



5 Gordon Villas

Amble



SANDESSON
YOUNG

5 Gordon Villas, Amble, Morpeth, Northumberland, NE65 0AU

FABULOUS VIEWS TO COQUET ISLAND & THE SEA - An excellent three bedroom, semi detached house with fantastic views over the 'Paddlers' to Coquet Island and the coast - with a driveway for one car, large attached garage and lovely gardens to the front and rear. Gordon Villas is ideally placed, only minutes from the working Harbour, 'Little Shore' & Pier and for easy access to the beach, and Amble's many shops, cafes and pubs/restaurants. No Upward Chain.

A special opportunity - the much loved family home has never been to the market in decades, with the current family living in it for over 60 years, with an extension to the porch and kitchen many years ago. The house, with superb views to the sea and Coquet Island, offers a great opportunity for buyers wanting to live on the coast - with some updating required and great potential for further development (subject to normal planning consents).

Ground floor - Entrance porch with views to Coquet Island, a parquet wood floor and glazed door to the hallway | Hallway with a staircase to the first floor, a large under stair storage cupboard, and door to the sitting room | Generous sitting room with views to Coquet Island and the sea, a marble fireplace, and archway to the adjoining dining room | Versatile second reception room overlooking the rear garden | The pitched roof extended kitchen/breakfast is fitted with a range of wood cabinets, with a stainless steel sink, integrated oven, gas hob, pantry storage cupboard, and window overlooking the rear garden - a door opens to the garage.





First floor - First floor landing with loft access | Double bedroom one has impressive coastal & Island views, with built in wardrobes to one wall | Double bedroom two with built in wardrobe, overlooking the rear garden, with views between the houses to Amble Harbour and the pier | Double bedroom three with dormer windows to the front and rear elevations, elevated coastal views, and a built in wardrobe | Bathroom comprising; a white heritage suite with a bath with mains shower over, wash hand basin, WC and window to the rear.

Externally - Magnificent coastal views from the front garden | Driveway parking for one car, leading to an attached garage - a large one and a half size garage with a roller door, window to the front, plumbing for a washing machine, space for tumble dryer, gardeners WC and coal shed. - a 'Viessmann' gas boiler is located to the wall in the garage | The front and rear gardens are both lawned.

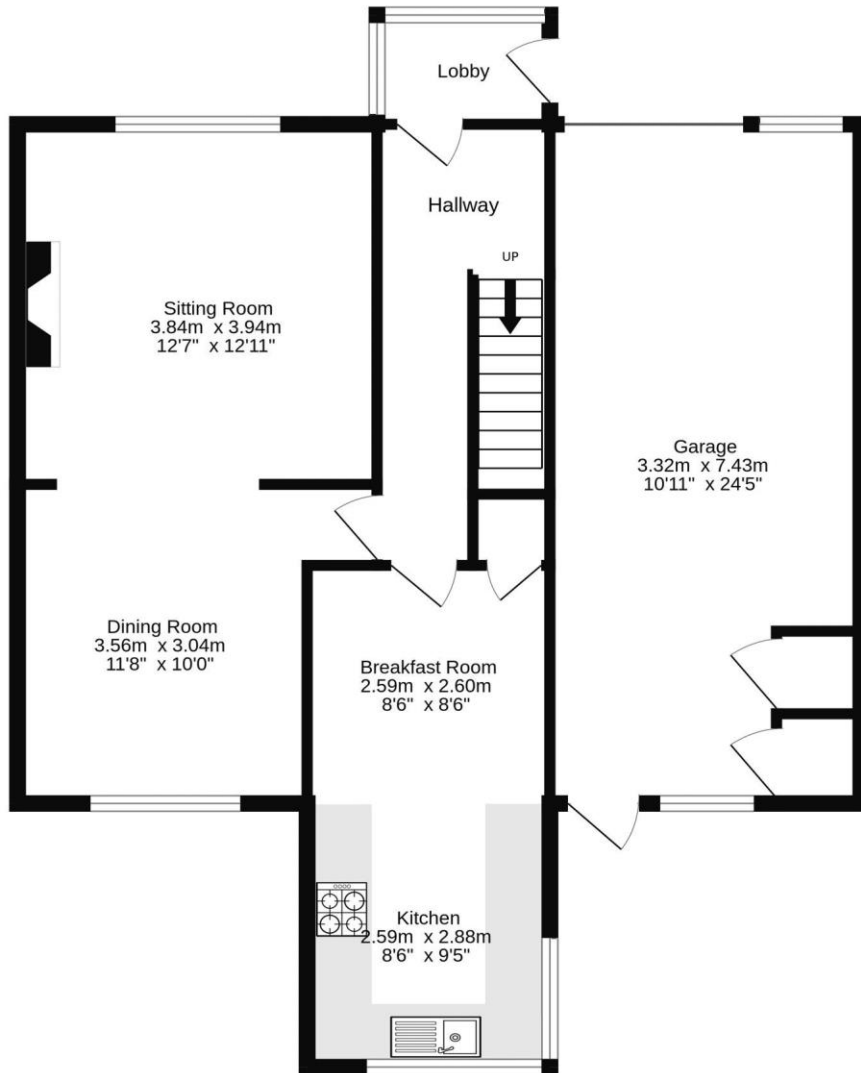
Amble offers a range of local amenities, including a wide variety of shops, cafes, bars and restaurants, with a working harbour area and lovely 'Little Shore' beach. The thriving harbour has a number of independent shopping Pods, 'The Boathouse' and 'Fish Shack' restaurants and fresh fishmongers. The 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 and Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: D

