



Bradshawgate Cottages | Chathill | NE67 5AA

**£350,000**

Nestled within the idyllic hamlet of Swinhoe, just moments from Beadnell and the breathtaking Northumberland coastline, this charming stone-built farm cottage offers the perfect blend of character, comfort and coastal living. Available with no onward chain, the property has been successfully run as a holiday let and also enjoyed as a private second home, offering superb flexibility for buyers. Featuring a spacious dining kitchen with distant sea views, a generous living room, three bedrooms, two bathrooms, beautifully established gardens and a detached double garage with additional private garden, this is a rare opportunity to acquire a delightful countryside retreat or main residence in one of Northumberland's most desirable coastal settings.

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**END TERRACE FARM COTTAGE**

**DOUBLE GARAGE**

**GENEROUS LIVING ROOM**

**DISTANT SEA VIEWS**

**SPACIOUS DINING KITCHEN**

**CURRENTLY A HOLIDAY-LET**

**GARDENS FRONT & REAR**

**NO ONWARD CHAIN**

**For any more information regarding the property please contact us today**

Located within the peaceful hamlet of Swinhoe, in the Chathill area near the highly sought-after coastal village of Beadnell, this charming stone-built farm cottage offers an exceptional opportunity to acquire a characterful Northumberland retreat just moments from the stunning Heritage Coastline.

Available with no onward chain, the property has proven to be a highly successful holiday-let investment, as well as a being enjoyed as a second home, making it equally appealing as a permanent residence, coastal getaway or income-generating holiday cottage.

The accommodation is well presented throughout and blends traditional charm with practical modern living. Entrance doors to both the front and rear lead into a welcoming hall with wood flooring, recessed lighting and useful utility cupboards housing the oil-fired central heating boiler and plumbing for a washing machine.

The spacious dining kitchen is fitted with a range of wall and base units incorporating a stainless-steel sink, integrated dishwasher, extractor hood and spaces for an electric cooker and fridge freezer. Double-glazed windows enjoy distant sea views, while wood flooring and recessed lighting complete the space.

The generous living room enjoys a pleasant outlook with a garden view and provides an inviting space for relaxing or entertaining.

A ground floor shower room features a tiled shower cubicle with mains rainfall shower, pedestal wash basin and WC.

To the first floor, the landing benefits from open farmland views and provides access to three bedrooms and the family bathroom. The principal bedroom has an open aspect view, while the second bedroom features a Velux window and built-in wardrobe. The third bedroom includes a built-in cabin bed with useful storage cupboards, ideal for visiting family or holiday guests. The bathroom is fitted with a panelled bath, WC and wash basin with Velux window.

Externally, the property enjoys private lawn gardens at both sides, with mature trees, shrubs and planted borders creating a peaceful cottage setting. Across the lane sits a detached double garage with roller door, power and lighting, together with an additional private lawned garden enclosed by a stone wall boundary.

Swinhoe is perfectly positioned for easy access to the dramatic Northumberland coastline, with Beadnell's beaches, coastal walks and watersports all within easy reach, while nearby Chathill provides rail connections and excellent access to surrounding villages and market towns. Early viewing is highly recommended to appreciate the setting, versatility and lifestyle opportunity this delightful coastal cottage has to offer.

**T: 01665 510044**

Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

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#### Hall

Double-glazed entrance doors from both the front and rear of the property, wood flooring, ceiling downlights, radiator, utility cupboards housing oil central heating boiler and plumbing for washing machine. Doors to shower room, dining kitchen, living room, and staircase to first floor.

#### Dining kitchen 14'7 x 12'9 (4.45m x 3.89m)

Fitted wall and base units incorporating a single stainless-steel sink, space for electric cooker, extractor hood, integrated dishwasher, space for fridge freezer, tiled splash-back.

UPVC double-glazed windows with distant sea views, wood flooring, radiator, ceiling downlights, doors to living room and hall.

#### Living room 14'7 x 17'7 (4.45m x 5.36m)

UPVC double-glazed windows with a garden view, ceiling downlights, radiator, glazed door to hall and door to kitchen.

#### Shower room 3'2 x 10' (0.91m x 3.05m)

Tiled shower cubicle with glass door and a mains rainfall head shower, pedestal wash hand basin, close coupled WC, part-tiled walls, tiled floor, radiator, extractor, ceiling downlights.

#### First floor landing

UPVC double-glazed window with open farmland views, double-glazed 'Velux' window, storage cupboard with hanging rail, loft access hatch, doors to bedrooms and bathroom.

#### Bedroom one 12'4 x 11'8 (3.76m x 3.56m)

Double glazed windows, radiator.

#### Bedroom two

8'10 x 10'9 plus Velux window recess (2.69m x 3.28m)

Double-glazed Velux window, built in bi-fold door wardrobe, radiator.

#### Bedroom three 9'1 x 11'8 (2.77m x 3.56m)

Double-glazed window, built in cabin bed with storage cupboards, radiator.

#### Bathroom 4'10 plus Velux window recess

Panelled bath with tiled surround, close-coupled WC, pedestal wash hand basin with tiled splash-back, tiled floor, radiator, ceiling downlights, extractor, double glazed Velux window.

#### Double garage 15'6 x 18'9 (4.72m x 5.72m)

Roller door, light and power sockets.

