



# Rose Cottage & The Summerhouse

Bilton, Nr Alnmouth



SANDERSON  
YOUNG



## Rose Cottage & The Summerhouse Bilton, Near Alnmouth, Alnwick, Northumberland, NE66 2SU

**Rose Cottage & The Summerhouse - Two stone built cottages in Bilton, a small rural hamlet in an elevated position above Alnmouth, the Aln Estuary and the stunning coastline. The cottages, ideal as a main or commercial holiday home, have fabulous coastal and rural views, easily maintained, south facing gardens and allocated parking for three cars.**

A fantastic investment or lifestyle opportunity close to Alnmouth and the coast - currently successful commercial holiday lets, but would equally suit those buyers seeking a main home with a second cottage, for multi generational living or those seeking a regular income stream. The cottages are ideally placed for Alnmouth and its miles of sandy beaches, and only a few minutes walk from the mainline Train Station with direct regular services to Newcastle (25 mins) Edinburgh (1 hour) and London Kings Cross (3 1/2 hours).

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### Price Guide:

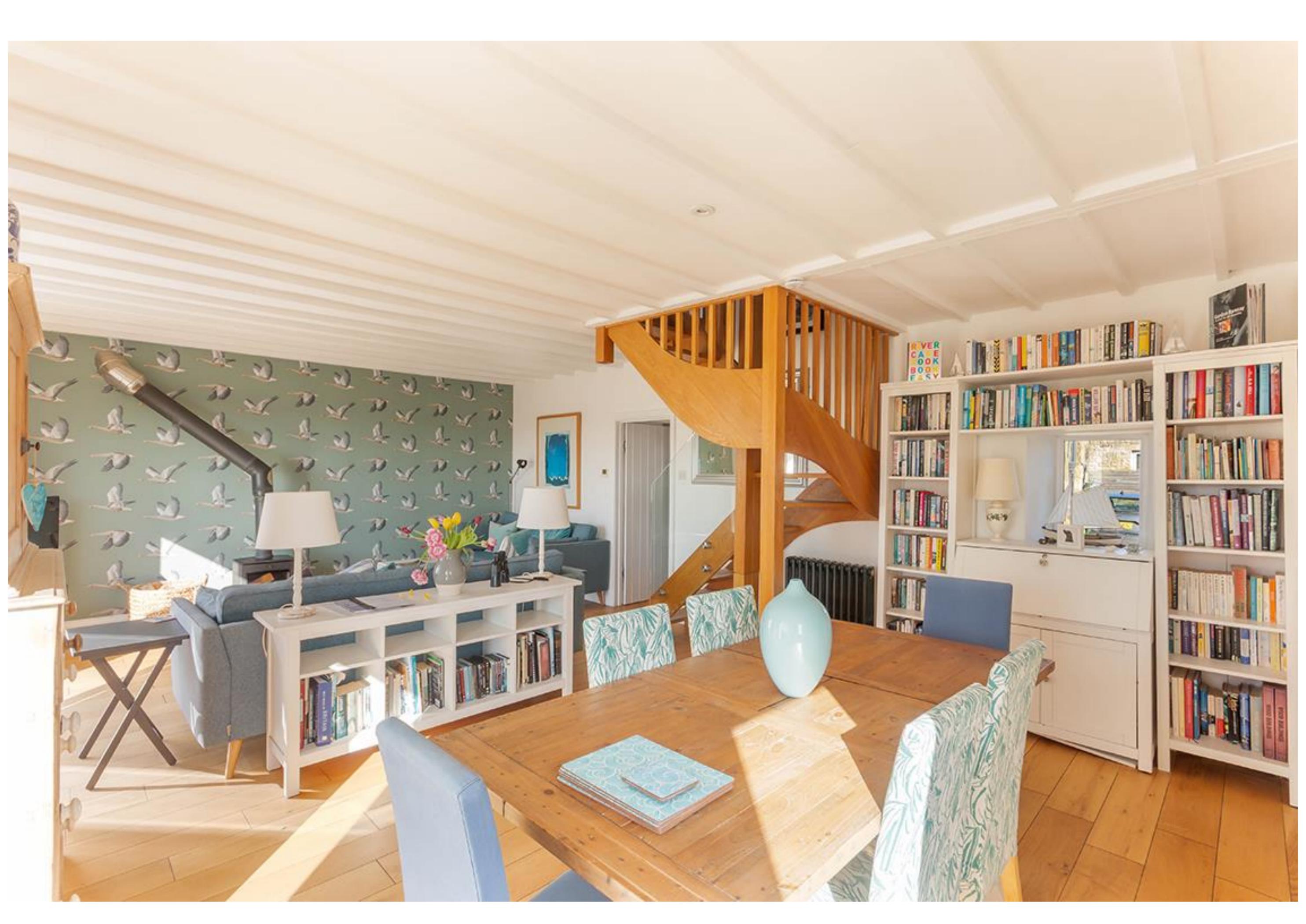
Offers Over £550,000

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🚗 4 🛏 1 🛋 2 🏠 Rose Cottage: E  
🏠 The Summerhouse: D









Rose Cottage - An attractive and stylish three bedroom cottage with great views to the coast, lovely gardens and parking

Ground floor - Entrance hallway | Cloakroom/wc | spacious and airy open plan sitting/dining room with excellent natural light from the French doors and additional windows to the garden - great coastal and rural views - with wood burning stove, open tread oak staircase with glass balustrade, exposed beams and oak flooring | Generous kitchen/breakfast room with a range of cabinets with wood worktops and central island with Carrera marble worktop and breakfast bar - integrated appliances include; induction hob with extractor, oven, microwave, slimline dishwasher, washing machine, tumble dryer and fridge. Rose Cottage is heated by a multifuel stove, gas central heating and electric underfloor throughout the ground floor.

