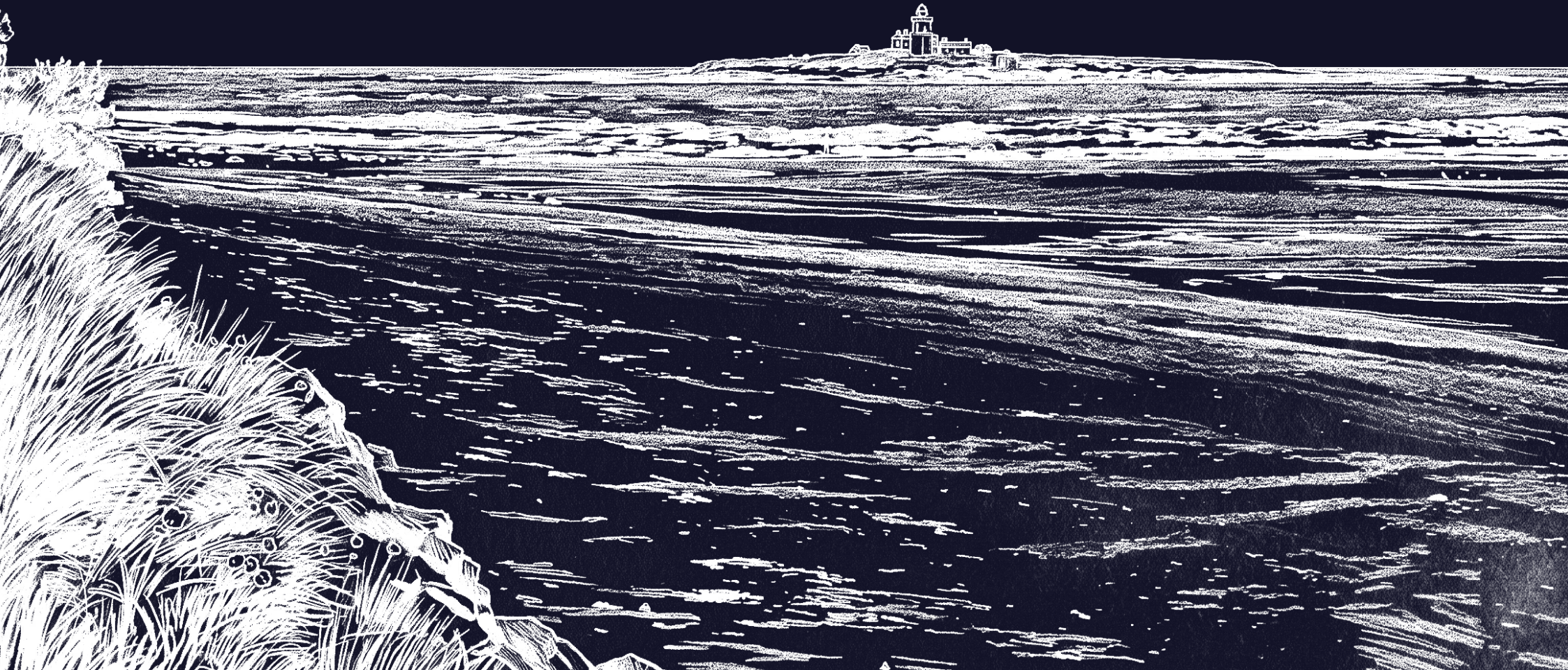
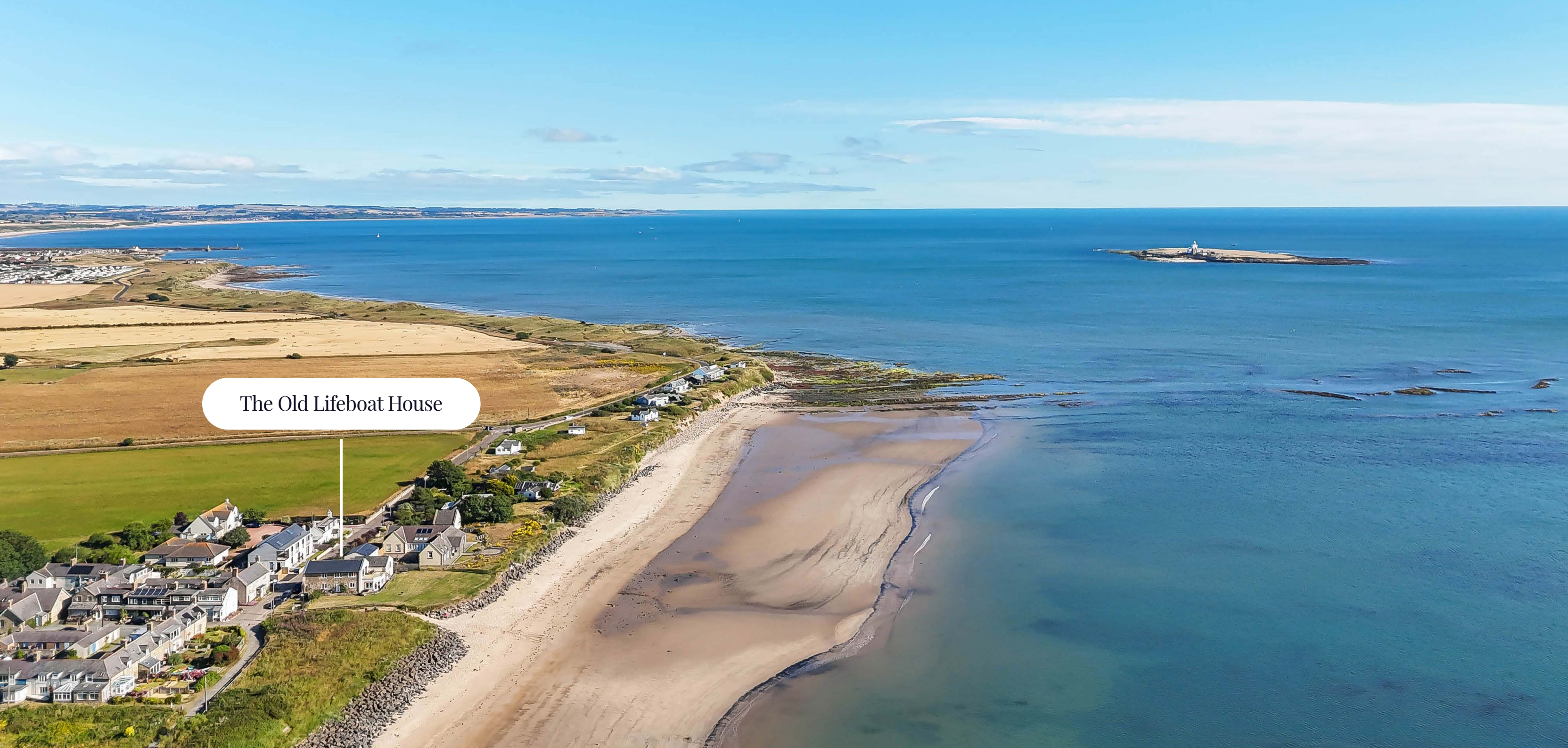


