

# Panhaven Road, Amble, Morpeth, Northumberland

Offers Over £300,000



## Full Description

Dating from 1907, this gorgeous stone-built Edwardian home is packed with character, offering wonderfully generous proportions, soaring ceilings and a wealth of period detail, all complemented by comfortable modern living. Beautifully presented and ready to move straight into, the property enjoys a particularly special position overlooking the green open space of Amble Links.

Affectionately known as "The Friendliest Port", Amble is a thriving and increasingly sought-after coastal market town on the stunning Northumberland coastline. Combining traditional seaside charm with an excellent range of everyday amenities, it has become one of the county's most desirable places to call home.

The bustling town centre offers a superb selection of independent shops, cafés, restaurants, supermarkets, healthcare facilities and well-regarded schools, while the picturesque harbour and marina are home to the popular Harbour Village, featuring an array of retail pods showcasing local food, drink, art and crafts.

Outdoor enthusiasts are spoilt for choice, with beautiful sandy beaches, scenic coastal walks and cycling routes all within easy reach. The nearby

village of Warkworth, with its historic castle and riverside walks, is just a short distance away, while the spectacular Northumberland coastline and countryside provide endless opportunities for exploration.

Amble also benefits from excellent transport links, with convenient access to the A1068 and A1, making commuting to Alnwick, Morpeth, Newcastle upon Tyne and beyond straightforward. Mainline rail services are available from nearby Alnmouth, offering direct connections to Newcastle, Edinburgh and London.

Offering an enviable blend of coastal living, community spirit and modern convenience, Amble continues to attract buyers looking for a relaxed lifestyle in one of Northumberland's most attractive seaside towns.

The Home.

From the beautiful tiled entrance and parquet-floored hallway to the bay-windowed sitting room, wood-burning stove and impressively spacious bedrooms, this is a home with enormous warmth and personality. Outside, a useful rear yard is accompanied by a workshop/garage, additional stores and an outside WC, while to the front is an attractive paved sitting area from which to enjoy the open outlook.

#### Accommodation

A low stone wall and gate frame the front of the property, with a paved area providing an attractive spot to sit outside with a morning coffee and enjoy the outlook across the Links.

A composite front door opens into a particularly impressive entrance porch, where a beautiful traditional tiled floor immediately establishes the period character of the house. Glazing surrounding the inner wooden door, together with additional glazing above, brings natural light into this welcoming entrance.

The inner door opens into the main hallway, where rich-toned parquet flooring, high ceilings and an attractive archway create a wonderful sense of space. The principal reception rooms lead from here, while a broad carpeted staircase rises to the first floor.

The sitting room is a superbly proportioned reception room with an impressive bay window overlooking the green open space of Amble Links. Original-style detailing includes cornicing and a picture rail, while the chimney breast provides a handsome focal point with a gas-effect fire, stone hearth and surround and wooden mantel.

Double doors connect the sitting room with the separate dining room, allowing the two reception spaces to be either opened to one another for entertaining or closed to create two distinct rooms.

The dining room is another excellent-sized space with high ceilings, cornicing and picture rail. A wood-burning stove sits within the former fireplace, creating a particularly inviting focal point, while a rear-facing window provides natural light and overlooks the yard.

Beneath the staircase is a very useful storage area, which also houses the electrical equipment. Subject to the appropriate investigations and consents, the proportions may offer potential for alternative uses.

Positioned within an extension to the original house is the kitchen, fitted with an excellent range of cream wood-effect Shaker-style wall and base units complemented by stone-effect work surfaces and tiled splashbacks.

There is a one-and-a-half bowl stainless-steel sink positioned beneath the rear window, an induction hob, double oven and stainless-steel and glass chimney-style extractor. Further provision includes space and plumbing for a washing machine and space for a tall freestanding fridge freezer.

The room offers plenty of preparation and storage space, while its proportions also allow for a small breakfast seating area.

#### First Floor

A wide and impressive staircase with a substantial newel post rises to the first floor. The generous landing continues the sense of space found throughout the house and benefits from natural light via a skylight.

The landing itself is large enough to provide useful additional space, currently lending itself to exercise equipment but equally suitable for a home-working or study area.

The principal rear bedroom is a generous double room with the high ceiling and proportions characteristic of the property. A large window provides plenty of natural light, while two deep floor-to-ceiling fitted storage units offer excellent practical storage. There is easily sufficient space for a king-size or super-king-size bed and additional bedroom furniture. The boiler is also housed within this room.