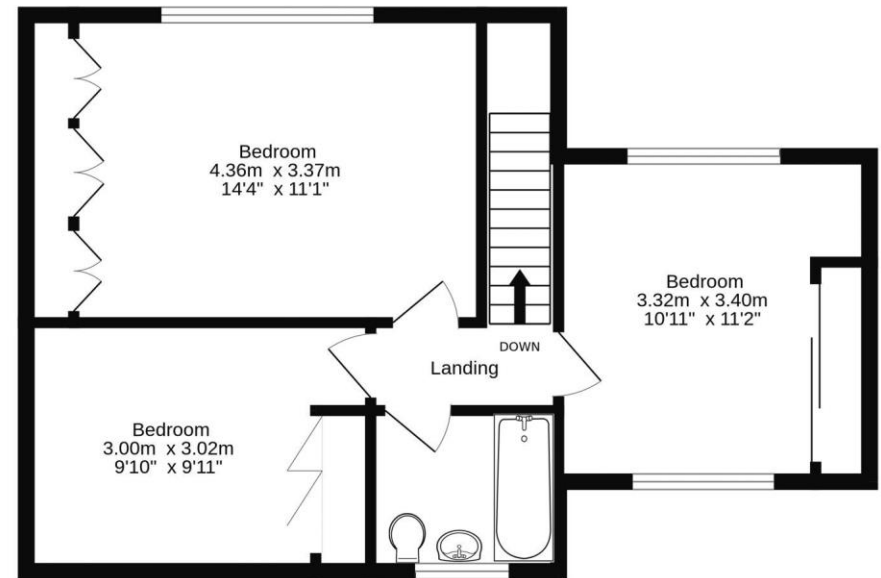
Guide Price £350,000



Ground Floor
76.1 sq.m. (819 sq.ft.) approx.

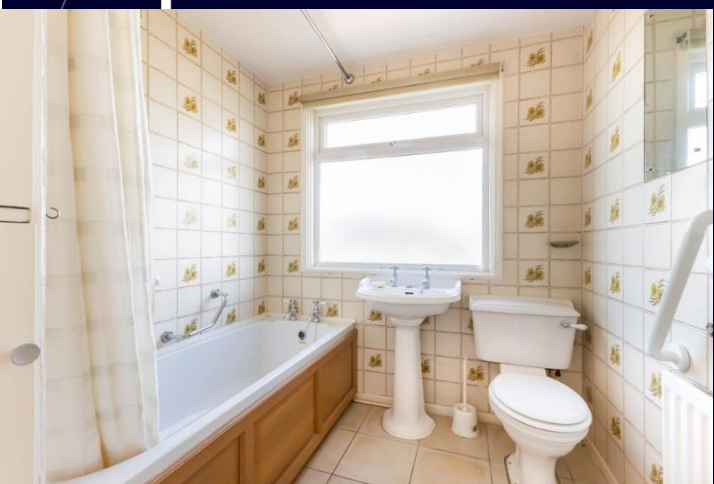


1st Floor
46.5 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA : 122.6 sq.m. (1319 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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