THE OLD LIFEBOAT HOUSE

Low Hauxley | Nr Amble | Northumberland





The Old Lifeboat House

The Old Lifeboat House

Low Hauxley | Nr Amble | Morpeth | Northumberland | NE65 0JS

Steeped in local heritage and overlooking the shoreline, this remarkable coastal residence offers an extraordinary lifestyle in an unrivalled setting

Price Guide: £1.1 Million

Low Hauxley Beach on your doorstep, Amble 2.2 miles, Warkworth 3.5 miles, Alnwick 11.3 miles, Morpeth 14.4 miles Newcastle International Airport 28.4 miles, Newcastle City Centre 28.4 miles (all distances are approximate)

- Fantastic six bedroom detached house overlooking the beach
- Stunning coastal location with gardens circa 0.25 acres
- Fully refurbished and extended former Lifeboat House
- Driveway parking and single integral garage
- Balcony terrace with views to beach and steps down to garden

rare!
From Sanderson Young

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THE OLD LIFEBOAT HOUSE

A rare opportunity to be part of local coastal history - The Old Lifeboat House, with a fantastic position overlooking the beach and sea, offers versatile accommodation, with scope within the architect designed extension for a guest suite/annexe, holiday let or ideal for multi generational families - generous lawned gardens, circa 0.25 acres, paved patio seating areas, and impressive balcony terrace overlooking the beach, driveway parking and single integral garage.

