



Northumberland  
Properties

**13 Heugh Road, Craster**  
**£675,000**









## 13 Heugh Road

Craster, Alnwick

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Extraordinary coastal position with uninterrupted sea views
- Four bedrooms and two bathrooms, including a principal featuring an en-suite
- Substantial garden extending directly towards the coastline
- Highly coveted village setting, moments from Craster's harbour, coastal walks, pub, café and the world-renowned Craster kippers
- A thoughtful internal design that allows views through the house toward the sea
- Exceptional rear sun room spanning the width of the property, designed to fully embrace the panoramic sea views
- Two characterful reception rooms, comprising a welcoming living room and a separate dining room, both featuring fireplaces with log burners
- Driveway parking for two vehicles alongside a detached single garage, providing practical and secure storage













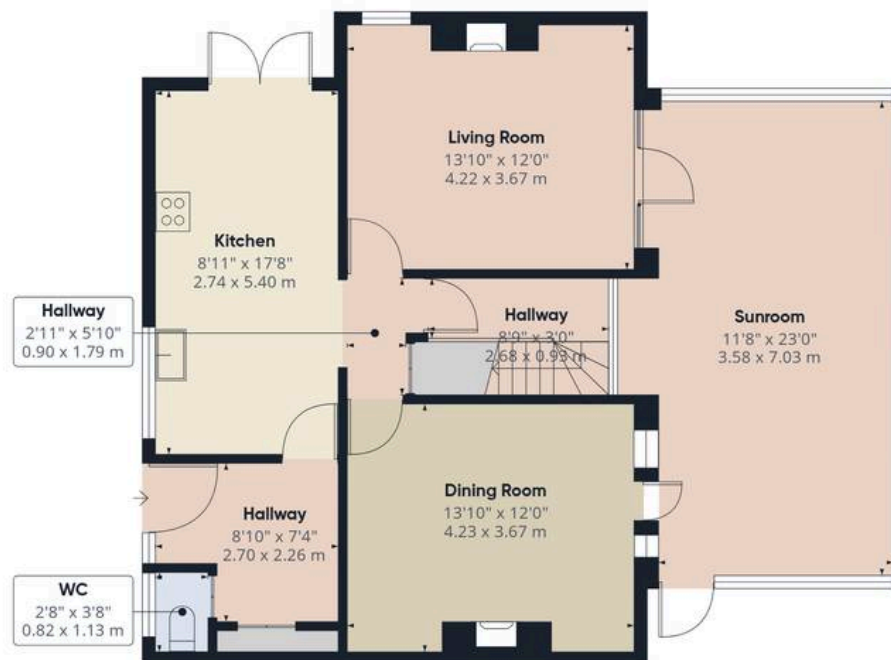




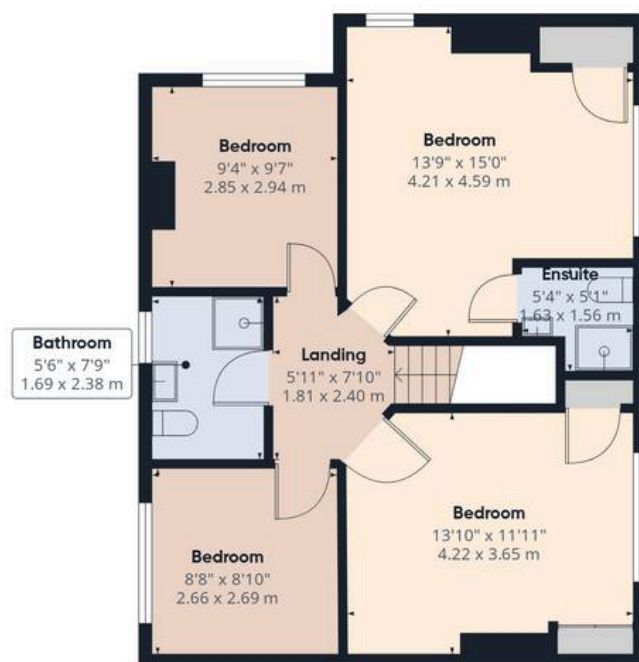








**First Floor** Building 1



**Floor 1** Building 1



**First Floor** Building 2

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

1834 ft<sup>2</sup>

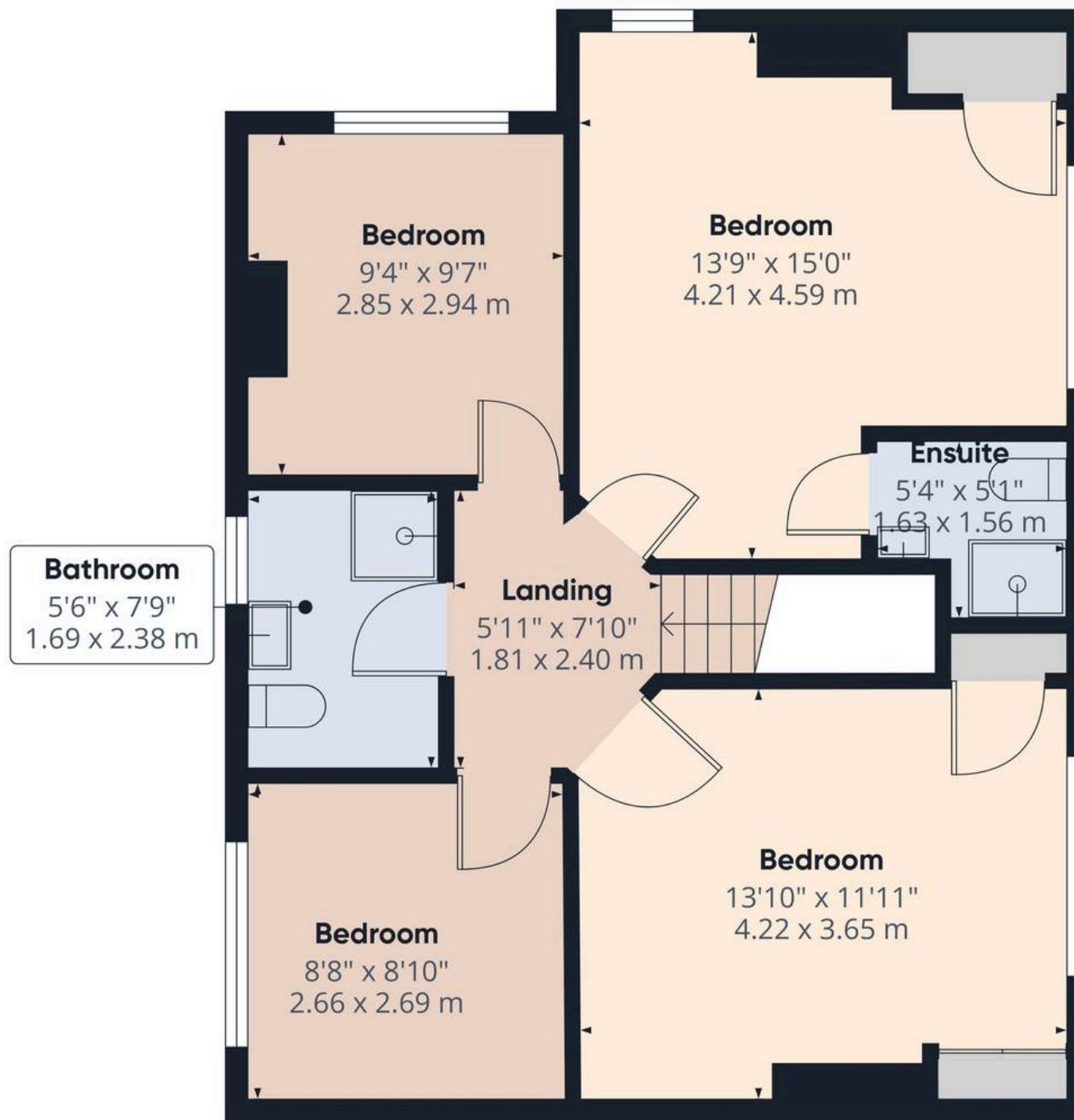
170.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

