



Spindrifter

6 Bernicia Way, Beadnell



Spindrifter, 6 Bernicia Way, Beadnell, Chathill, Northumberland, NE67 5EJ

RARE TO THE MARKET - A well presented, three bedroom 'Fulmar' style detached holiday home, occupying an excellent position within this much sought after coastal development in Beadnell - the house, a very successful commercial holiday let, offers superb 'upside down' accommodation with a fabulous open plan living space to the first floor opening to a full width balcony and three ground floor bedrooms - **NO UPWARD CHAIN**

The 'Fulmar' style house, built by Lindisfarne Homes in 2017/18, enjoys a lovely aspect from the first floor open plan living area with south west facing views towards the dunes of Beadnell Bay, the Lime kilns and the Cheviots to the west.

Ground floor - Reception hallway with stairs to the first floor and two built in storage cupboards | Ground floor master bedroom with a double door built in wardrobe | Ensuite shower room/WC | Two further ground floor double bedrooms, one with a built in double door wardrobe | Well-appointed family bathroom with a bath, separate shower, WC and wash hand basin.





First floor - Magnificent open plan living & dining room and kitchen, with a vaulted and beamed ceiling and excellent natural light from the floor to ceiling windows and two sets of French doors to the large private balcony, with additional windows and a Juliet balcony to the side |

A superb versatile space for living and dining opening to a private southerly facing balcony, ideal for alfresco dining and entertaining | Contemporary fitted kitchen with a central island/breakfast bar and integrated appliances; gas hob, electric oven, microwave, fridge/freezer, wine cooler and dishwasher | Small separate utility room with a sink and plumbing for a washing machine | First floor WC.

Externally - Open plan lawned gardens surround the property | Open decked terrace seating area located beneath the balcony | Double width driveway for two cars | Useful secure garden/bike store. Bernicia Way is ideally positioned and only a few minutes walk from Beadnell Bay and miles of sandy beaches, the popular 'The Landing' cafe/restaurant and has access to Beadnell village with its excellent cafes/pubs, restaurants and hotels. A perfect base from which to explore Northumberland's Heritage coastline with historic Castle and unspoilt beaches.

Services: Mains Electricity, Water & Drainage | Propane Gas Central Heating | Tenure: Freehold | Council Tax: E | EPC: C

Annual Maintenance Charge of approx. £1,016 to Kingston Property Services to include use of Tennis Courts on site

Price Guide: Offers Over £545,000

GROUND FLOOR



LIVING AREA	6.3M X 4.6M	20'8" X 15'1"
KITCHEN/DINING AREA	4.6M X 4.4M	15'1" X 14'5"
UTILITY	1.8M X 1.6M	5'11" X 5'3"
WC	1.8M X 0.9M	5'11" X 2'11"
BEDROOM 1	3.7M X 3.1M	12'2" X 10'2"
EN SUITE	2.6M X 1.0M	8'6" X 3'3"

FIRST FLOOR



BEDROOM 2	4.0M X 3.1M	13'1" X 10'2"
BEDROOM 3	3.4M X 3.1M	11'2" X 10'2"
BATHROOM	2.6M X 2.0M	8'6" X 6'7"
STORE	1.1M X 0.8M	3'7" X 2'7"
STORE	1.3M X 0.9M	4'3" X 2'11"
EXTERNAL STORE	2.6M X 1.2M	8'6" X 3'11"





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