First floor - First floor landing with whitewashed floorboards, and traditional cottage style doors | Master bedroom with exposed beams and a vaulted ceiling with a Juliet balcony giving fantastic views to the coast, built in storage | Double bedroom two with exposed beams, built in storage and views to Alnmouth | Twin bedroom three with built in storage | Stylish Family bathroom with Velux window and good natural light - views to Coquet Island



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# Rose Cottage Floorplans



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1143.94 ft<sup>2</sup>  
106.28 m<sup>2</sup>

**Reduced headroom**

70.09 ft<sup>2</sup>  
6.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

The Summerhouse





The Summerhouse - a charming L-shaped stone studio cottage with great views to the 18 arch Viaduct and partial sea views. Rental income to April 2025 from The Summerhouse alone exceeded £28,000 and it has been trading as a holiday let for more than a decade.

Stone built with slate roof detached cottage | Open plan living/bedroom and Kitchen with beautiful countryside views, wood flooring and a wood burning stove | Kitchen fitted with a range of cabinets, ceramic hob and microwave, and space for an oven and fridge | Provision for sleeping with a pull down bed with built in wardrobes and storage | Shower room/wc | Paved patio garden | Parking for one car



Externally - Rose Cottage has attractive south facing gardens with fabulous elevated views towards the sea, paved patio terrace for outside dining and steps leading down to the road - the cottage has parking directly to the rear, and an additional parking bay for two cars, shared with The Summerhouse.

Rose Cottage & The Summerhouse are successful holiday lets and offer a great opportunity for a variety of buyers - either to remain as two separate holiday homes, or one as a main home with the other generating a regular income stream, as an independent annexe for multi generational living, or separate home office/studio. (Holiday Cottage income information available on request)

Services: Mains Electric, Water & Drainage | Propane Gas | Tenure: Freehold | Council Tax: Business Rates | Rose Cottage EPC: E | The Summerhouse EPC: D

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