

Hauxley Links, Low Hauxley

Offers Over £300,000



Full Description

An enchanting stone-built coastal cottage, beautifully presented with a refined contemporary interior, characterful detailing and an enviable setting in the sought-after hamlet of Lower Hauxley.

Dune Cottage is a particularly attractive two-bedroom end-of-terrace cottage, where the enduring appeal of traditional Northumberland stonework is complemented by a thoughtfully finished interior with a relaxed, understated coastal character.

There is an immediate sense of charm on arrival. Soft green window frames and a coordinating composite entrance door sit beautifully against the natural stone façade, while an enclosed front garden provides an appealing place to sit outside and enjoy the surroundings.

Inside, the accommodation is wonderfully inviting. A considered palette of soft, neutral tones, grey-washed flooring and natural timber detailing creates a cohesive interior, while deep window reveals and a wood-burning stove provide those all-important touches of cottage character.

For those seeking a Northumberland coastal retreat, second home or beautifully presented permanent residence, Dune Cottage offers an

increasingly rare combination of character, comfort and proximity to the coast.

The Accommodation

The pale green entrance door opens into a welcoming hallway, where grey-washed flooring and attractive coordinating internal doors introduce the understated style that continues throughout the cottage.

The kitchen is beautifully appointed and has been designed with both appearance and practicality in mind. Solid timber work surfaces bring warmth and texture to the room, complemented by neutral cabinetry and crisp white splashbacks.

A large front-facing window fills the space with natural light. The specification includes a Bosch induction hob with chimney-style extractor, Bosch eye-level oven and integrated Hotpoint microwave, together with a generous stainless-steel sink and drainer. There is excellent cupboard and preparation space, plentiful electrical provision and space for an under-counter fridge freezer.

Beyond the kitchen, the hallway leads towards the principal living accommodation.

The sitting room has a wonderfully restful atmosphere and is a room in which the character of the cottage truly comes to the fore. Substantial stone walls create deep window reveals, while the window draws natural light into the room.

At its heart is a wood-burning stove, lending warmth and a strong focal point to the space. Grey-washed flooring and restrained decoration allow the architectural character to take centre stage, creating an inviting room equally suited to quiet winter evenings or relaxed entertaining after a day on the coast.

Also positioned on the ground floor is an impressively finished shower room and utility space.

A generous walk-in shower enclosure incorporates both rainfall and conventional shower heads, complemented by attractive white brick-effect wall panelling. A sophisticated navy vanity arrangement incorporates the wash basin, concealed-cistern WC and useful storage, while an anthracite heated towel rail provides a smart contemporary contrast.

Plumbing and space for a washing machine have been cleverly incorporated, allowing the room to fulfil its practical role without detracting from the overall finish.

Upstairs

The staircase rises to the first-floor landing, where a window brings natural light into the heart of the upper floor.

The principal bedroom is an atmospheric and appealing double room, its partially vaulted ceiling giving the space additional character and volume.

Natural light enters from both a Velux rooflight and uPVC window, while rustic timber detailing to the chimney breast introduces warmth and texture. A useful cupboard provides additional storage, and soft carpeting adds to the comfortable feel of the room.

The second bedroom has been styled with the same relaxed coastal sensibility. Currently arranged with bunk beds, it features further rustic timber detailing around the window wall, giving the room an individual character particularly appropriate to its seaside setting.

Both bedrooms benefit from electric panel heating.

As one might expect of a cottage of this character, the staircase is relatively steep, forming part of the property's traditional proportions and charm.

Gardens & Parking

The cottage is approached through its own enclosed front garden, an attractive and particularly useful extension of the living space.

Designed to be easy to maintain, the garden is laid with artificial grass and enclosed by fencing, creating an intimate area for a table and chairs – perfect for morning coffee, a leisurely lunch or simply returning from the coast and relaxing outside.

Beyond the garden, the courtyard incorporates communal courtyard parking for residents, providing convenient parking close to the property.

A Life by the Northumberland Coast

It is the setting that gives Dune Cottage another dimension entirely.

Lower Hauxley occupies a wonderful position on the Northumberland coast, surrounded by a landscape celebrated for its sweeping shoreline, wildlife and remarkable sense of space. This is a place where days can begin with a walk towards the sea and end in the quiet surroundings of a traditional stone cottage.

The nearby harbour town of Amble provides an excellent range of independent shops, cafés, restaurants and everyday amenities, while historic Warkworth, with its magnificent castle and picturesque village centre, is also readily accessible.

For those drawn to Northumberland for its beaches, walking, wildlife and unspoilt coastal landscape, the location provides an exceptional base from which to experience it all.

Dune Cottage succeeds in balancing the qualities one hopes to find in a coastal cottage: traditional stone-built character, an inviting interior, contemporary comforts and a genuine sense of escape.

Beautifully presented and ready to enjoy from the outset, this is a delightful home in one of Northumberland's most appealing coastal settings.

