



Northumberland  
Properties

**Stable Manor, High Hauxley**  
**£1,000,000**





## Stable Manor

High Hauxley, Morpeth

Council Tax band: G

Tenure: Freehold

- Rare opportunity to acquire a substantial family home within the coastal village of High Hauxley
- Exceptional detached stone-built residence extending to over 4,300 sq ft
- Seven-bedroom accommodation arranged across three versatile floors
- Occupying over half an acre of private landscaped grounds
- Short walk to Hauxley Beach and the spectacular Druridge Bay coastline
- Stunning coastal views towards Coquet Island and the North Sea
- Detached double garage with additional room above offering flexible workspace, studio or storage accommodation
- Sought-after coastal village setting surrounded by attractive stone-built homes













First Floor

**Approximate total area<sup>(1)</sup>**

1975 ft<sup>2</sup>

183.4 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

**Approximate total area<sup>(1)</sup>**

1548 ft<sup>2</sup>  
143.8 m<sup>2</sup>

**Reduced headroom**

133 ft<sup>2</sup>  
12.3 m<sup>2</sup>

(1) Excluding balconies and terraces

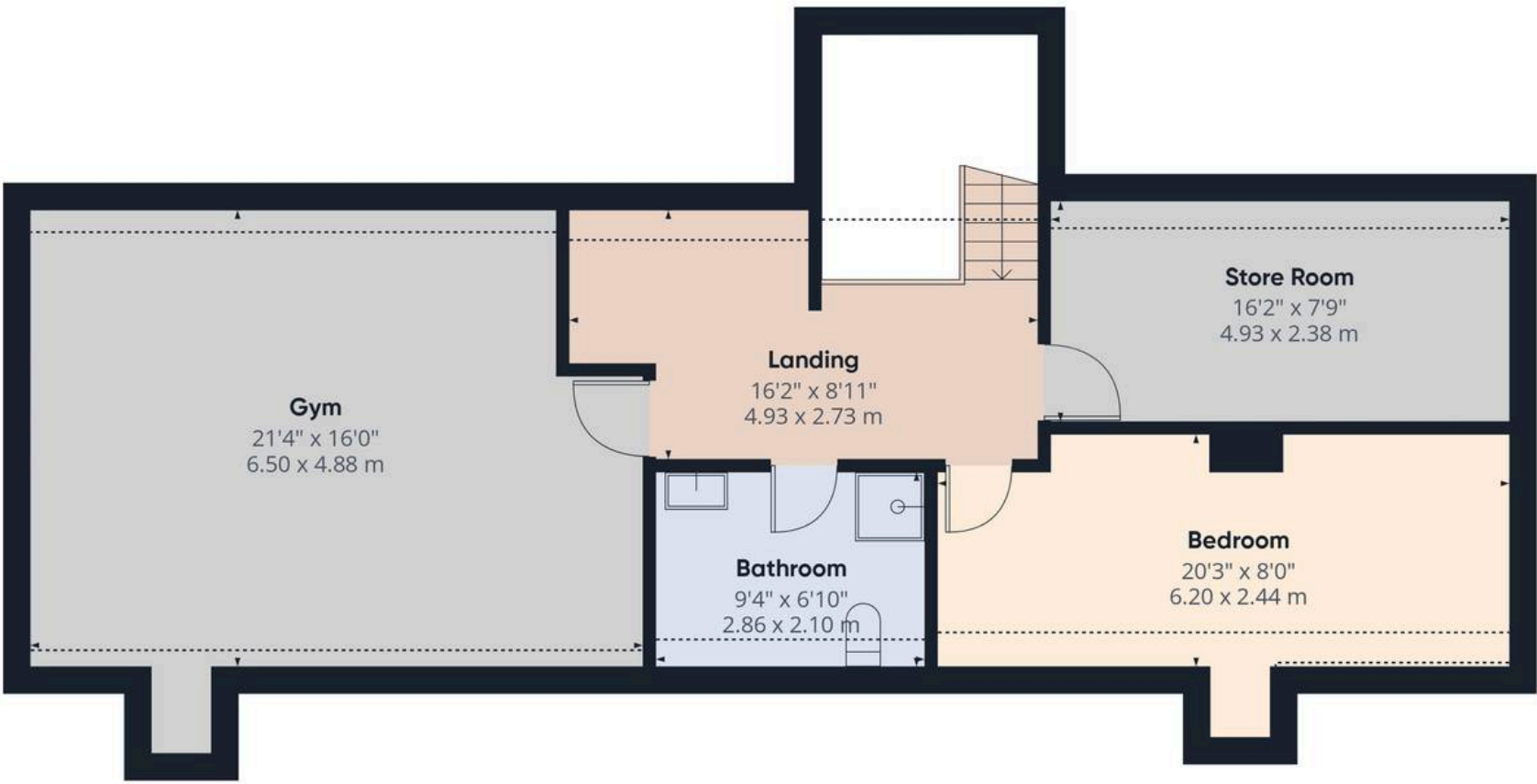
Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



**Approximate total area<sup>(1)</sup>**  
 800 ft<sup>2</sup>  
 74.3 m<sup>2</sup>

**Reduced headroom**  
 105 ft<sup>2</sup>  
 9.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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First Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

4323 ft<sup>2</sup>  
401.5 m<sup>2</sup>

Reduced headroom

246 ft<sup>2</sup>  
22.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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One of Stable Manor's most appealing attributes is its enviable position within High Hauxley. Surrounded by an attractive collection of individual stone-built homes, the village enjoys a peaceful coastal setting whilst remaining within easy reach of everyday amenities.

Just a short walk from the property, Hauxley Beach opens onto the spectacular Druridge Bay coastline, offering miles of golden sand, scenic coastal walks and some of Northumberland's most breathtaking natural scenery.

The nearby nature reserve is renowned for its wildlife and birdlife, whilst the thriving harbour town of Amble lies just a short drive away, providing an excellent selection of restaurants, cafés, independent shops and leisure facilities.

Rarely does a property combine over 4,300 sq ft of accommodation, over half-acre plot, exceptional versatility and a coastal village setting within walking distance of the beach. Stable Manor represents a unique opportunity to acquire one of High Hauxley's most significant family homes.

#### **Utilities**

**Heating: Oil Central Heating**

**Electricity: National Grid**

**Water: Direct Mains Water**

**Sewerage: Septic Tank**



## Northumberland Properties

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