



Chevington Green Hadston

Situated within walking distance to Druridge Bay Country Park with its glorious wide sandy bay, watersports lake and countryside walks, this is a unique opportunity to purchase an outstanding timber built property constructed from mature Pine imported from Finland standing on traditional foundations which are recognised by many mortgage lenders. The superb interior of the property combines the natural warmth of mellowed pine with a bright and airy living space and we would recommend an internal inspection to fully appreciate the character and charm of this delightful property.

Offers Over **£395,000**

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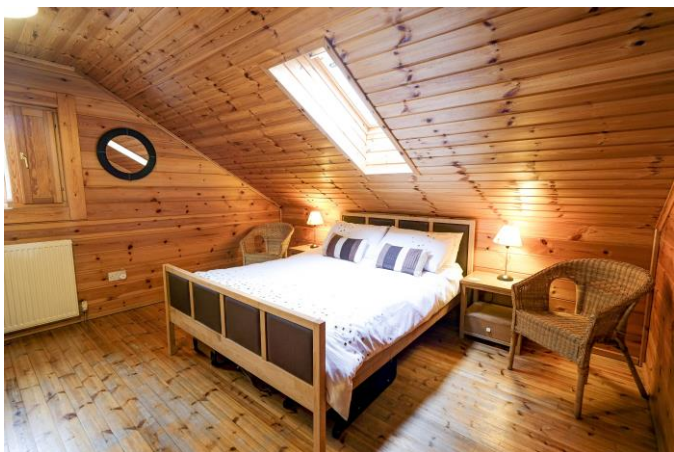
Chevington Green

Hadston NE65 9AX

Benefitting from gas central heating and triple glazing, the generously proportioned accommodation briefly comprises to the ground floor: entrance boot/utility room to the inner hallway opening into the spacious lounge, dining room and kitchen with French doors opening out onto the side verandah. The well-appointed kitchen has an ample range of wall and base units with an integrated dishwasher and electric oven, hob and extractor. There are two double bedrooms and a bathroom with separate shower cubicle. The attractive pine spindled staircase accesses the first floor living space into the stunning sitting room with French doors to the balcony overlooking the side patio area and there are two further double bedrooms and a second bathroom with a shower cubicle. Outside a ramp provides easy accessibility to the entrance door and a seating area wraps around to the side verandah. The side patio area leads to the gated and enclosed generous rear garden which is mainly lawned. To the side of the property the double driveway accesses the garage with light and power and courtesy door to the side. Hadston is a coastal village with easy access to the larger towns of Alnwick and Morpeth. The traditional harbour town of Amble is just a few minutes drive along the coastal road with many shopping and leisure amenities including restaurants, cafes and Amble Harbour Village with retail pods, Little Shore Beach and Pier. There is a regular bus service to Alnwick, Ashington and Morpeth and to the towns and villages beyond and the train stations in Alnmouth and Morpeth provide services to Edinburgh, Newcastle with connections throughout the country. This is an exceptional coastal property with distinctive features and any purchaser looking for something special which stands out from the usual family home will certainly be impressed.



ENTRANCE BOOT/UTILITY ROOM 9'2" (2.79m) max x 7'2" (2.18m) max
 OPEN ENTRANCE LOBBY
 OPEN PLAN LIVING SPACE 24'8" (7.52m) max x 21'11" (6.68m) max:
 LOUNGE 21'11" (6.68m) max x 15'2" (4.62m) max
 KITCHEN 14'5" (4.39m) max x 9'4" (2.84m) max
 BEDROOM THREE 13'2" (4.01m) x 9'1" (2.77m)
 BEDROOM FOUR 11'11" (3.63m) x 8'11" (2.72m)
 BATHROOM



LANDING
 OPEN PLAN SITTING ROOM 24'7" (7.49m) max x 14'6" (4.42m) max
 BEDROOM ONE 13'2" (4.01m) max x 12'2" (3.71m) max
 BEDROOM TWO 13'2" (4.01m) max x 12'1" (3.68m) max
 BATHROOM
 (Note: Living space to first floor with sloping ceilings)

DOUBLE GARAGE, DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE AND DRIVEWAY

MINING

The property is 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.

MATERIAL / CONSTRUCTION ABNORMALITIES

Timber construction with mature Pine imported from Finland.

Property stands on traditional foundations.

If you require any further information on this, please contact us.

ACCESSIBILITY

This property has accessibility adaptations:

Ramp access to front door

There are two bedrooms and a bathroom to the ground floor.

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: C

EPC RATING: tba

AM0004513/LP/LP/031224/v.1.





epc



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