The Old Lifeboat House is a fabulous, six bedroom detached family home, substantially extended and fully refurbished in the last 7-8 years to create an impressive & versatile home that would suit both main home buyers and those seeking a special coastal second home. The original stone Lifeboat house dates back to 1852 and had been a residential property from the 1980s, more recently being transformed into a luxury coastal home with three reception rooms, six bedrooms, and three bathrooms – the newer two storey extension has its own private access door from the driveway, and doors opening to the garden.

The small and exclusive coastal hamlet of Low Hauxley is located between Amble (1.5 Miles) and the beautiful Druridge Bay beach and country park, and just inland from the Hauxley Nature reserve - a small and close community centred around a traditional square of cottages, with an active Village Hall with annual events such as the 'Family Beach Day'.

The house has been fully refurbished throughout, with new electric and plumbing works, a HIVE zoned LPG gas central heating system, new roof (2024) to both the older and new part of house, triple glazed sliding door to the balcony, high quality insulation fitted (2019) and oak internal doors and an oak staircase. Traditional features include exposed stone to the walls in the rear hallway



THE OLD LIFEBOAT HOUSE







HISTORY - 1852 - 1939



The Hauxley Lifeboat station operated between 1852 - 1939, and over 87 years, five lifeboats launched 81 times and was believed to have saved 246 people.

In 1851 it was decided to open a new Lifeboat station at Hauxley, to support the existing Amble station following a series of shipwrecks in the area. The site for the new station was given by landowner, Captain SF Widdrington RN of Newton Hall, and the boathouse was built and funded by the Duke of Northumberland. A self-righting life boat - costing £200, measuring 9.1m (30ft) by 2.7m (9ft) and pulling 12 oars - was built by Teasdel of Great Yarmouth also at the expense of the Duke of Northumberland. The station was taken over by the Royal National Lifeboat Institution (RNLI) in 1854.



Low Hauxley lacked a natural harbour, therefore the all-weather launches relied heavily on 'lady launchers' - the wives, daughters and children of the crew. Entire families would haul the rowing and sailing lifeboats into the sea on ropes.

The station was closed in 1939 when the RNLI transitioned to modern, motor powered lifeboats where the new vessels required deeper water and were better suited to nearby Amble.

FIRST FLOOR



FIRST FLOOR





GROUND FLOOR

Ground floor - Reception hallway with stairs to the first floor living accommodation, understairs storage and two built in cloaks cupboards | Ground floor bedroom one - generous double with space for bedroom furniture | Double bedroom two with a window overlooking the front paved terrace and garden | Study/bedroom three overlooking the driveway | Family bathroom - bath with mains shower over with rainfall head & hand held attachment, wash hand basin in a vanity cabinet, WC and ladder radiator.

Ground floor sitting/garden room with fantastic views over the garden to the sea and beach - windows and French doors open to the stone terraced seating area | Rear hallway, accessed from a separate door from the driveway, with a cloaks area and doors to the garage, garden, bedroom and a concealed staircase to the first floor guest suite | Ground floor bedroom four with a window overlooking the garden to the sea.

First floor - Magnificent open plan living room & kitchen with full width doors opening to the balcony and stunning views to Hauxley beach - the living room has excellent natural light from the triple aspect windows, allowing for panoramic elevated views to the coast and surrounding countryside, with a cast iron wood burning stove to the corner | The contemporary kitchen is well appointed with a range of soft closing cabinets, with wood worktops, and integrated appliances include; NEFF gas hob & extractor, and double oven, Bosch dishwasher, and an American style fridge/freezer | First floor master bedroom with a walk in wardrobe with double hanging and shelving | Ensuite with a walk in mains shower, wall mounted basin, WC and ladder radiator.



