



Westacres

7 Bowmere, Boulmer



Westacres, 7 Bowmere, Boulmer, Alnwick, Northumberland, NE66 3DA

A lovely & well presented, extended four bedroom detached bungalow, occupying a superb corner plot towards the head of this quiet coastal cul de sac, with fabulous open aspect views to the west, over the adjoining open fields and countryside, generous lawned gardens, with driveway parking for 2-3 cars and only a few minutes walk to Boulmer Beach & village - No Upward Chain

The excellent detached bungalow, a second home for the current owners for over 30 years, has been both converted and extended, with the former garage converted into a bedroom with an ensuite, and further extended at the rear, creating a fabulous open plan kitchen/dining room opening to the garden and with great open views. The bungalow would be an ideal main or second home for those buyers looking to be only a short walk from the coast and a village pub - The Fishing Boat Inn.

Local amenities and services are available in Longhoughton circa 2 miles inland, where there is 'Longhoughton Primary School', an historic Church, Co-op Supermarket and the popular 'Running Fox' café.

Accommodation - Entrance vestibule | Entrance Hallway | Lovely sitting room with open aspect views over the fields and countryside | Fabulous open plan contemporary kitchen/dining room with windows and French doors opening to the garden - the kitchen is fitted with a range of cabinets with an integrated hob, oven, microwave, dishwasher, washing machine and fridge/freezer | The dining room area has excellent natural light from the triple aspect windows and French doors opening to the garden | Master bedroom to the front elevation | Ensuite with a walk in shower, and wash hand basin and WC in a vanity cabinet with storage | Bedroom two to the front elevation, currently used as a snug/living room, has a bow window | Bedroom three and four are located to the rear of the property | Family bathroom with a bath with shower over, with a wash hand basin and WC in a vanity cabinet.





Externally - the bungalow occupies a superb corner garden site with great westerly facing, open aspect views | The block paved driveway provides off street parking for 2-3 cars

Attractive mature lawned gardens with a fence to the boundary, with rear sitting area together with a paved patio terrace to the corner and timber gate to the side.

Agents Note: There is a restrictive covenant in place restricting the property's use as commercial holiday letting (standard ducal covenants - no trade or business, private dwellinghouse)

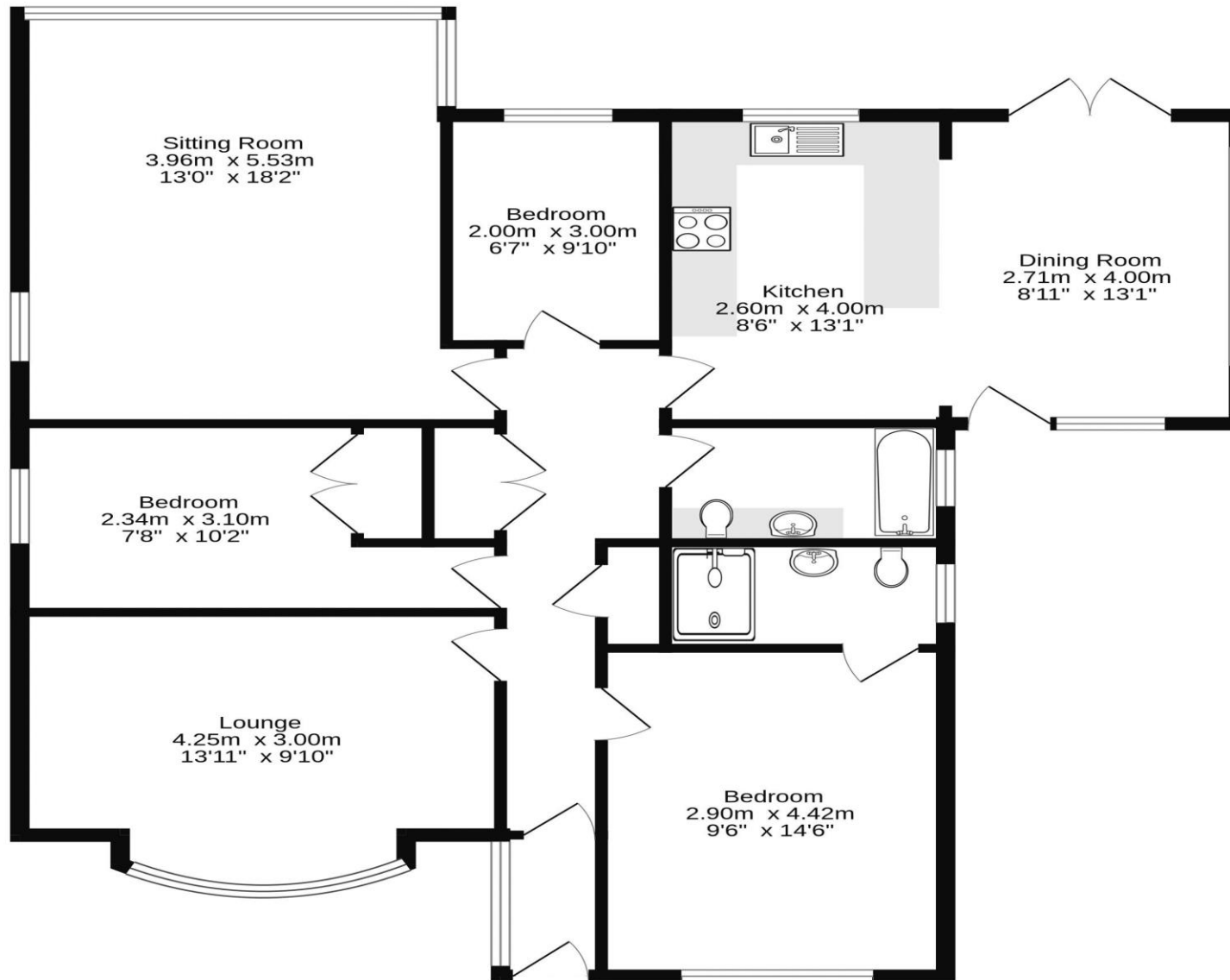
Boulmer village is located on the stunning Northumbrian coast and is ideally placed for easy access to Longhoughton (approx. 2 miles), with its village supermarket, cafe and Church. and Alnwick (approx. 6.5 miles) for a wider range of amenities, shops and bars/restaurants. The picturesque village of Boulmer has 'The Fishing Boat Inn' overlooking the sea, a village hall, a small art gallery and an independent Volunteer Lifeboat station and access to miles of unspoilt sandy beaches. Alnwick, just a short drive away, offers a vibrant community, with numerous tourist attractions including Alnwick Castle, Lilidorei, and Alnwick Garden. The market town has a wide variety of independent shops, cafes & pubs, and places of cultural interest including the Alnwick Playhouse & Cinema, and Barter Books, one the largest second hand bookstores in the country.

Services: Mains Electric, Water & Drainage | Electric Heaters | Tenure: Freehold | Council Tax: Band D | EPC: Rating E

Guide Price £399,950



Ground Floor
109.2 sq.m. (1176 sq.ft.) approx.



TOTAL FLOOR AREA : 109.2 sq.m. (1176 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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