



12 Heugh Road

Craster



12 Heugh Road, Craster, Alnwick, Northumberland, NE66 3TJ

A deceptively spacious and extended, three double bedroom semi-detached house, with attractive gardens to the front and rear, and off street driveway parking - a great central village location, only minutes from Craster Harbour, the 'Jolly Fisherman Inn' and Robson's Smokehouse, famous for its Craster kippers and the stunning coastal pathway linking a number of coastal villages - ideal main or second home.

The excellent family home has been much improved over the last 25 years, having been extended in around 2018, with a substantial two storey extension, creating a larger kitchen/dining room and utility, and larger third bedroom and family bathroom to the first floor. In addition to the extension, the current owners have redecorated throughout, added an oak staircase and internal doors, created a new ground floor WC, with works to the electrics and plumbing.

Ground floor - Entrance hallway with a staircase to the first floor | Ground floor under stairs WC | Lovely sitting room with a window to the front with sea views, French doors to the rear garden and a cast iron wood burning stove | Superb contemporary kitchen/dining room fitted with a range of cabinets and a central island, and French doors opening to the garden - the kitchen has an integrated Bosch double oven, induction hob & extractor, and space for an American style Fridge/freezer | A sliding door opens to a small utility room, with plumbing for a washing machine, vented for a tumble drier, and housing the oil boiler.





First floor - First floor landing with sea views | Double bedroom one with views to the sea, and space for bedroom furniture | Double bedroom two with two windows overlooking the rear garden | Bedroom three overlooking the rear garden | Well appointed and spacious family bathroom with a double ended bath, separate mains shower with a Rainfall head, twin wash hand basins in a vanity cabinet, wall mounted WC and chrome ladder radiator.

Externally - Gravel Driveway for one car | Lawned and gravelled front garden | Lovely landscaped rear garden with a decked terrace and Bar area, ideal for entertaining, and is lawned with a timber shed and the oil tank fenced in to the corner | Gate to the side opening to the pathway leading to Heugh Wynd.

Craster is part of the stunning Northumberland Heritage coastline, and gateway on the coastal path to Dunstanburgh Castle - the picture postcard harbour village, famous for its Robson's Craster Smokery & Kippers, offers a range of local amenities including the popular Jolly Fisherman pub/restaurant, and St Peter the Fisherman Church.

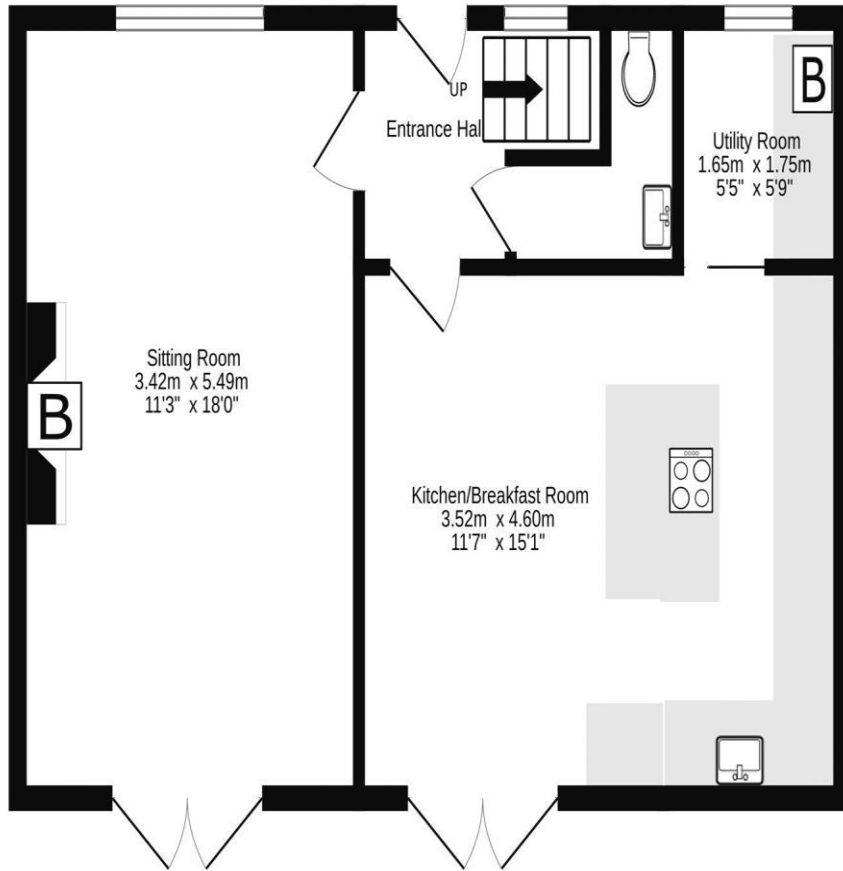
Agents Note: There is a restrictive covenant in place restricting the property's use as commercial holiday letting - ideal as a main or second home.

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

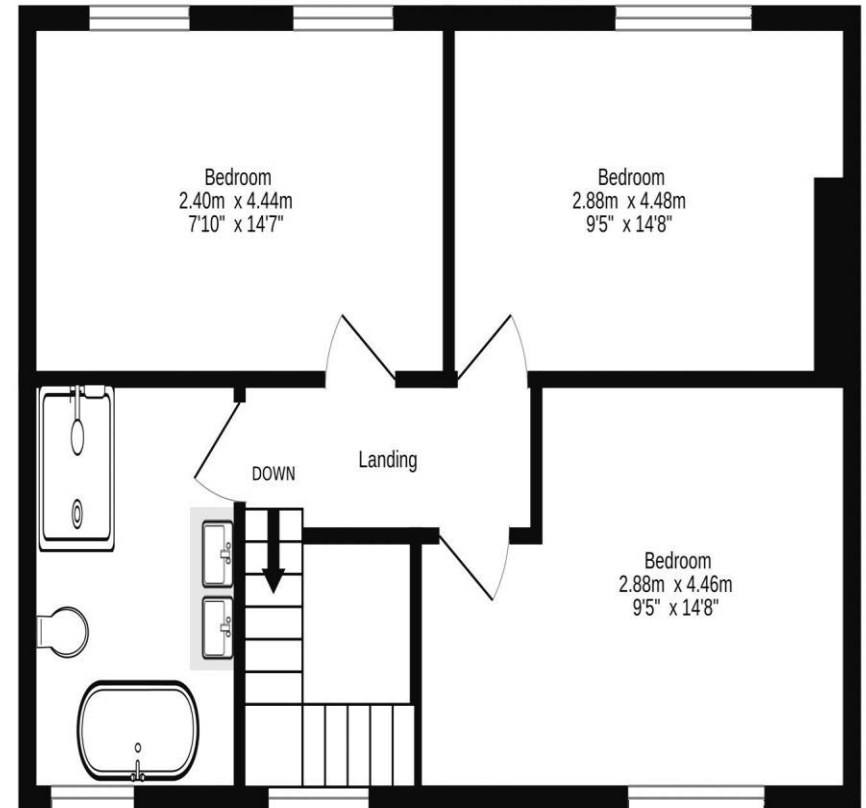
Guide Price £350,000



Ground Floor
44.8 sq.m. (482 sq.ft.) approx.



1st Floor
45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA : 89.7 sq.m. (966 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.





SANDERSON
YOUNG

Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 1PR
alnwick@sandersonyoung.co.uk
01665 600 170