#### Externally

Private front garden with lawn and planted trees, bushes and shrubs. Lawn path leading to the side of the property and around to the rear. Oil tank located to the side of the property. Gate entrance to the garden at the rear, central path leading to the entrance door. Lawn area and planted trees, shrubs and bushes.

Double garage located across the lane and a private lawn garden with stone wall boundary.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank (approx.£200 per annum share of cost of emptying)

Heating: Oil central heating

Broadband: Fibre to the premises

Mobile Signal Coverage Blackspot: No

Parking: Double Garage & Driveway

#### 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.

#### RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes – Right of access across bottom of land next to garage (outside enclosed garden). The road lading off the main road is a private road that leads to the cottages and is a shared responsibility for the cottages that need it for access to their property and garages.

#### 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:** Currently a holiday-let rental – therefore small business rates apply. However, the property is listed on the Government Council Tax checker as having been a D band previously - <https://www.tax.service.gov.uk/check-council-tax-band/property/band-history/c4609b6c-ac3e-7c36-b0b1-4f42330e5a04>

#### EPC RATING: D

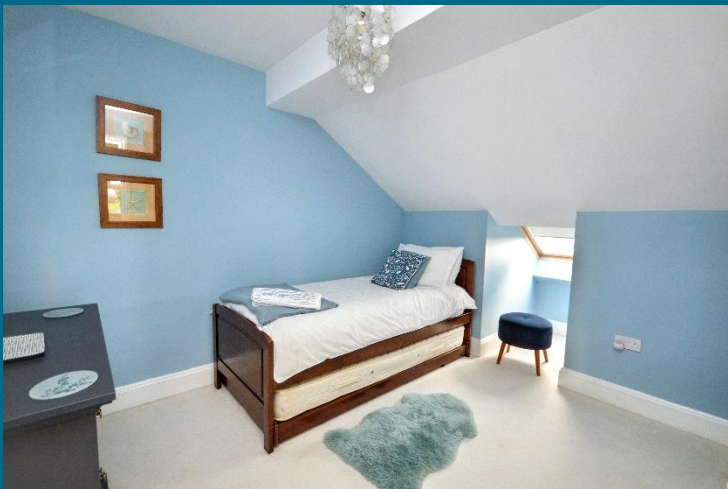
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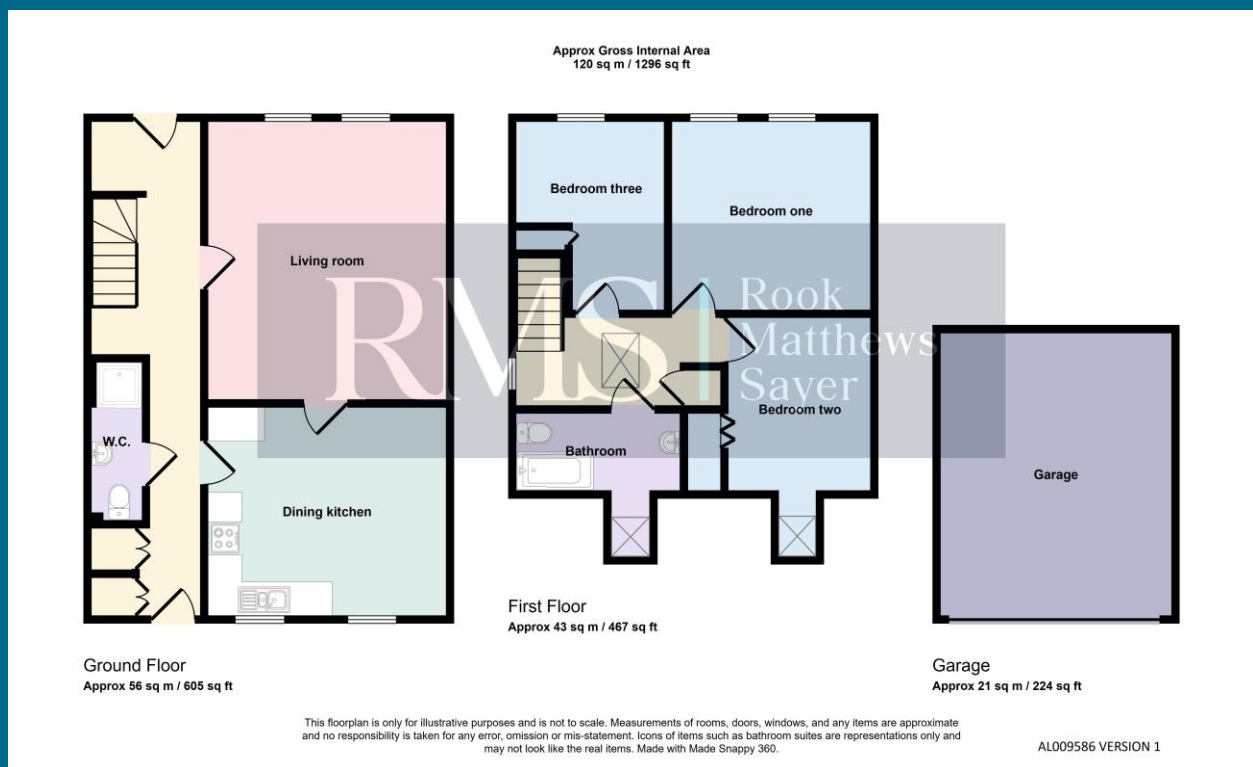
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.