Tenure: Freehold
Council Tax Band:
EPC: F

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Beautiful stone-built coastal cottage in Low Hauxley, A very very short walk to a stunning beach with Coquet Island views
- Attractive end-of-terrace position
- Two characterful bedrooms
- Elegant, beautifully presented interior
- Inviting sitting room with wood-burning stove
- Stylish kitchen with solid timber work surfaces and Bosch appliances
- Contemporary shower room with integrated laundry provision
- Distinctive coastal-inspired timber detailing
- Enclosed, low-maintenance front garden
- Communal courtyard parking for residents

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk







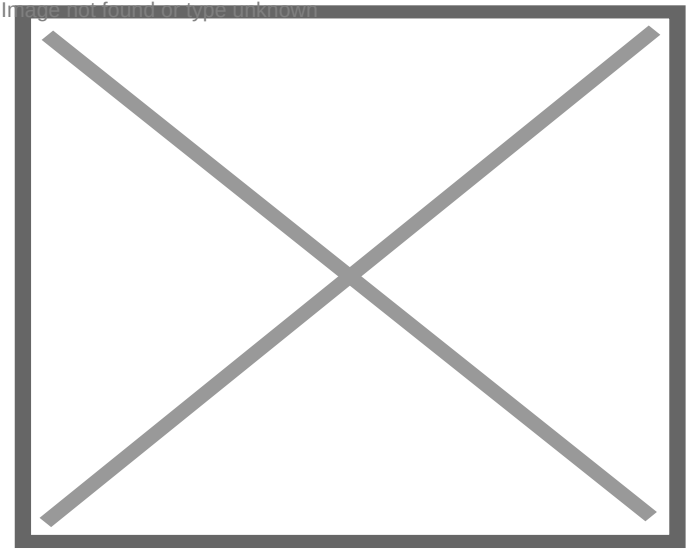


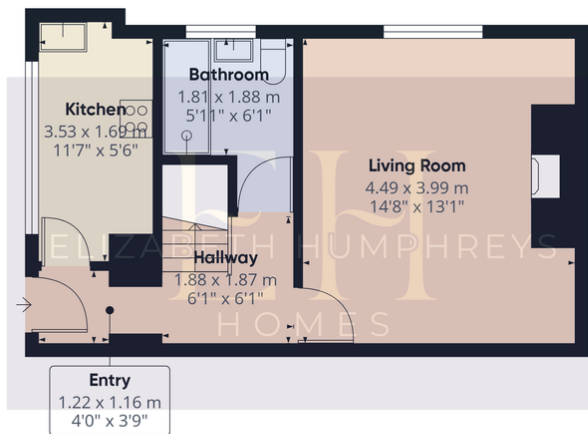




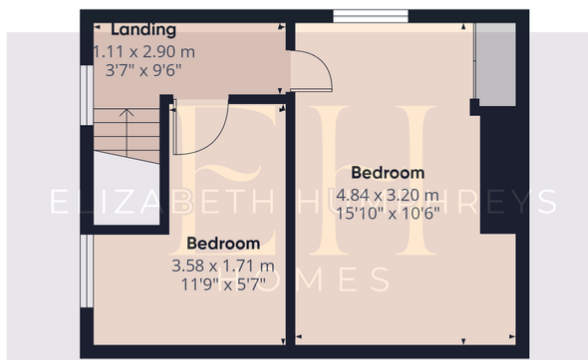
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		111
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor



