



The Port House

21 St. Ebbas Way, Beadnell

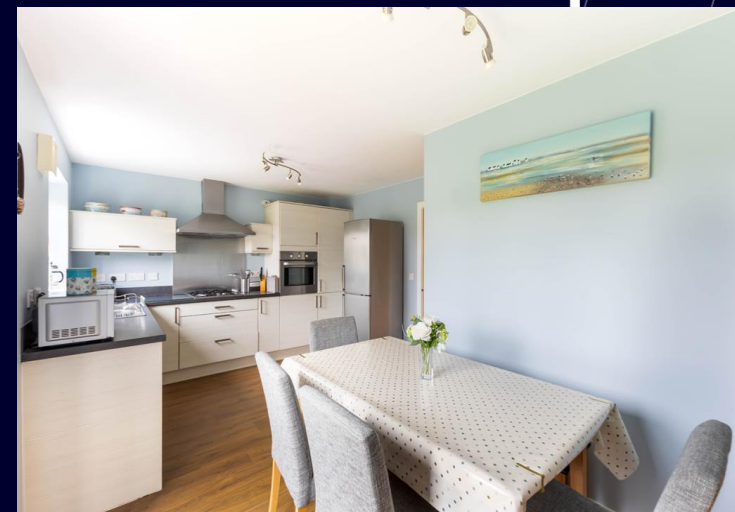


The Port House, 21 St. Ebbas Way, Beadnell, Chathill, Northumberland, NE67 5GH

A superb three bedroom, three storey terrace house with a west facing open aspect over the quarry lake, and coastal and rural views from the first and second floors - the excellent townhouse is located towards the head of a quiet cul de sac, in this modern development in Beadnell, and has been a successful commercial holiday home for a number of years - driveway for one car and an attractive private rear garden - NO UPWARD CHAIN.

A well presented three bedroom, three storey house, located off Longbeach Drive, enjoying a lovely open rear aspect overlooking the quarry lake, a driveway for one car and an attractive enclosed rear garden with paved patio terrace and lawns. The house is only a short walk from the stunning Beadnell Bay & historic Harbour with miles of sandy beaches, and the popular 'The Landings' cafe/restaurant - a successful holiday let with Cottages.com. with current regulations and a hard-wired fire alarm system in place.

Ground floor - Entrance hallway with stairs to the first floor and under stairs storage | Ground floor WC | Generous living room with a bay window to the front elevation and door connecting to the kitchen | Excellent kitchen/breakfast room with French doors opening to the rear garden - the kitchen is fitted with a range of cabinets, with an integrated oven, gas hob & extractor, dishwasher, washing machine and fridge/freezer.





First floor - First floor landing with stairs to the second floor | Superb master bedroom with elevated views and sliding door mirror wardrobes | Ensuite shower with a walk in double shower, wash hand basin and WC | Double bedroom two to the front elevation with partial sea view | Well appointed Family bathroom with a bath with shower over, wash hand basin and WC.

Second floor - Excellent large double/twin bedroom, with dual aspect dormer windows giving great elevated views - space for freestanding bedroom furniture, and a built in cupboard housing the boiler.

