

# Lime Lodge, Lime Street, Amble, Morpeth

OIRO £325,000



## Full Description

We are delighted to bring to the market this hidden gem, a really lovely stone-built, slate-roofed property, boasting five bedrooms and five bathrooms, as well as a kitchen, a dining room, a utility room and a living room. The property is currently a successful commercial holiday let and was previously operated as a bed & breakfast. This unique property with an intriguing shape is located just off the harbour area in Amble, benefitting from all the foodie options that Amble's harbour area has to offer, and could be used as a main home, a bed and breakfast, a holiday let, or even operate as a café downstairs with rentable rooms upstairs (with the relevant permissions). The home is equipped with mains gas, mains electricity and mains water and sewerage, as well as good broadband.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on

Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

Entering through the front door of this double-fronted house and moving into the long hallway that leads to the rear of the house, various doors lead off the length of the hallway. The first door to the right opens into the sitting room, which is wedge-shaped and provides plenty of space for a good number of sofas and chairs. The floor is fitted with a quality Karndean-type flooring, whilst a stone fireplace with electric-effect woodburner is the focal point to the room. A bay window to the front completes this lovely relaxing room.

Moving to the far end of the hallway, past a large storage cupboard under the stairs, a kitchen sits to the left. The space is fitted out with a good number of kitchen units with grey shaker-style doors with complementary wood-effect work surfaces, two under-bench electric ovens, a chimney-style extractor fan above an induction hob, a stainless-steel sink, and a built-in dishwasher, integrated fridge and freezer. Neutral brick-style splashback tiles sit underneath a window overlooking the rear of the property. Karndean-type flooring completes the room.

On the opposite side at the rear of the house is a dining area, with a window overlooking the rear again, and more quality Karndean-type flooring. This is a light bright room, perfect for family and friends to dine together. A further door opens into the utility room beyond, which has plumbing and space for a washing machine, space for a tumble dryer, further bench space, further storage cupboards, and a nice grey vanity unit with a sink on top.

At the front of the house, opposite the sitting-room, is a good-sized double bedroom. This room would be great for anyone requiring an accessible bedroom and bathroom. The box bay window overlooking the front of the home adds a lovely touch to this neutrally decorated but very well presented space. The ensuite offers really nice grey tiling, lovely quality flooring, a close-coupled white toilet, a wall hung hand basin, and a good-sized shower cubicle with an electric shower behind a glass shower screen.

Stairs lead to the first floor. The second bedroom, but the first upstairs bedroom, is a good-sized double, again with ensuite window overlooking front of house with a sea view. The ensuite provides a white high-gloss vanity unit/sink/concealed cistern toilet combo, and a slimline shower tray with a sliding glass door and an electric shower unit. Lovely concrete-look tiles finish the room off perfectly.

Bedroom 3 is another double, with a window providing a sea view overlooking the front of the house, and is a nice neutrally decorated, very well-presented room. The ensuite comprises a pedestal wash hand basin, a close-coupled toilet, a slimline shower tray with glass cubicle and electric shower, all finished with more than the very stylish concrete-effect tiles.

Bedroom 4 is a triple room, with one bunk bed and one single bed making a great children's room. More great flooring and a lovely large window

providing lots of natural light finish the space off well. The ensuite provides quality white and green brick-style tiling, and is equipped with a corner toilet, a pedestal hand basin, and a slimline shower tray with an electric shower and glass sliding door. A big window provides lots of natural light. Bedroom 5 is a neutrally decorated single bedroom, with a window to the rear of the home and great wood-effect flooring. Its ensuite is decorated with really pretty red and white brick-style tiles, and the room is equipped with a glass shower cubicle, a pedestal hand basin, and a white close-coupled toilet. Furniture fixtures and fittings included.

Lime Lodge reviews : What an amazing place. Gosh it was brilliant. Right in the centre of a delightful village with lots of pubs and fantastic restaurants a stones through away. Quiet and amazing facilities. It was like a 5\* hotel inside - couldn't fault it. The hosts were very responsive and so helpful. Would totally recommend as located within easy reach of lots of beautiful locations.

