

# North Street, Amble, Morpeth, Northumberland

Offers Over £165,000



## Full Description

A fabulous property capturing the essence of seaside living perfectly. Elizabeth Humphreys Homes are proud to welcome to the market this fabulous grade ii listed stone-built 2 bedroomed home located in the popular fishing port of Amble. The property, which occupies a corner plot and has been modernised to a high standard, offers access over a private rear courtyard with a storage shed, uPVC windows and doors, gas central heating and all the other usual mains connections. This family home presents light and bright living in a superb location offering easy access to both the enchanting harbour area and the high street which offers a whole host of interesting shopping experiences.

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.

The internal hallway, with stairs leading to the first floor, warmly welcomes you to this charming property. The character of this home is evident from this point onwards and the high ceilings create a wonderful sense of space throughout.

The lounge-diner, which oozes charm, atmosphere and history, is finished with a gorgeous wood effect vinyl flooring and impresses with an exposed stone wall and chimney breast which would originally have incorporated a large inglenook fireplace with a range within. This is further enhanced by wood panelling to the lower half of the walls which creates a superb effect. A large window allows a tremendous amount of natural light. This room is the perfect place in which to relax with family and friends.

Leading from the lounge is the ground floor shower room which comprises a double sized fully tiled shower cubicle with a sliding glass door and a shower within, a ladder chrome heated towel rail, a white close coupled toilet with a push button and a designer looking hand wash basin. This room also benefits from useful shelving. The space has been finished with white brick style splash back tiling which creates a crisp and fresh feel. A window allows for natural light with artificial lighting by way of ceiling spotlights.

The beautifully sunny kitchen, with wood wall panelling creating a country cottage style look, offers a good number of wall and base units with a high gloss door complemented by a wood look work surface and brick style splash back tiling in a combination of green and cream tones with bench lighting providing ideal illumination. There is an under bench electric oven and four burner induction hob beneath a glass and metal designer looking extractor fan and an attractive glass splash back, an under bench fridge-freezer and a single bowl stainless steel sink. In addition, there is space for a slimline free-standing dishwasher. A large window allows for natural light and spotlights add to the brightness. A uPVC door provides external access into the rear courtyard which in turn leads, via a gate, to the lane at the rear of the property.

Taking the stairs, with an attractive carpet, beautiful wood banister rail and spindles, to the first floor, the landing opens out to two bedrooms. There is a lovely aspect from the window, with an exposed stone surround, at the top of the stairs which captures views of Warkworth Castle with Amble's marina area in the foreground.

The primary bedroom is a large double bedroom with a lovely high ceiling. This glorious room showcases a stone chimney breast with an inglenook fireplace. The window, with a wood panel surround and a deep windowsill overlooks the front for the property and allows a wealth of natural light to enter this warm and relaxing room. This is the perfect vantage point for you to sit and observe life at the marina.

Bedroom 2 is a single bedroom which is currently organised with bunk beds with the space above the head of the stairs creatively designed to house a cupboard offering excellent storage. This room also boasts wonderful marina views of the boats and yachts bobbing around the

pontoons with a backdrop of the stunning Warkworth Castle.

Freehold

Council tax band:

EPC: Exempt as a listed building

**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

- No chain
- Freehold
- Grade ii listed
- Views of the marina
- No use of yard except for storage shed and access to rear lane
- Central Amble location
- Great main home or second home
- Lovely large master bedroom

## Contact Us

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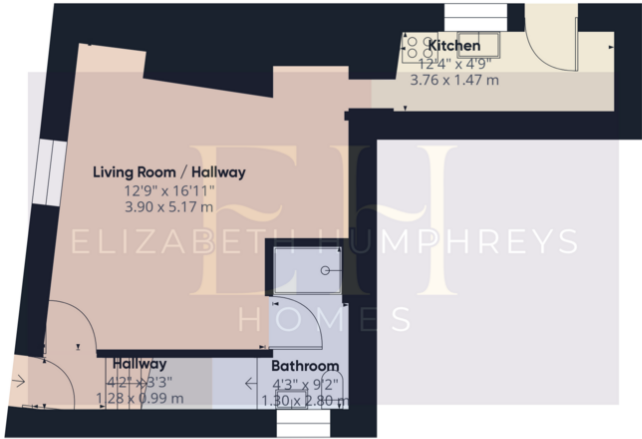
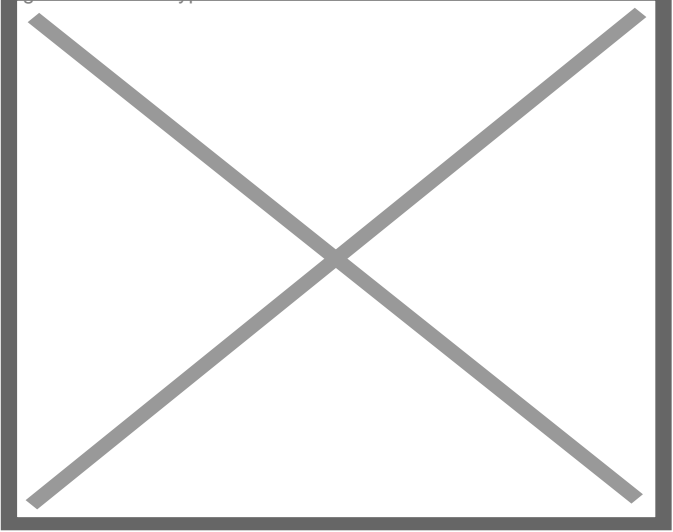




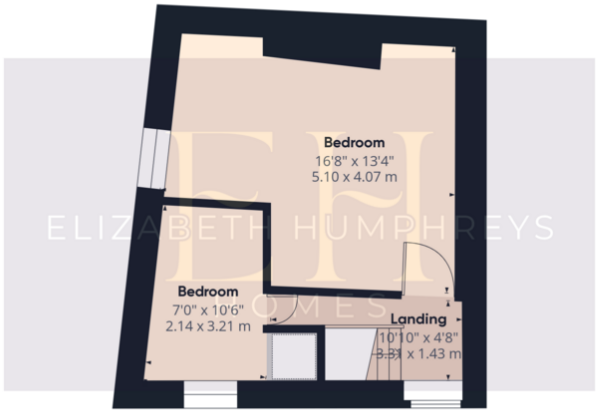








Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**  
686.16 ft<sup>2</sup>  
63.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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