



The Wynd

Amble

Located in the traditional and vibrant harbour town of Amble with many shops, cafes and restaurants, this is a fabulous opportunity to own a superb property with a versatile layout of generous proportions and flexible living spaces to suit any type of buyer. The property stands within an excellent size plot with large gardens and a double garage and benefits from double glazing and gas central heating.

Planning permission for a one bedroom apartment to the ground floor utilising the entrance lobby, part of the entrance hall and to the left of the ground floor accommodation. For further information visit Northumberland Planning Portal reference 22/03768/FUL

£585,000

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The Wynd Amble NE65 0LH

This four double bed roomed, three bathroom property is situated within walking distance to all the shopping and leisure amenities of the town centre and just a short walk alongside the River Coquet estuary to the historic and picturesque village of Warkworth with its 13th century Castle and Hermitage. The extensive accommodation which is arranged over three floors briefly comprises to the ground floor: entrance lobby to the welcoming entrance hall with dog leg staircase to the first floor. An inner hall leads to the utility room and downstairs w.c. The well-appointed dining kitchen boasts a comprehensive range of units and plenty of space for a larger dining table. Opening into the garden room, this is a lovely space to sit and look out onto the garden and French doors leading onto the patio area.



The galleried landing to the first floor is bright and airy and accesses the lounge with fireplace and fitted stove. French doors lead to the elevated conservatory which has views looking down across the garden. Also to the first floor is the main bedroom suite with a spacious bedroom, en-suite bathroom and dressing room and there is a further bedroom with an en-suite shower room plus a cloakroom/w.c. off the landing.

To the second floor the two double bedrooms are an excellent size and there is a well-appointed and generously proportioned bathroom with separate shower cubicle.



The opportunity for flexible living is endless particularly as the current owners have acquired planning permission to create a one bedroomed self-contained ground floor apartment within the property accessed by the current front entrance door, and utilising the lobby, entrance hall and the existing accommodation to the left and rear of the entrance hall. This would provide a sitting room with fitted kitchen, one bedroom and a bathroom with a door to the rear to a private patio area separate from the main garden.

Amble is a characterful harbour town and has become a popular place to live from young families to the mature and retired couples. There are schools for children of all ages and plenty of leisure amenities. From the harbour there are seasonal boat trips to Coquet Island with sightings of roseate terns, puffins and grey seals.

Just a short drive south along the coastal road will bring you to Druridge Bay Country Park with a watersports lake, countryside walks and a glorious wide sandy bay.

If you are looking for a spacious family home, conveniently located and offering superb living accommodation, we would recommend an internal inspection of this outstanding property.



ENTRANCE LOBBY
ENTRANCE HALL
DINING ROOM 15'11" (4.85m) max x 11'5" (3.48m) max
STUDY 11'11" (3.63m) max x 9'1" (2.77m) max
INNER HALL
UTILITY ROOM 11'4" (3.45m) max x 5'6" (1.68m) max
DOWNSTAIRS W.C.
DINING KITCHEN 15'10" (4.83m) max x 13'4" (4.06m) plus
recess
GARDEN ROOM 12'6" (3.81m) max x 10'1" (3.07m) max

LANDING

FIRST FLOOR W.C.

LOUNGE 18'8" (5.69m) max x 16'3" (4.95m) max

CONSERVATORY 12'4" (3.76m) max x 10'1" (3.07m) max

MAIN BEDROOM 16'2" (4.93m) max x 11'8" (3.56m) max

DRESSING ROOM

EN-SUITE BATHROOM

BEDROOM TWO 11'3" (3.43m) max x 8'6" (2.59m) max

EN-SUITE SHOWER ROOM

LANDING

BEDROOM FOUR 18'4" (5.59m) max x 16'1" (4.90m) max

BEDROOM THREE 16'2" (4.93m) max x 12'5" (3.78m) max

MAIN BATHROOM

DOUBLE GARAGE AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

The property has a right of access across the driveway to the side of the neighbouring property to the double garage. If you require any further information on this, please contact us.

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

EPC RATING: D

AM0004632/LP/LP/14042025/V.1.





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



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

