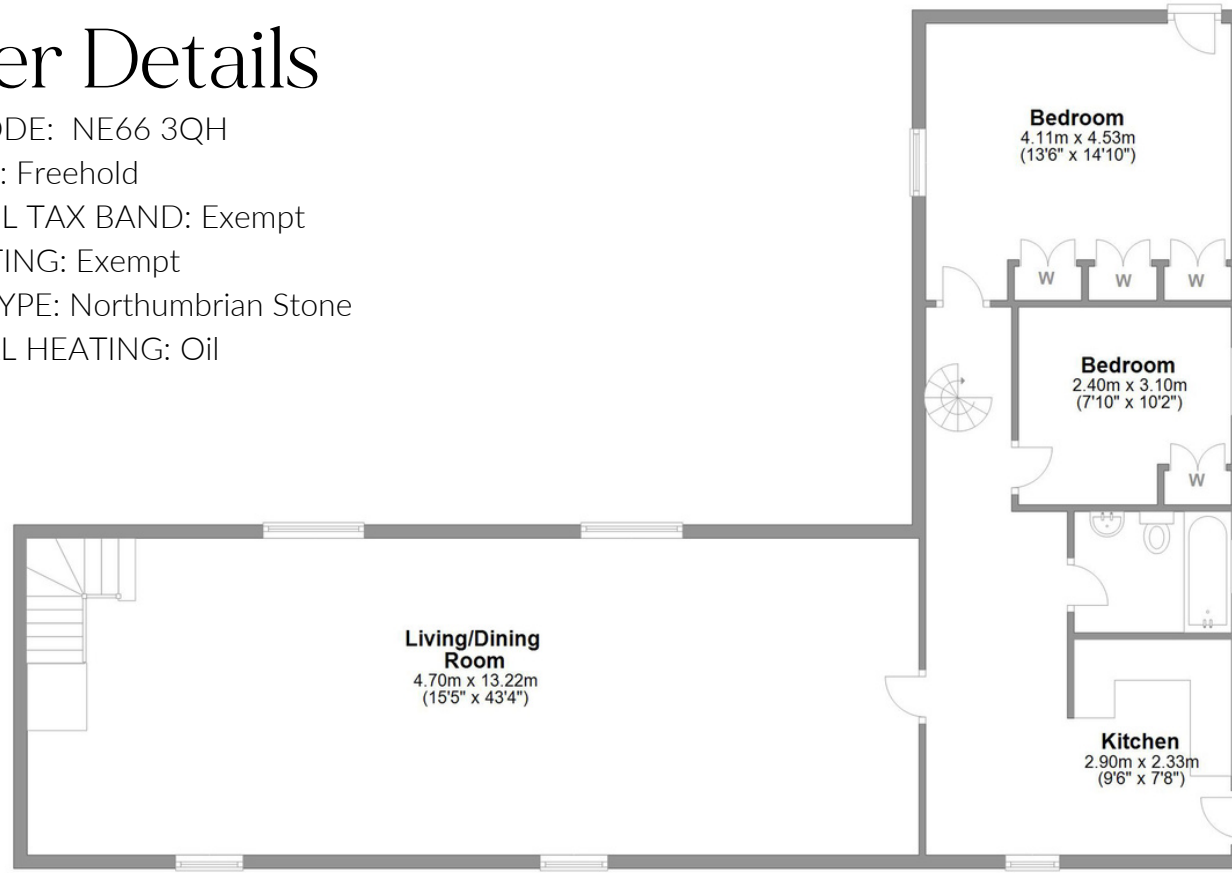
TENURE: Freehold

COUNCIL TAX BAND: Exempt

EPC RATING: Exempt

BUILD TYPE: Northumbrian Stone

CENTRAL HEATING: Oil



**Ground Floor**

Approx. 115.0 sq. metres (1238.2 sq. feet)

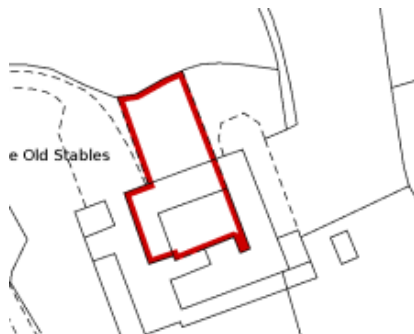
## Hemmel Cottage

Total area: approx. 134.5 sq. metres (1447.9 sq. feet)



**First Floor**

Approx. 19.5 sq. metres (209.7 sq. feet)



# LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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