



Alexandra Cottage

Beadnell

- Detached coastal property
- Sea views
- Three bedrooms
- Shower room & ensuite
- Private parking and garden
- No chain

Guide Price £475,000

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



Alexandra Cottage, Meadow Lane, Beadnell NE67 5AQ

A superb coastal property with an open aspect offering views of Beadnell Bay and Dunstanburgh Castle in the distance.

This amazing property is situated at the heart of the village on Meadow Lane, convenient for walking to the Craster Arms and Beadnell Towers. The highlight of the accommodation is the superb open plan layout on the first floor which is a vast space offering a kitchen, dining, and seating area, and impressive views over to Beadnell Bay and the castle. On the ground floor, the separate lounge can also be used as additional 'overspill' bedroom space for visiting guests and has windows and doors that lead out to the composite decking area in the rear garden. Two of the three double bedrooms are located on the ground floor and have use of the ground floor shower room, whilst the large first floor master bedroom has its own ensuite shower room and a range of fitted wardrobes. The whole accommodation is spacious and bright, neutrally decorated, and in pristine condition ready to welcome guests. The current owners enjoy the property as a second home and a successful holiday let rental.

FRONT EXTERNAL

Off-street parking with a gravelled drive | Side gate access to rear garden

HALL

Double glazed entrance door | Radiator | Stairs to first floor

GROUND FLOOR - BEDROOM TWO 10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window | Radiator | Storage cupboard with hanging rail

GROUND FLOOR - BEDROOM THREE 10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed feature circular windows | Radiator

LAUNDRY ROOM/STORAGE 4' 3" x 7' 11" (1.29m x 2.41m)

Boiler | Plumbing for washing machine | Shelf | Cloaks storage

SHOWER ROOM

Fully tiled walls and floor | Wash-hand basin with cabinet | Close coupled W.C. | Corner shower cubicle with mains shower | Chrome Ladder style heated towel rail | Extractor fan | Shaving point | Under-floor heating

LOUNGE 15' 0" x 12' 9" Plus alcove cupboard (4.57m x 3.88m)

Double glazed window and doors | Radiator | Fitted storage - cupboards | Under-stairs cupboard | Wood burner with hearth

FIRST FLOOR OPEN PLAN LIVING SPACE 23' 11" x 11' 3" (7.28m x 3.43m)

Double glazed window with distant sea views and of Dunstanburgh Castle | Radiator

FIRST FLOOR KITCHEN

Peninsula kitchen layout – wall & base units with Granite worktops | 1.5 Grey composite sink with glass splash-back depicting a scenic view of Dunstanburgh Castle | Gas hob with extractor hood | Electric



oven | Integrated fridge freezer | Integrated slim line dishwasher | Wine fridge

FIRST FLOOR BEDROOM ONE 8' 5" x 14' 8" (2.56m x 4.47m)

Double glazed window | Radiator | Fitted wardrobes | Door to ensuite

ENSUITE

Fully tiled walls and floor | Corner shower cubicle with electric shower | Wash hand basin with cabinet | Close coupled W.C. | Chrome radiator and heated towel rail | Wall mounted heated mirror with lighting and shaver socket | Underfloor electric heating | Extractor fan |

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: LPG Gas
 Broadband: Fibre to cabinet
 No blackspot mobile signal coverage blackspot
 Parking: Off-street parking – private drive

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.

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. Current owner enjoys 100% small business rates relief.

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	47 E	
21-38	F		
1-20	G		





Approx Gross Internal Area
86 sq m / 1033 sq ft



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 Made Spraddy 360.

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