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

617 ft<sup>2</sup>

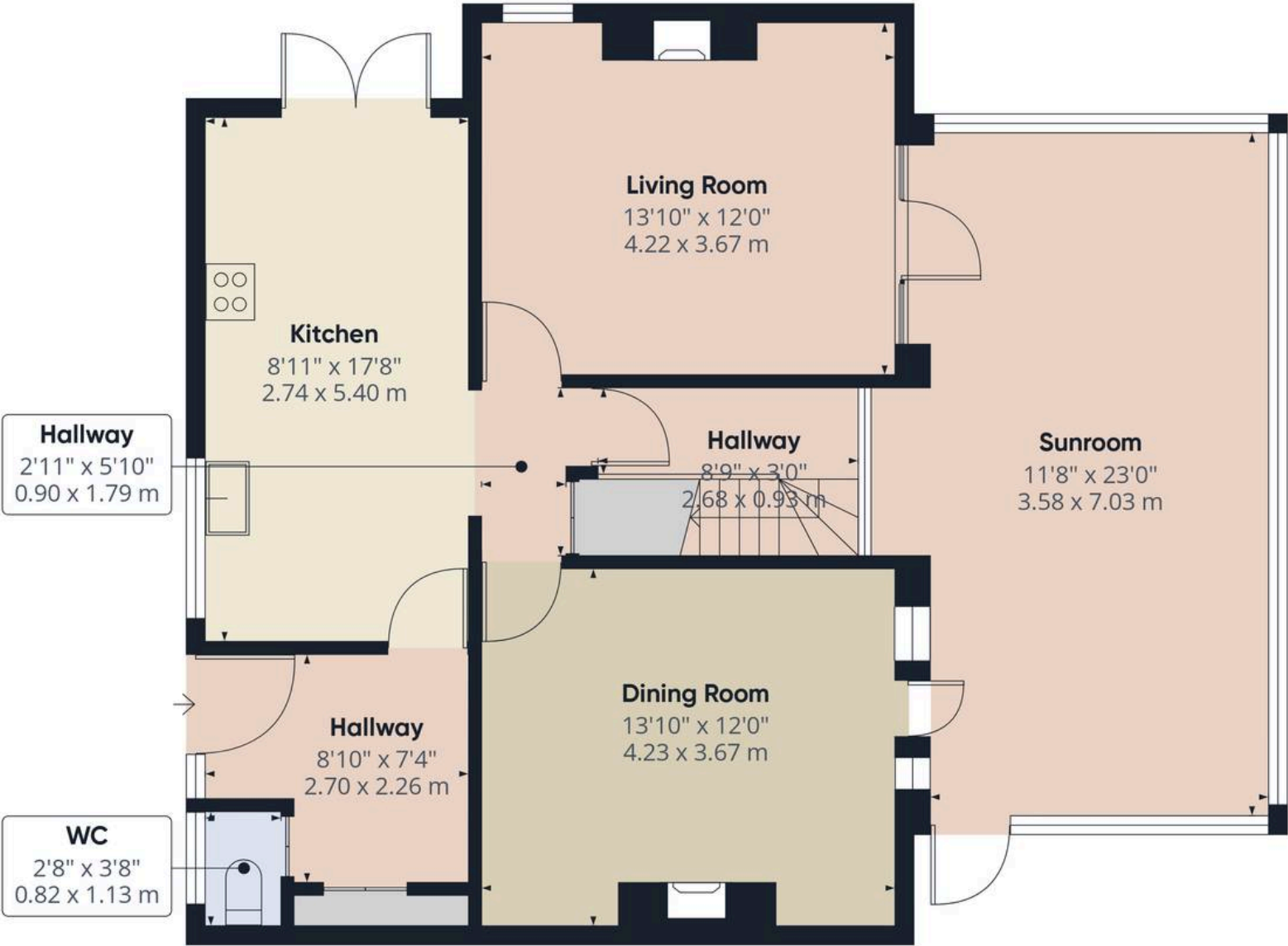
57.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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First Floor Building 1

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

941 ft<sup>2</sup>

87.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Positioned in an extraordinary coastal setting, with an expansive garden stretching directly to the shoreline, Heugh Road offers uninterrupted sea views that become a defining feature of everyday life. This is a home where the horizon feels within reach, shaped by light, tide and sky, and where the connection to the Northumberland coast is immediate and unmistakable.

Craster itself is one of Northumberland's most coveted coastal villages, celebrated for its rugged beauty, iconic coastal walks and historic harbour. The village offers a café, pub and shop for everyday needs, alongside its world-renowned smoked kippers, an enduring part of Craster's character and appeal. Opportunities to secure a home with direct coastal frontage and such commanding sea views are exceptionally limited, making this a truly rare offering in an already highly sought-after location.

#### **Utilities**

Heating: Electric Central Heating

Water: Direct Mains Water

Electric: National Grid

Sewerage: Standard UK Domestic





## Northumberland Properties

12 Market Street, Alnwick – NE66 1TL

01665660910 • [info@northumberlandproperties.co.uk](mailto:info@northumberlandproperties.co.uk) • <http://northumberlandproperties.co.uk>



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