



# Honeybee Cottage

Gloster Hill, Amble



SANDERSON  
YOUNG









## Honeybee Cottage Gloster Hill, Amble, Morpeth, Northumberland, NE65 OHJ

Fabulous 4/5 bedroom detached 'Potton' style house, with superb elevated views to the River Coquet & Estuary and Amble Marina, a beautiful landscaped garden site of approx. 0.23 acres, extensive block paved & gravel driveway and integral double garage.

Honeybee Cottage is an impressive, substantially extended and remodelled, detached house located towards the northern edge of Amble and within the Parish of Warkworth.

The superb detached house has been refurbished and extended by the current owners over the last 7 years, creating a spacious and versatile family home, with a large two storey extension to the side elevation, incorporating a double garage, gym /studio, and potential guest bedroom suite/home office above.

### Price Guide:

Guide Price £795,000

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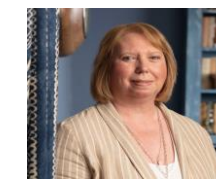


There has also been a large extension to the rear, with fantastic uninterrupted views, creating a magnificent open plan living space with living room, dining area, and new contemporary fitted kitchen, and a new created cloakroom and utility laundry to the ground floor.

Ground floor - Vestibule | Reception hallway with built in storage to the Cloakroom | Utility room | Open tread staircase to the first floor living accommodation.

First floor - Stairs lead up from the hallway | Cloakroom/wc | Home office /bedroom five with excellent natural light from the dormer & Velux windows to three elevations | Ensuite bathroom/wc | Fantastic open plan living space with superb views to the River Coquet & Estuary, and French doors to the attractive landscaped gardens - feature exposed beams, roof lights and windows to three elevations | Contemporary fitted kitchen with a range of cabinets, breakfast bar and integrated appliances - double oven, hob & extractor, dishwasher and Fridge/freezer | Sitting room with feature inglenook style fireplace and French door to the Garden Room | Superb Garden room with full height vaulted ceiling and wood burning stove | Stairs lead from the sitting room to the second floor.

Second Floor - Master bedroom with fitted wardrobes to one wall | Ensuite shower room/wc | Three further bedrooms, one currently used a dressing room | Family bathroom.



