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BERNICIA WAY, BEADNELL, NE67

Guide Price £595,000


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Immaculately Presented Detached Holiday Home, Boasting a Superb Open Plan Kitchen/Dining and Family Space, Three Bedrooms, Family Bathroom plus En-Suite and Ground Floor Shower Room & Perfectly Located within Striking Distance of Beadnell Bay Beach and Available with No Onward Chain.

To the inside there is a superb open plan kitchen, dining and family space, three bedrooms, a family bathroom, en-suite and a ground floor shower room, and is ideal for anyone seeking a coastal bolthole of their own, or a holiday let that's sure to appeal to guests.

The property sits in one of the most desirable positions on the development, with a westerly outlook and open views to the rear over the neighbouring nature reserve and wetlands. It's a peaceful, ever-changing scene, home to an abundance of birdlife and treated to glorious sunsets. Residents of the development also benefit from access to two private tennis courts, further increasing the appeal of this ideal holiday home. The development was built by Lindisfarne Homes in 2017 to their popular New England-inspired design. The home is finished to a high standard throughout, with bespoke plantation shutters giving a crisp coastal feel along with privacy and light control. Further benefits include solar panels, a CCTV system, high speed broadband, propane gas central heating, and three allocated parking spaces owned as part of the freehold.

The popular seaside village of Beadnell is also placed close to the historic villages of Seahouses and Bamburgh, providing easy access to a wide range of local amenities, shops, cafés and restaurants.

****Northumberland County Council Covenant restricting the property's use as a main residence, This property MUST ONLY be used as own second home or holiday let investment****

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The internal accommodation comprises: The front door opens into a welcoming entrance hall with a useful double cloaks cupboard and a ground floor WC. From here, the accommodation opens into an impressive open plan living and dining room, the real heart of the home.

A double height vaulted ceiling and a galleried landing above give this room a wonderful sense of space, and triple aspect windows fill it with natural light. A wood burning stove set on a stone hearth makes a cosy focal point for cooler evenings, and an attractive corner window seat is ideal for taking in the view. French doors then open out directly onto the superb decked terrace, so the living space flows naturally outdoors in the warmer months.

The kitchen area is fitted with a range of wall and base units and integrated appliances, including a gas hob, electric oven, dishwasher, washing machine and fridge freezer. Completing the ground floor is the third bedroom, which provides a versatile room that works equally well for guests, for those who prefer not to use the stairs, or as a snug or study.

Stairs then rise to a half landing, where a full height picture window lets in plenty of natural light, and continue to the galleried landing overlooking the living area below. The master bedroom provides a lovely retreat, with French doors opening to a Juliet balcony that makes the most of the westerly views, and its own en suite shower room. A second twin bedroom and a well presented family bathroom complete the first floor.

Externally, the property sits in open lawned surroundings, with a private decked terrace that's ideal for outdoor dining, barbecues and evening drinks overlooking the wetlands. There's a handy external store for bikes, paddleboards and kayaks, ready for heading straight down to the water. Three allocated parking spaces are a real bonus for holiday guests and for visiting family.

Beadnell is one of the most sought-after villages on the Northumberland Coast, set within an Area of Outstanding Natural Beauty. The village is known for its sweeping sandy bay, its historic harbour and lime kilns, and a relaxed seaside atmosphere loved by families, walkers, birdwatchers and watersports fans alike. The popular café and restaurant The Landing is placed just a short walk away, along with the village pubs and shop.

The neighbouring fishing village of Seahouses is located just a short drive along the coast, and offers a wider range of amenities and boat trips to the Farne Islands. The popular village of Bamburgh, with its famous castle and beach, is also within easy reach.

The historic market town of Alnwick and the A1 give excellent road links north and south, and there is also a mainline rail station at Alnmouth providing excellent rail links into Newcastle City Centre and throughout the region.

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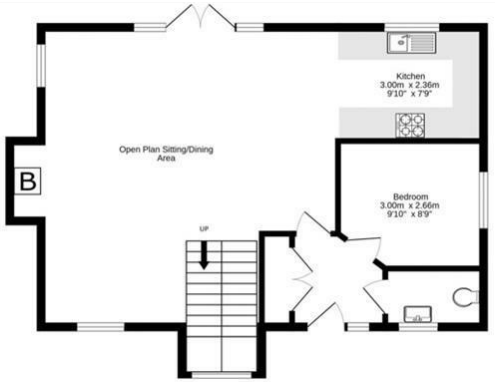
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TENURE : Freehold

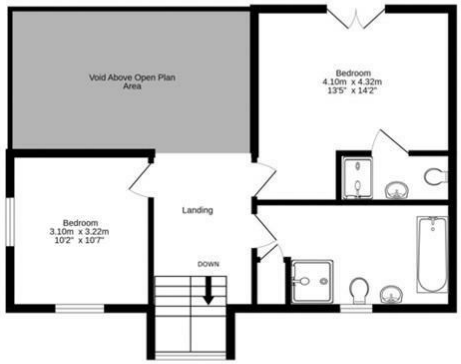
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Ground Floor
58.9 sq.m. (634 sq.ft.) approx.



1st Floor
42.9 sq.m. (461 sq.ft.) approx.

TOTAL FLOOR AREA : 101.7 sq.m. (1095 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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