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The Harbour House

7 Thorburn's Yard, Seahouses, Northumberland NE68 7RB

- 4 Bedrooms (Sleeps 8 Guests)
- Three Storey Property
- Designated Parking Space
- Popular Tourist Coastal Location
- 50 Meters from Harbour
- Successful Holiday Let Business
- Floor Area 156 sq. m. (1,680 sq. ft.)*
- Presented to a Very High Standard
- Ideal Investment Opportunity
- 999 Year Lease from 1st May 2013

Auction Guide Price £350,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 12th December 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The Harbour House occupies a prime position within Thorburn's Yard, off Crewe street just 50 meters from the Harbour in the heart of Seahouses.

Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick and 4 miles from Bamburgh Castle. It is a working fishing port which also serves the tourist trade in the embarking point for visits to the Farne Islands where tourists go to see Puffins and Grey seals. There are a range of amenities in the village including shops, amusements, takeaways, restaurants, public houses and an 18-hole golf course.

Description

Briefly the accommodation comprises to the ground floor: entrance hall, bathroom and three bedrooms, one with en-suite. To the first floor there is a fantastic open plan living space with lounge, dining/family area and kitchen along with a separate WC for this floor. From the second floor landing there is a master bedroom with an en-suite shower room. Outside there is a parking space. With a great central location, an early viewing of this outstanding property is strongly recommended to fully appreciate the accommodation which is offered.

Entrance Hall

Composite entrance door, electric heater, and stairs to the first floor.

Bathroom

Double ended bath, separate shower cubicle with rainfall shower, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Bedroom One - 14' 9" (4.50m) x 7' 10" (2.39m) uPVC double glazed window to front and electric heater.

Bedroom Two - 11' 5" (3.48m) x 9' 11" (3.02m) uPVC double glazed window to front and side along with electric heater.

Bedroom Three - 14' 3" (4.34m) x 8" (2.44m) uPVC double glazed window to side and electric heater.

En Suite Shower Room

Shower cubicle with fitted rainfall shower, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Landing

Electric heater and stairs to second floor.

First Floor W.C

Pedestal wash hand basin, low level WC, electric heater, ceiling downlights and fan.

Lounge with Dining/Family Area & Kitchen - 25' 3" (7.70m) Max x 19' 11" (6.07m) Max Plus Recess

Two uPVC double glazed windows to side, two uPVC double glazed windows to front, chimney breast with inset, two electric heaters, walk in cupboard with hot water tank, ceiling downlights to kitchen area along with a range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, integrated oven, electric hob with extractor over, microwave, washing machine and slimline dishwasher.

Second Floor Landing

Bedroom Four - 24' 6" (7.47m) Max into Door Recess x 16' 6" (5.03m) Plus Recess (Limited Head Height) uPVC double glazed window to front and side, uPVC double glazed skylight to front and electric heater.

En-Suite Shower Room

Shower cubicle with fitted electric shower unit, pedestal wash hand basin, low level WC, towel radiator, ceiling downlights and fan.

Outside

There is an allocated parking space

The Business

The house is let throughout the whole year and are extremely popular with guests, with a high level of repeat bookings.

Tenure

Leasehold – 999 years from and including 1st May 2013

Service Charge

We have verbally been informed there is a service charge of £415 per annum payable. Please see legal pack for further information.

Floor Area*

156 sq. m. (1,680 sq. ft.)* provided by a third party, we advise you make your own enquiries.

Title Numbers

ND204616

Viewing

Strictly by appointment through this office.

Auction Guide Price

£350,000 +

Rateable Value

The 2024 Rating List entry is Rateable Value £3,350

Auction

Live online auction, bidding starts Thursday 12th December 2024, terms and conditions apply, see website www.agentspropertyauction.com

Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

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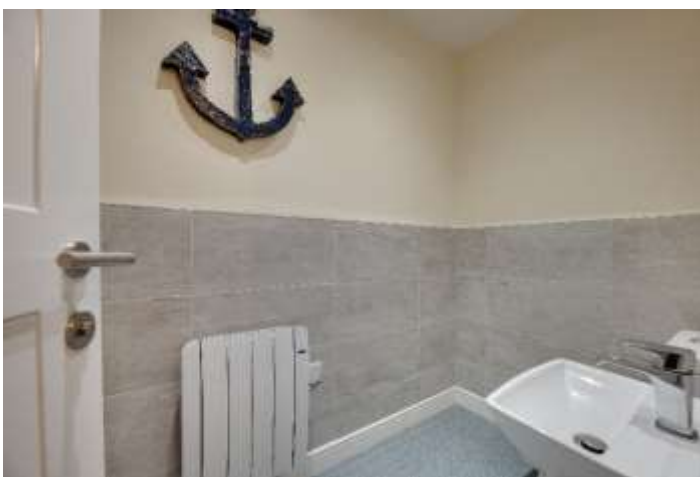
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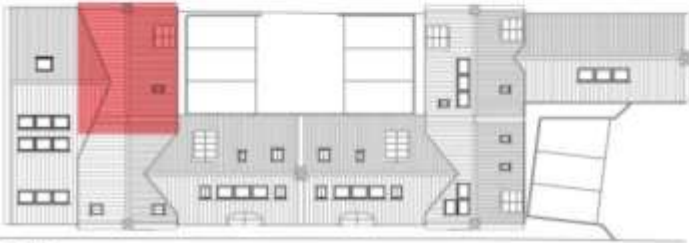
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THORBURN'S YARD
 South Street
 Seahouses
 Northumberland

HOUSE NO. 7
 156m² / 1680 sq ft



Site Plan



Ground Floor Plan

- Hall
- Staircase
- Bathroom / WC
- Lettly
- Cupboard
- Study



First Floor Plan

- Kitchen / Dining / Living
- Bedroom 01
- Bedroom 02
- Bedroom 03



Location Plan



Looking South West within Thorburn Sq.



Looking South towards Thorburn Sq.



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Second Floor Plan

