



Kirkwell Cottages | High Hauxley | NE65 0JN

£165,000

Available with no onward chain, a two-bedroom mid-terrace house located in the coastal hamlet of High Hauxley, a short walk to the beach at Low Hauxley beach, and enjoying open countryside views. Bright dual-aspect accommodation, also featuring a cosy multi-fuel stove in the living room. and superb potential to create a desirable home on the stunning Northumberland coast.

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TERRACED HOUSE

BRIGHT AND AIRY ACCOMMODATION

STUNNING COUNTRYSIDE VIEWS

TWO DOUBLE BEDROOMS

POPULAR COASTAL HAMLET

FRONT & REAR GARDENS

SPACIOUS LIVING ROOM

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Situated within the peaceful coastal hamlet of High Hauxley on the sought-after Northumberland Coast, this two-bedroom mid-terraced home enjoys a wonderful open aspect to the rear, overlooking attractive fields and countryside.

The property offers well-proportioned accommodation throughout, with generous bedrooms and excellent natural light thanks to a dual aspect in the living room, dining kitchen and principal bedroom. The welcoming living room features a multi-fuel stove, creating a cosy focal point for the space.

Externally, there is a garden to the front and rear, perfectly positioned to take advantage of the far-reaching rural outlook.

While the property would benefit from some updating, it presents an excellent opportunity for buyers looking to create a home to their own taste in a desirable coastal location.

High Hauxley is ideally placed for enjoying the stunning Northumberland coastline, with the beautiful beach at Low Hauxley less than a mile away, offering miles of sandy shoreline and scenic coastal walks. The nearby town of Amble offers local shops, café's, a supermarket, and other local amenities.

Offered for sale with no onward chain, this appealing home is likely to attract a range of purchasers, including first-time buyers, investors, holiday home seekers and those looking to enjoy a quieter coastal lifestyle.

Entrance hall

UPVC double-glazed entrance door, staircase to first floor, doors to dining kitchen and living room.

Living room (dual aspect) 10'5 x 16'8 (3.18m x 5.08m)

UPVC double-glazed window and double-glazed sliding patio doors, dado rail, coving to ceiling, feature fireplace incorporating a multi fuel stove.

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Dining kitchen (dual aspect) 9'11 x 16'8 (3.02m x 5.08m)

Fitted wall and base units incorporating: single stainless-steel sink, integrated electric hob with extractor hood, integrated electric oven, space for under-counter fridge and freezer. Part-tiled walls, double-glazed windows, laminate and vinyl flooring, UPVC double-glazed external door leading to rear garden, under-stairs storage cupboard, doors to hall and living room.

First floor landing

Double-glazed window, loft access hatch with pulldown ladder, doors to bedrooms and bathroom.

Bedroom one (dual aspect) 9'11 x 16'9 (3.02m x 5.11m)

Double-glazed windows, wall lights

Bedroom two (front) 13'9 x 10'10 (4.19m x 3.30m) maximum measurement into door recess and including staircase bulkhead.

Double-glazed window

Bathroom (rear) 5'6 x 6'9 (1.68m x 2.06m)

Bath with electric shower, pedestal wash-hand basin, close-coupled WC, part-tiled walls, double-glazed frosted window, linen cupboard also housing hot water cylinder.

Externally

Slate shingle and pebbled front garden with central path leading to front door.
Gravelled rear garden with fenced boundaries.
Garden shed, coal bunker, and Pergola.

Agents note

There are radiators and a chrome ladder style radiator, but these are no longer connected to a central heating system. There is an electric immersion heater for hot water, and an electric shower over the bath. The living room has a multi-fuel stove.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: No connected central heating

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On street

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

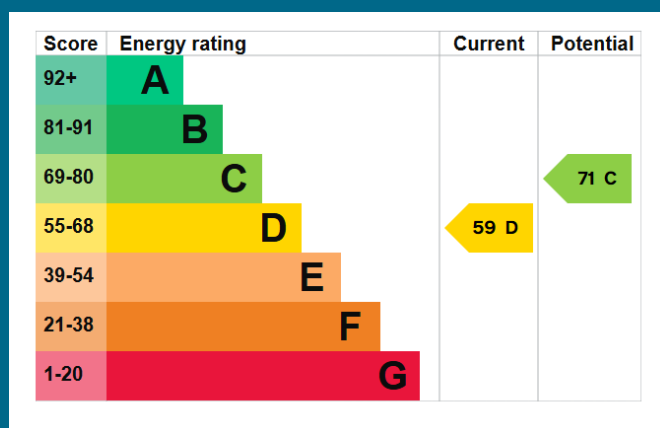
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

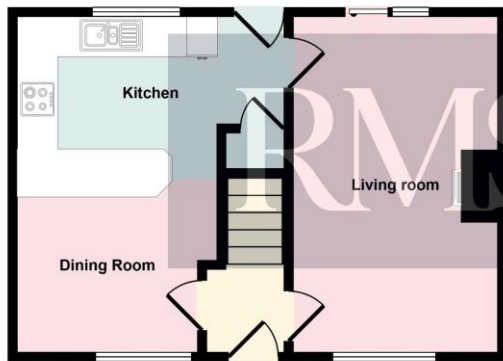
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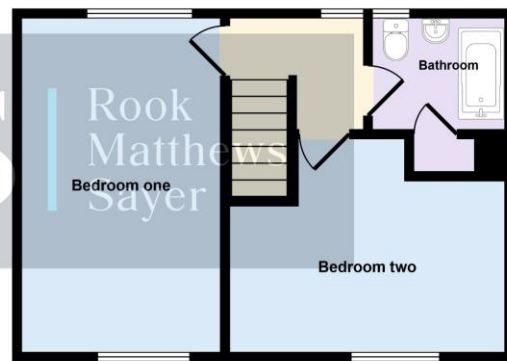




Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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