



Dovecote Street | Amble | NE65 0DX

£200,000

A beautifully presented double-fronted stone character home, perfectly positioned on a quiet street in the heart of Amble. Combining period charm with modern comforts, this delightful three-bedroom property features a wood-burning stove, stylish interiors, private outdoor seating space and is just a short walk from the harbour, marina and town centre amenities.

An exceptional coastal home, holiday retreat or investment opportunity in Northumberland's increasingly popular "Friendliest Port".

RMS | Rook
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Sayer



END-TERRACED HOUSE

SEPARATE DINING ROOM

QUIET TOWN CENTRE LOCATION

BEAUTIFULLY PRESENTED THROUGHOUT

For any more information regarding the property please contact us today

Occupying a desirable position on a quiet side street just a short stroll from Amble's bustling town centre, this attractive double-fronted stone end terrace house is a beautifully presented home that successfully blends period charm with modern comfort. Currently operating as a successful holiday let, the property would make an equally appealing permanent residence, coastal retreat or investment opportunity.

The accommodation is full of character, featuring exposed stripped wood flooring, original style stripped wood doors and elegant plantation shutters. The welcoming living room is a particularly impressive space, centred around a wood-burning stove with a feature timber mantel, complemented by fitted shelving and cabinetry that enhance both the charm and practicality of the room.

A separate dining room offers an excellent space for entertaining and family dining, enhanced by attractive wood panelling which adds warmth and character. The kitchen is thoughtfully designed with quality shaker-style units incorporating an integrated electric hob and oven with chrome extractor hood, together with space for a washing machine, dish washer and fridge freezer.

To the first floor, the bathroom is beautifully appointed and enjoys the luxury of a double-ended bath for relaxing soaks, alongside a separate double shower enclosure fitted with a mains-fed shower.

There are three well-proportioned bedrooms. Currently arranged as two comfortable double bedrooms, the third bedroom is a generous single room capable of accommodating a queen-sized bed, providing flexible sleeping arrangements for families and guests alike.

Externally, the property benefits from a private rear seating area offering space for a table and chairs, creating the perfect spot for al fresco dining or enjoying a morning coffee after a walk along the nearby coastline.

With its charming character features, superb presentation and convenient location within easy walking distance of the town's amenities, this is great opportunity to acquire a delightful coastal home in one of Northumberland's most sought-after seaside towns.

Known as "The Friendliest Port", Amble is a thriving coastal town on the stunning Northumberland coastline. Renowned for its picturesque marina, working harbour and popular waterfront attractions, the town offers a fantastic selection of independent shops, cafes, restaurants and the much-loved Harbour Village retail pods. Beautiful beaches, coastal walks and nearby attractions including Warkworth Castle and Druridge Bay make Amble an increasingly popular destination for both homeowners and holidaymakers seeking an exceptional coastal lifestyle.

LIVING ROOM

14' 10" x 13' 3" (4.52m x 4.04m)

DINING ROOM

14' 11" x 9' 3" (4.54m x 2.82m) measured to maximum points

KITCHEN

5' 4" x 13' 5" (1.62m x 4.09m) plus cupboards

BEDROOM 1

15' 0" x 11' 0" (4.57m x 3.35m)

BEDROOM 2

7' 8" x 16' 0" (2.34m x 4.87m)

BEDROOM 3

5' 5" x 13' 11" (1.65m x 4.24m)

BATHROOM**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains and wood burner/open fire

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

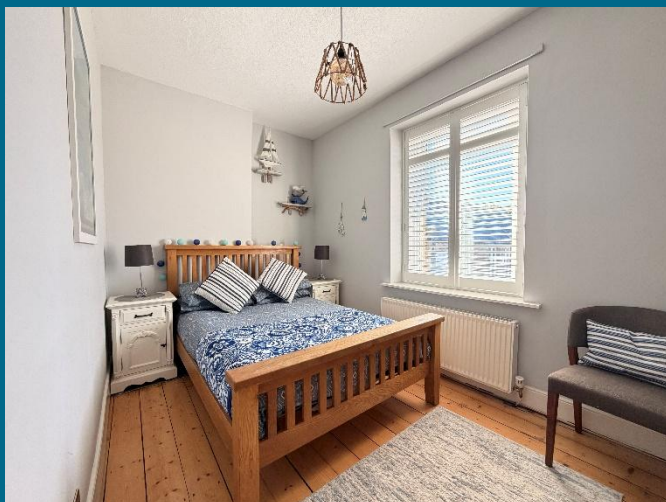
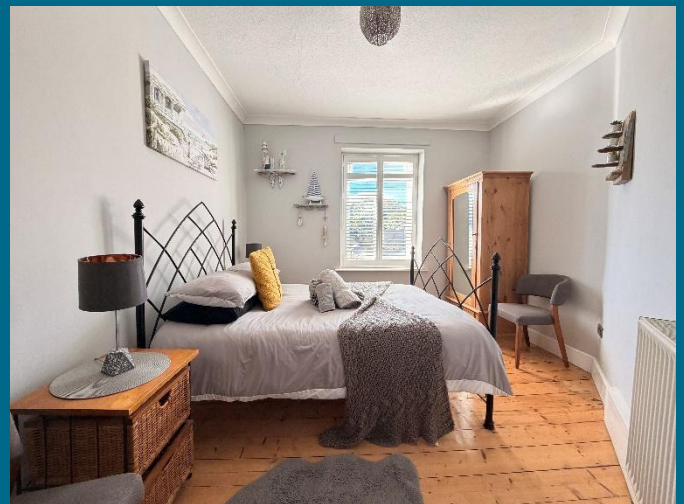
TENURE

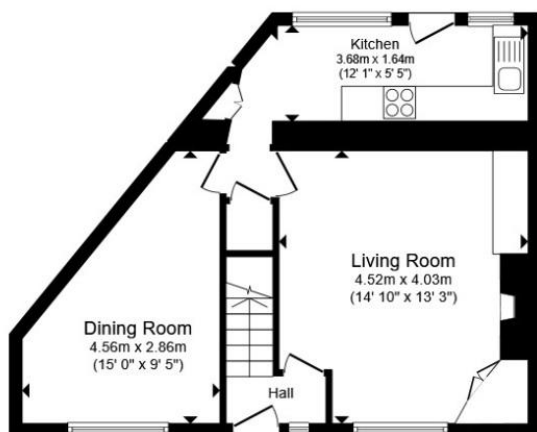
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: This property is currently used as a holiday let therefore small business rates apply, if used as a main residence a standard council tax band would apply instead.

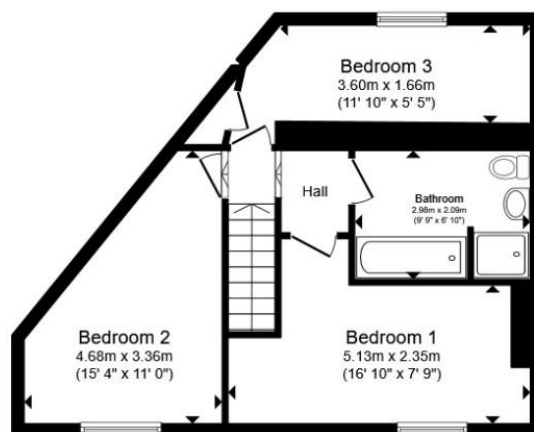
EPC RATING: TBC

AL009815.DM.VG.29/09/2026.V.2





Ground Floor



First Floor

AL009815 V.1

Total floor area 93.0 m² (1,001 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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