GROUND FLOOR



MASTER BEDROOM & ENSUITE



16



GROUND FLOOR



17



GROUND FLOOR



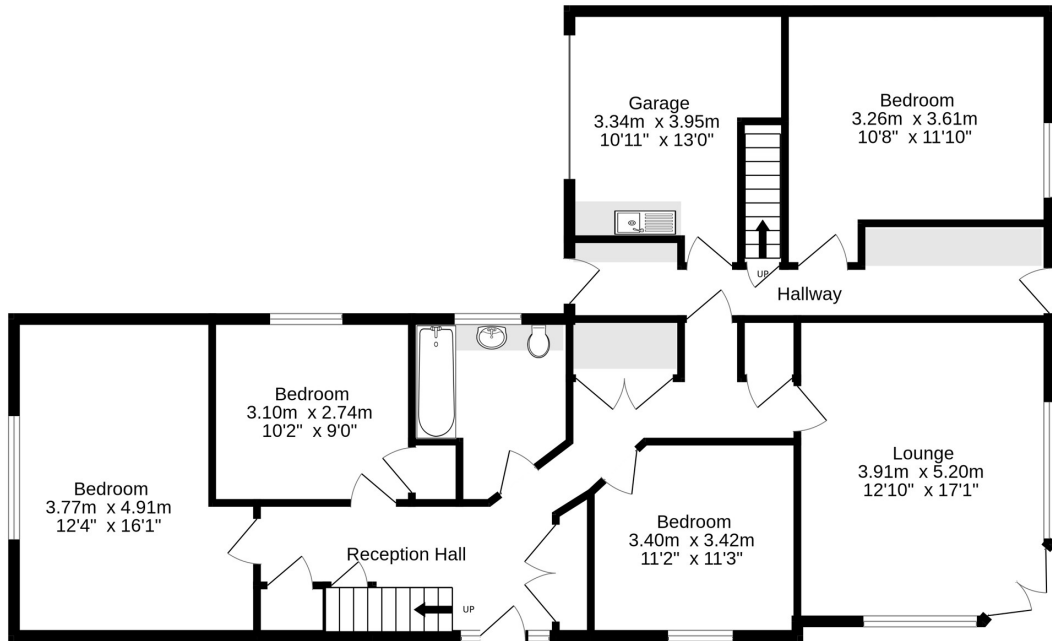
GUEST SUITE

First floor Guest Suite - Impressive open plan sitting room and fitted kitchen, with a large window and door opening to a Juliet balcony with fabulous coastal views and Velux window to the roof - the kitchen has white hi gloss fitted cabinets with a wood worktop, an inset sink, and integrated fridge and dishwasher | Double bedroom six with a large walk in storage cupboard | Ensuite with a walk in mains shower, wash hand basin and WC in a vanity cabinet, Velux window to the roof and ladder radiator.

