



## The Maltings

### Waren Mill

- Three bedroom apartment
- Views across Budle Bay
- Grade II Listed
- Lift access
- Allocated parking space
- No chain

Guide Price: **£295,000**

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## 4 The Maltings Waren Mill, Belford Northumberland NE70 7EP

Overlooking Budle bay with stunning views out to sea and across to Lindisfarne Castle on Holy Island, this spacious three bedroom apartment in Waren Mill is situated in a perfect location for a peaceful retreat and an escape to the stunning Northumberland Coast. Popular with second home owners and holiday let investors, 'The Maltings' at Waren Mill is also ideal as a main residence particularly for those in search of an easily accessible property with elevated views and lift access. All three bedrooms are sizable double rooms so there is more than ample space for accommodating guests and visitors, which makes it a superb property for a large family as a second home by the sea. The main living space area is open plan to the kitchen with room for a table and chairs. This large room has windows with sea views and is a wonderful sociable space. One of the three double bedrooms has its own ensuite bathroom, and there is a main bathroom off the hall. Parking is available for residents and visitors, and occupants of this apartment enjoy shared access with other residents to a private area with a raised deck and picnic tables that overlook Budle Bay.



Waren mill is easily accessible from the A1 and on the coastal route, with the village of Bamburgh and the Castle just over 2.5 miles away. The area is part of the Lindisfarne National Nature Reserve and is very popular with bird watchers, especially in the winter months when thousands of wildfowl and waders spend their winter on the bay's mud flats. During the summer months and when the tidal lagoon is full, the bay draws in kite surfers, wind surfing, jet-skiing and paddle boarders etc. who are attracted to the safe shallow waters in the bay.



### HALL

Entrance door | Storage heater

### OPEN PLAN LOUNGE/DINING KITCHEN

21' 10" x 12' 7" (6.65m x 3.83m)

Double glazed windows | Electric storage heaters | Fitted wall and base units | Electric hob | Electric oven | Extractor hood | Integrated dishwasher | Integrated fridge | Integrated washing machine | Part tiled walls

### BEDROOM ONE

12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed window | Electric wall heater | Door to ensuite

### ENSUITE

Double glazed window | Bath with tiled surround, mains shower over and glass screen | Pedestal wash hand basin with tiled splashback | Close coupled W.C. | Shaver point | Extractor fan | Wall mounted electric fan heater

### BEDROOM TWO

10' 0" x 12' 6" (3.05m x 3.81m)

Double glazed window | Electric wall heater

### BEDROOM THREE

12' 8" x 9' 10" (3.86m x 2.99m)

Double glazed window | Electric wall heater





**BATHROOM**

Bath with tiled surround, electric shower over and glass screen | Close coupled W.C. | Pedestal wash hand basin | Extractor fan | Wall mounted electric fan | Shaver point

**EXTERNALLY**

Lawned and decked communal areas to the rear overlooking Budle Bay | Allocated parking space

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: Yes  
Parking: Allocated parking space

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

**RESTRICTIONS AND RIGHTS**

Listed: Grade II Listed  
Restrictions on property: Yes, cannot run a business

**RISKS**

Flooding in last 5 years: No  
Risk of Flooding: Zone 3

**ACCESSIBILITY**

There is lift access.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1 December 2001  
Service Charge: £2991 per annum includes buildings insurance and ground rent

**COUNCIL TAX BAND: D | EPC RATING: C**

AL008705/DM/RJ/19.03.2024/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## The Maltings, Waren Mill

Total floor area 80.7 m<sup>2</sup> (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Version 1

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