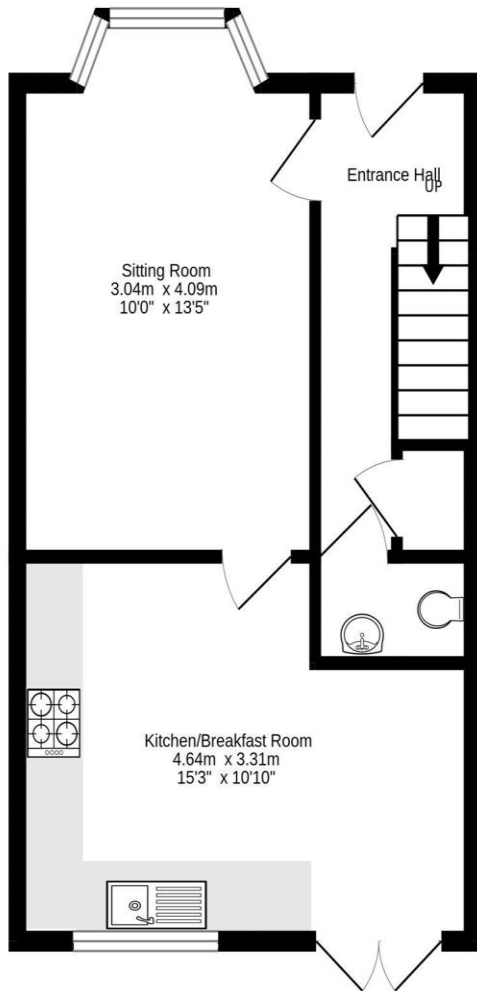
Externally - The house has an enclosed rear garden, lawned with a decked terrace seating area, timber shed and fence to the boundary | Block paved driveway for one car and bin store. Contents available by separate negotiation. Beadnell village offers a range of amenities including a small village shop providing everyday essentials, two highly regarded pubs in the 'Craster Arms' and 'Beadnell Towers Hotel', whilst the 'Saltwater' , 'Edgewater' and 'The Landings' cafes provide more informal dining. Beadnell is the 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 | Propane Gas Heating (Estate Tank) | Tenure: Freehold | Council Tax: Business Rates | EPC: D

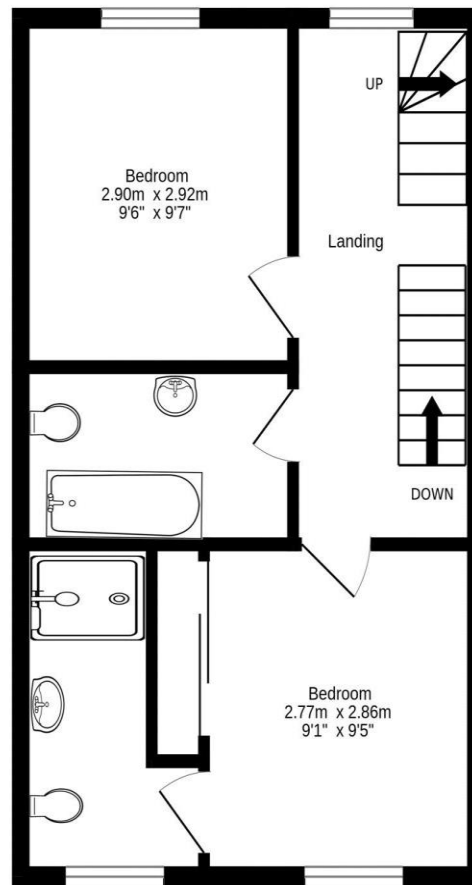
Guide Price £350,000



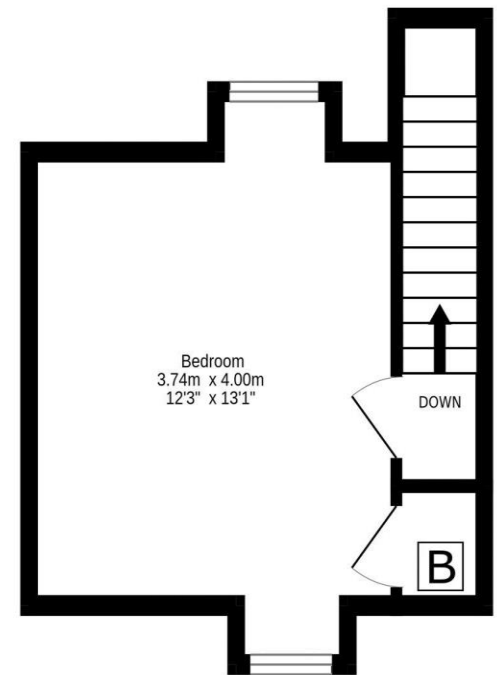
Ground Floor
35.2 sq.m. (379 sq.ft.) approx.



1st Floor
34.3 sq.m. (369 sq.ft.) approx.



2nd Floor
20.4 sq.m. (219 sq.ft.) approx.



TOTAL FLOOR AREA : 89.9 sq.m. (968 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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