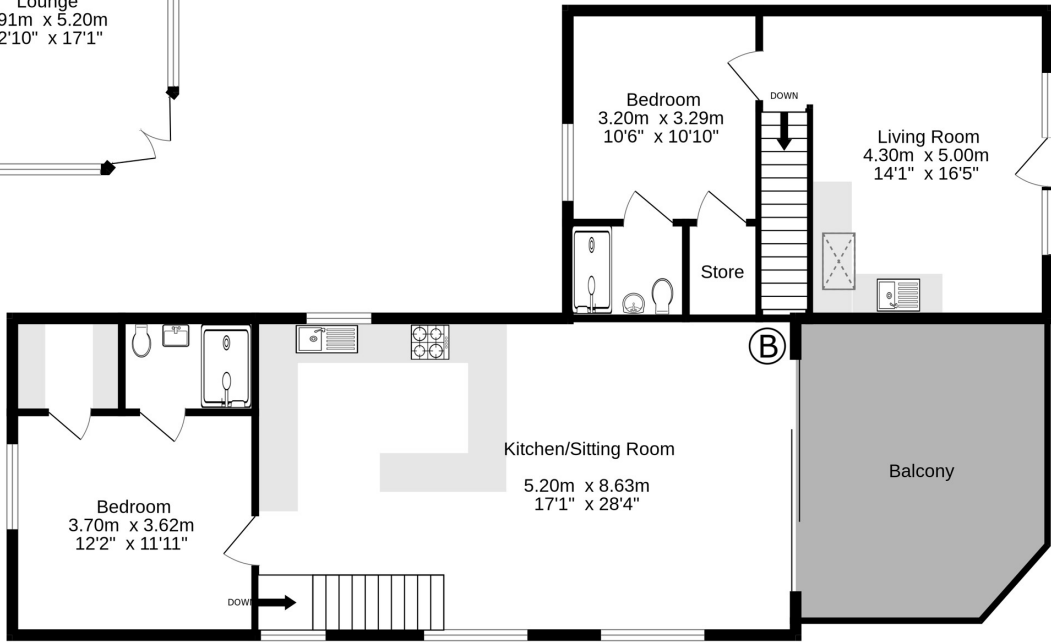


THE OLD LIFEBOAT HOUSE

Ground Floor
112.8 sq.m. (1214 sq.ft.) approx.



1st Floor
95.1 sq.m. (1023 sq.ft.) approx.



TOTAL FLOOR AREA : 207.8 sq.m. (2237 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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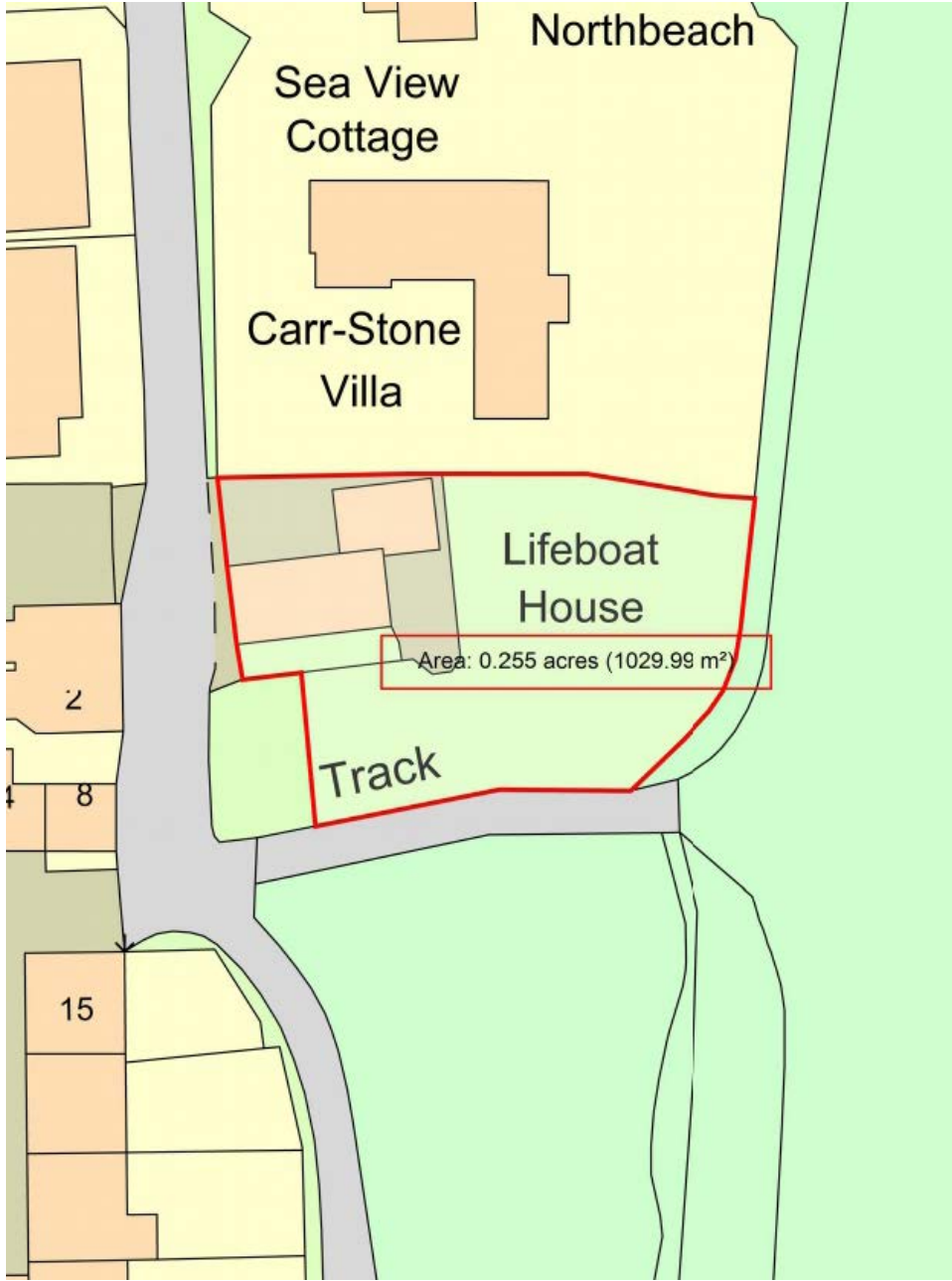