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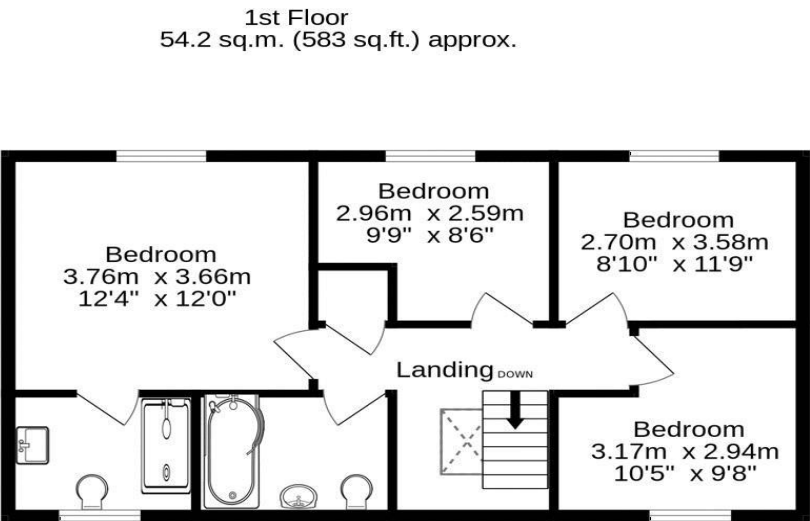
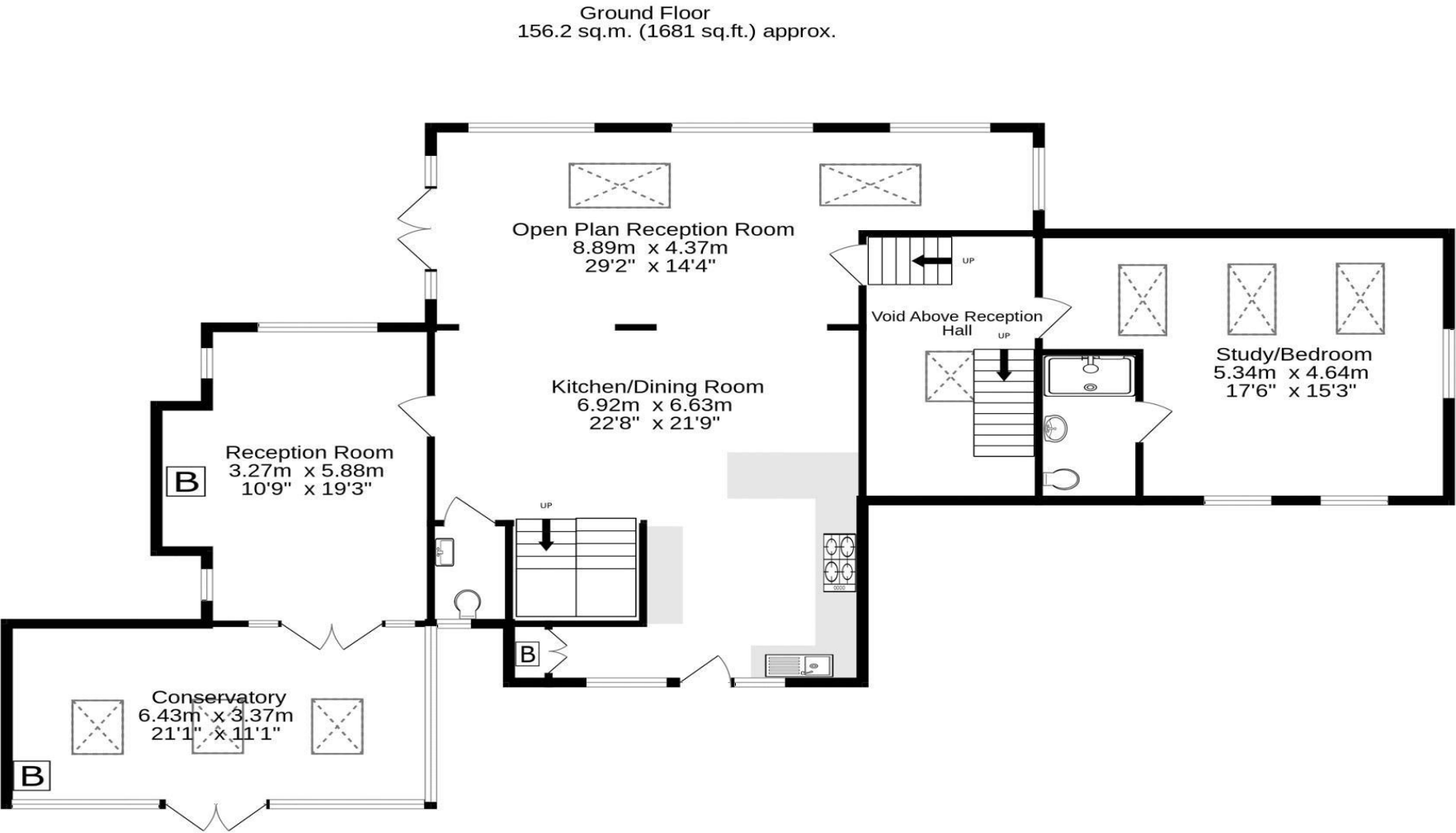
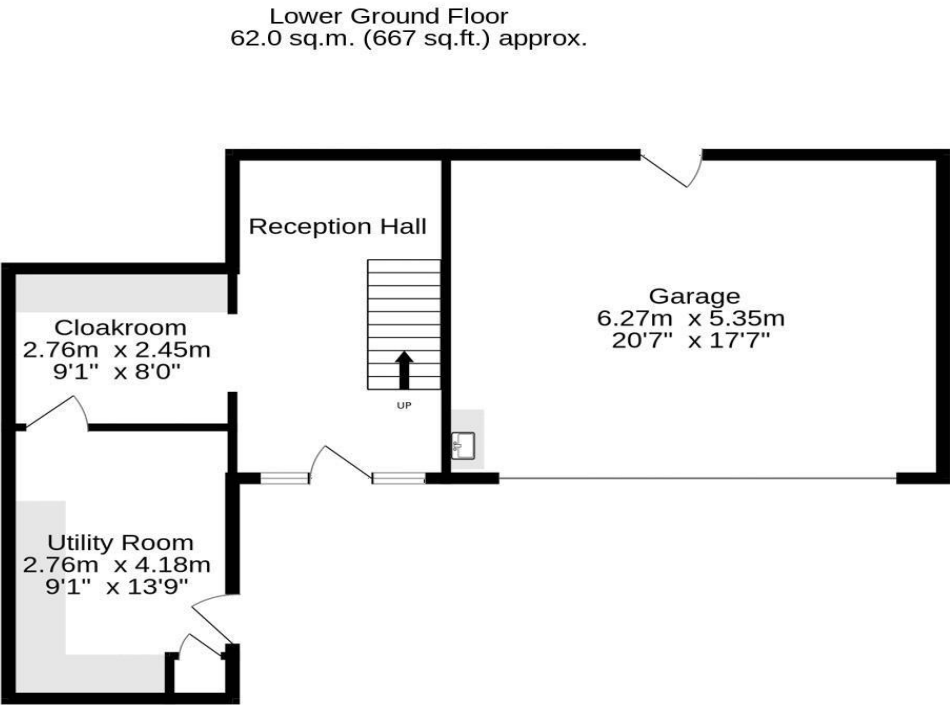












TOTAL FLOOR AREA : 272.3 sq.m. (2931 sq.ft.) approx.

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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Externally - Honeybee Cottage has attractive landscaped gardens, with a number of terraced gravel seating areas and paved patios, with superb uninterrupted views to the River Coquet & Estuary. The gardens have a number of design features including log store, raised vegetable beds, well stocked planted borders, timber pergolas with climbing plants and a raised lawn to the western boundary. There is parking for several cars on the block paved & gravel driveway, and an integral double garage with electric garage door, power & lighting.

Amble offers a range of local amenities, including a wide variety of shop, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach. The thriving harbour has a number of independent shopping Pods, The Boathouse and Fish Shack restaurants and fresh fishmongers. The location is ideal for exploring the stunning Northumberland coastline, Hauxley & Druridge Nature Reserves, fabulous Castles at Warkworth, Alnwick, Dunstanburgh & Bamburgh, and the bustling market towns of Alnwick and Morpeth.

Alnmouth Railway Station is only a short drive, with regular direct services to London Kings Cross , Edinburgh Waverley and Newcastle Central Station.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating and Kitchen underfloor heating | Tenure: Freehold | Council Tax: Band D | EPC: C







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