Floor 1

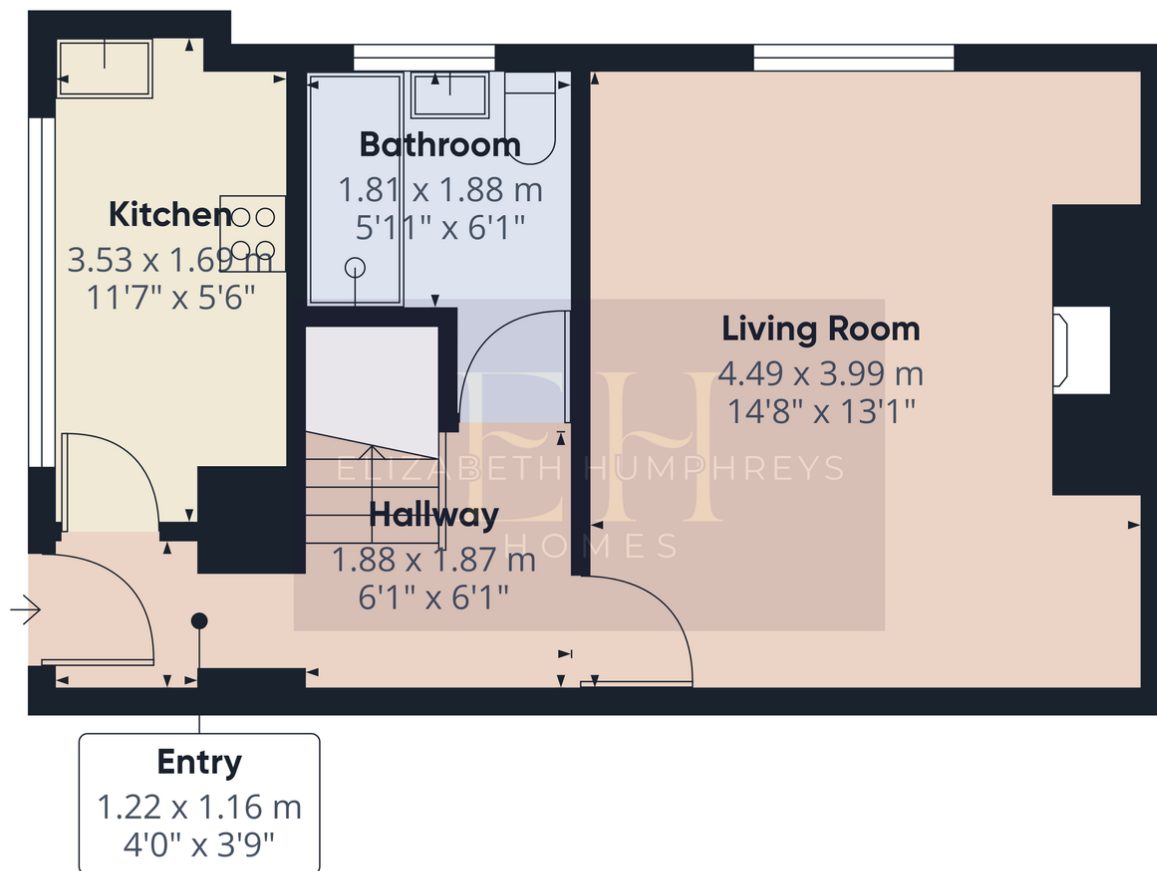


Approximate total area⁽¹⁾
59 m²
635 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor

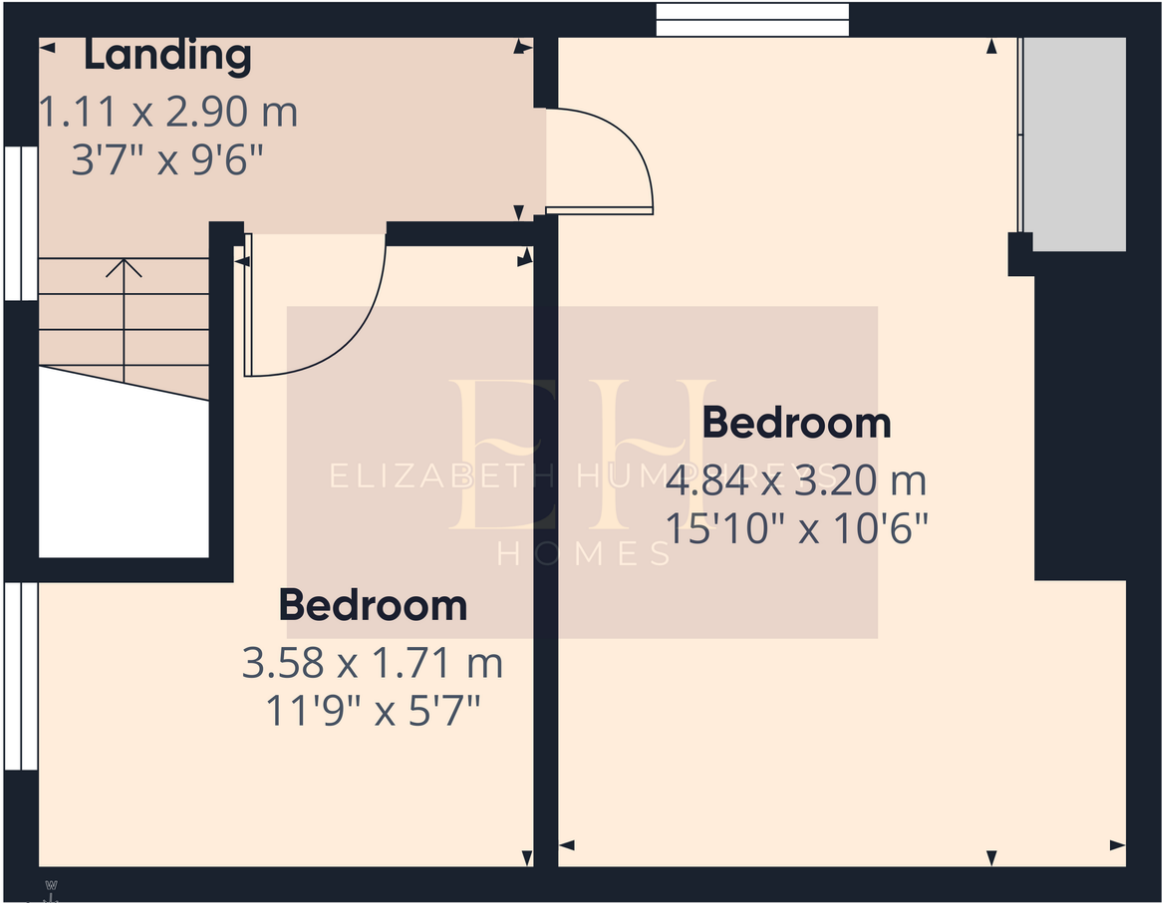


Approximate total area⁽¹⁾
33.4 m²
359 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾
25.6 m²
276 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360