



## Armstrong Cottages Bamburgh

- Semi-detached
- Three bedrooms
- Prime coastal location
- Shower room & bathrooms
- Holiday rental opportunity
- Gardens and garage

Guide price £625,000

01665 510 044  
3-5 Market Street, Alnwick, NE66 1SS

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)





# 29 Armstrong Cottages

## Bamburgh NE69 7BA

Situated in a prime location just a short walk over to the sand dunes and centre of the village at Bamburgh, this stunning property on the distinctive Armstrong Cottages estate is currently used as a superb holiday rental and offers beautifully presented accommodation with spacious living areas and the advantage of a garage, off-street parking, and a rear garden that enjoys the daytime and evening sun.

The large open plan dining kitchen is a great space for entertaining and continues through double doors to the sizeable lounge at the front with a wood burning fire as a focal point. In addition to the main bathroom upstairs, there is a shower room/W.C. conveniently located near the entrance hall off the utility room, an ideal position in the house when returning from a fun day at the beach.

All three bedrooms upstairs are double rooms and are currently presented as two doubles and one twin room. The décor is neutral throughout and fittings include open wardrobes, integral kitchen appliances, some plantation shutters, and hardwearing flooring downstairs.

Having been voted 'The Best Seaside Destination in the UK' for the fourth year running in the annual Which? Survey, this amazing coastal home offers a fantastic opportunity to secure a main residence, second home, or holiday let rental investment in this very special and sought after Northumberland village.



### HALL

Double glazed composite entrance door | Radiator | Electric radiator | Loft hatch | Double glazed window | Downlights | Glazed door to lounge | Door to utility



### UTILITY 5' 8" x 6' 2" (1.73m x 1.88m) + Cupboard

Double glazed window | Electric radiator | Space for washing machine and tumble drier | storage cupboard | Door to shower room

### SHOWER ROOM

Corner shower cubicle with wet wall panels and electric shower | Wash hand basin | Close coupled W.C. | Part tiled walls | Downlights | Extractor fan

### LOUNGE 20' 6" into alcove x 16' 0" (6.24m x 4.87m)

Double glazed window | Electric radiator | Wall lights | Coving to ceiling | Laminate flooring | Wood burning stove | Slate fitted hearth | Staircase to first floor | Under stairs cupboard | Door to kitchen | Glazed double doors to dining room



### DINING ROOM 14' 5" x 11' 8" (4.39m x 3.55m) open to kitchen

Two Double glazed French doors | Electric radiator | Laminate flooring | Downlights | plantation shutters to side window

### KITCHEN 14' 5" x 11' 3" (4.39m x 3.43m)

Double glazed window with plantation shutters | Electric radiator | Part tiled walls | Downlights | Laminate floor | Fitted wall and base units with granite work tops | Electric range cooker & extractor hood | 1.5 FRANKE sink | Integrated dishwasher | Wine fridge | Integrated fridge freezer

### FIRST FLOOR LANDING

Electric radiator | Loft hatch | Wall lights

### BEDROOM ONE 11' 5" x 12' 1" maximum floor space with restricted head height (3.48m x 3.68m)

Double glazed Velux window | Electric radiator | Downlights | Fitted open wardrobe and desk

**BEDROOM TWO (twin room) 9' 10" x 10' 9" maximum floor space with restricted head height (2.99m x 3.27m)**

Double glazed Velux window | Electric radiator | Downlights | Fitted open wardrobe and desk

**BEDROOM THREE 9' 9" x 11' 8" into alcove (2.97m x 3.55m)**

Double glazed Velux window | Electric radiator | Downlights | Open wardrobe and shelves | Wall lights

**BATHROOM**

Double glazed Velux window | Bath with rain head electric shower and glass screen | Wash-hand basin | Close coupled W.C. | Ladder style heated towel rail | Part tiled walls | Downlights | Extractor fan | Shaving point

**EXTERNALLY**

Front garden – Lawn | Block-paved drive  
Rear garden - Lawn | Fenced boundaries | patio | Side gate with access to shared path

**GARAGE 16' 8" x 8' 2" (5.08m x 2.49m)**

Up and over door | Double glazed window and door | Lighting and power | Overhead storage

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric radiators and a wood-burner  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: Yes  
Parking: Private drive and garage

**HOLIDAY LET**

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

**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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

**RISKS**

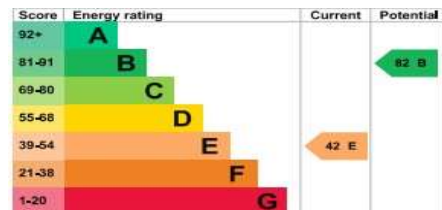
Flooding in last 5 years: No  
Risk of Flooding: Zone 1 (low probability of flooring – lowest risk zone)

**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:** E (but currently not applicable due to being let as a holiday rental, therefore only small business rates apply)

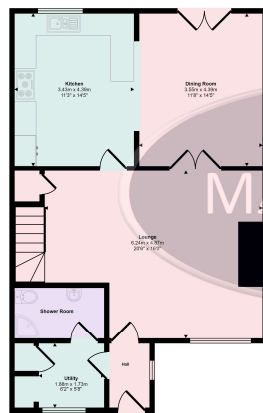
**EPC RATING:** E



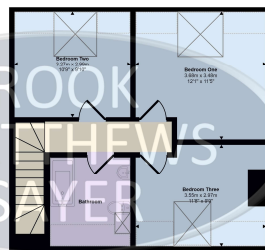




Approx Gross Internal Area  
130 sq m / 1395 sq ft



Ground Floor  
Approx 72 sq m / 772 sq ft



First Floor  
Approx 45 sq m / 489 sq ft



Garage  
Approx 12 sq m / 134 sq ft

29 Armstrong Cottages

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Maddy Snappy 360.

Version 1.0

**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.

**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.

16 Branches across the North-East