THE OLD LIFEBOAT HOUSE

Externally - Superb composite decked balcony/terrace with a glass and steel balustrade and an external timber staircase to the garden | Driveway for 3 cars | Single integral garage/workshop with an up and over door, water tank & boiler, sink and plumbing for a washing machine and space for a fridge | Attractive gardens with paved terraced seating areas, a large raised lawn extending down to the beach, and stone wall planted beds.

Amble - Amble offers a excellent range of local amenities, including a wide variety of independent shops, cafes, bars and restaurants, with a working Harbour area and lovely ‘Little Shore’ beach. The thriving harbour has a number of shopping Pods, ‘The Boathouse’ and ‘Fish Shack’ restaurants and fresh fishmongers. Being in the heart of the Northumberland coastline, Hauxley & Druridge Nature Reserves, a drive to the north takes in a number of stunning Castles at Warkworth, Alnwick, Dunstanburgh & Bamburgh, with the bustling market towns of Alnwick and Morpeth close by. Alnmouth Railway Station is only a short drive, with regular direct services to London Kings Cross , Edinburgh Waverley and Newcastle Central Station.

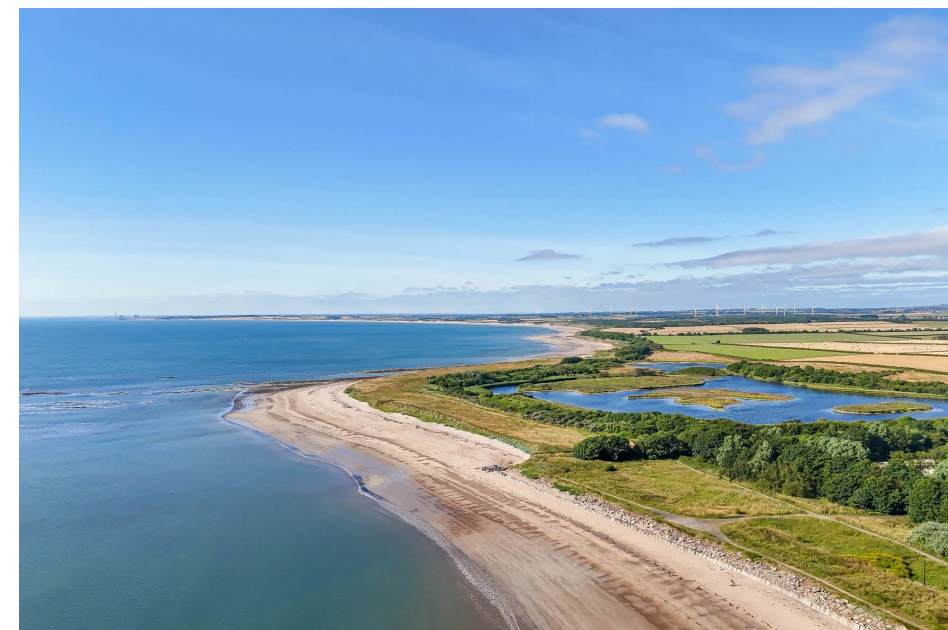
Services: Mains Electric, Water & Drainage | LPG Central Heating & Multi Fuel Stove within Lounge | Tenure: Freehold | Council Tax: Band D | EPC: D



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