We were group of five, come to walk the wonderful Northumberland coastal paths. Jon's property was perfect for us, and we really appreciated his excellent communication and flexible check in arrangements. The house was spotlessly clean, and very well equipped. The rooms were recently decorated/upgraded, and all the beds were comfortable. It was a real bonus to have an en-suite shower, toilet and basin in every room. We arrived during a cold snap - we had no complaints at all as the house was warm throughout our stay. The property is situated down a quiet cut-de-sac. Amble is an excellent base for exploring the coast, with plenty of places to eat and drink. The Harbour Inn (about 50 metres away) is a great pub, with a cosy atmosphere, and very good beer and food. The Fish Shack and the Old Boathouse restaurants are highly recommended. There's parking for three cars outside the property, and plentiful on-street parking if needed. All in all, thoroughly recommended!

Tenure: Freehold

Council Tax: Currently on business rates

EPC: C (on a commercial EPC)

#### 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

- Holiday let investment
- No chain
- Popular Amble location near harbour
- Great local amenities
- Very well presented
- Light and spacious
- Parking
- Lock up and leave
- Gas central heating
- Stone-built

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)







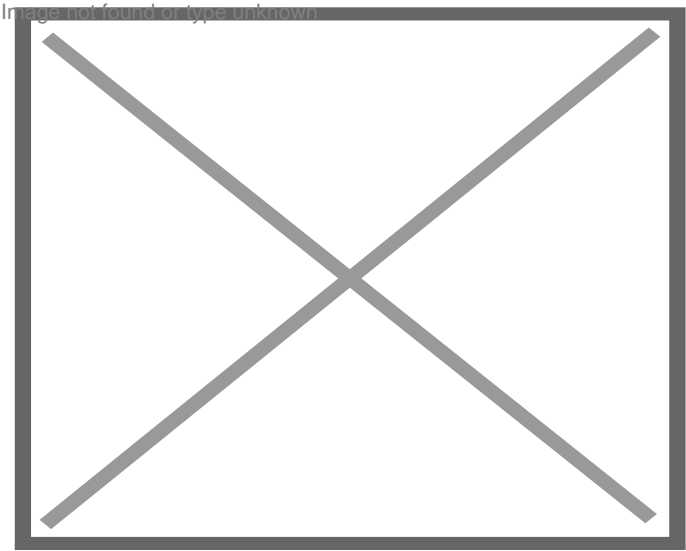




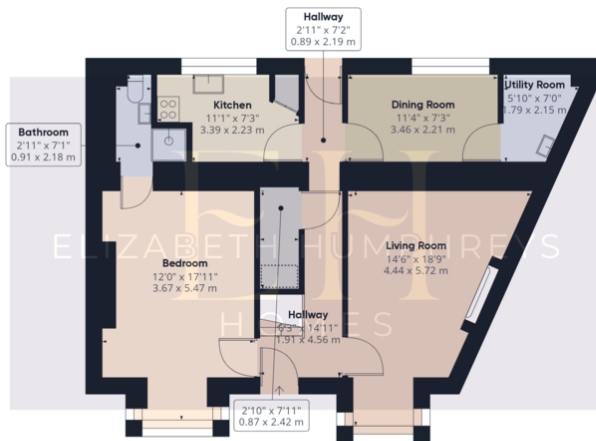




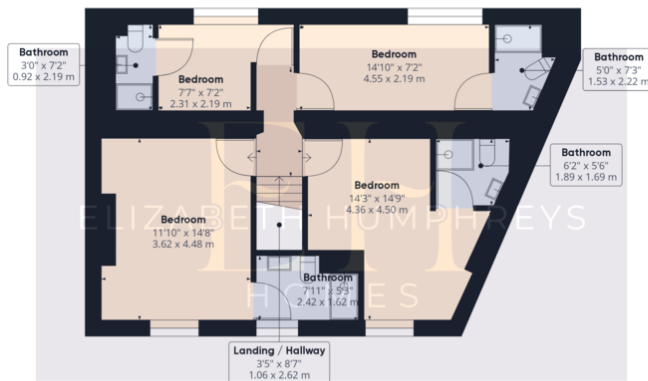








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1395.48 ft<sup>2</sup>  
 129.64 m<sup>2</sup>

**Reduced headroom**  
 5.14 ft<sup>2</sup>  
 0.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360