The front double bedroom is similarly impressive in scale, with fitted wardrobes and a chimney breast adding character. A large window provides a fabulous outlook directly across Amble Links, creating a particularly lovely view to wake up to each morning.

Bedroom three, also positioned at the front, is a pleasant single bedroom with another generously sized window enjoying the same attractive open outlook. The room would also make an excellent home office or study if preferred.

The bathroom is accessed from the half landing and has been finished in a contemporary, low-maintenance style. Modern wall panelling surrounds the room, complemented by practical LVT flooring and a low-maintenance ceiling with recessed spotlights.

A generous walk-in shower incorporates both rainfall and conventional shower heads together with a useful seat. There is also a contemporary wash basin with vanity storage beneath, illuminated mirrored cabinet and concealed-cistern WC. A privacy-glazed rear window provides natural light.

Additional storage and hanging space close to the bathroom further

enhance the practicality of the first floor.

## Outside

The front of the property is particularly appealing, with its low stone boundary wall, paved sitting area and wonderful outlook over the green open space opposite. Its aspect allows the front of the house to enjoy sunshine for much of the day, creating a lovely place to sit outside and enjoy the surroundings.

A private gravelled road runs in front of the terrace and is used by residents for parking. Parking spaces are not formally allocated, with residents traditionally using and respecting their usual positions.

To the rear is a practical enclosed yard giving access to several extremely useful outbuildings.

The largest is a workshop/garage, currently utilised as a workshop and providing substantial storage space. It has a garage-style door and electricity, making it particularly useful for bicycles, motorcycles, hobbies or general storage, although its dimensions may not accommodate a conventional modern car.

There is also a separate outside WC and an additional former coal store, providing yet more valuable storage.

## Location

The property's position overlooking Amble Links is a particular highlight, providing an attractive open outlook immediately in front of the house while retaining convenient access to everything this popular Northumberland coastal town has to offer. It is a very short walk to the dunes and beach just up the street.

Amble has developed into one of the county's most popular coastal destinations, with its harbour, marina and excellent selection of independent shops, cafés and restaurants. The surrounding coastline and countryside provide wonderful opportunities for walking and enjoying the outdoors, while nearby Warkworth adds further historic charm.

With its handsome stone exterior, fabulous proportions, period character and exceptional outlook, this is a wonderful Edwardian home offering an appealing combination of heritage, space and everyday practicality.

Tenure: Freehold

Council Tax Band: B 26/27 - £2,034.19

EPC: Ordered

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## Features

- Handsome stone-built Edwardian home dating from 1907
- Fabulous position overlooking the green open space of Amble Links
- Three bedrooms, including two generous doubles
- Beautiful bay-windowed sitting room with period detailing
- Separate dining room with wood-burning stove
- Stunning entrance with traditional tiled floor and parquet hallway
- Generous ceiling heights and character features throughout
- Contemporary shower room plus excellent first-floor landing space
- Useful rear workshop/garage, outside WC and additional storage
- Beautifully presented and ready to move straight into

## Contact Us

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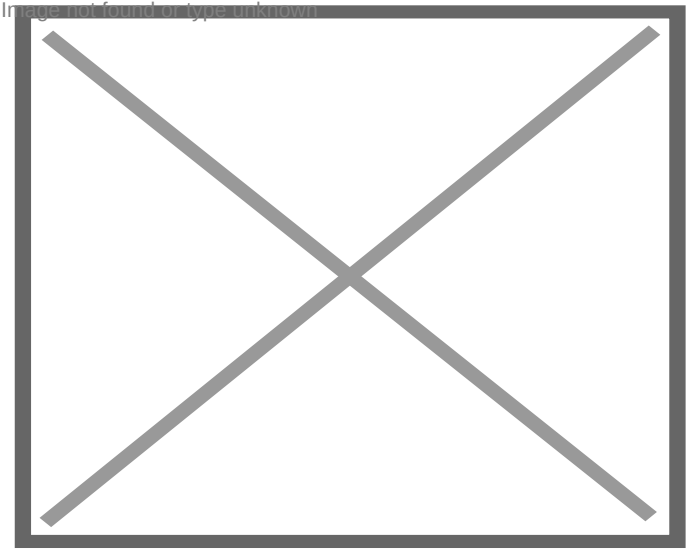




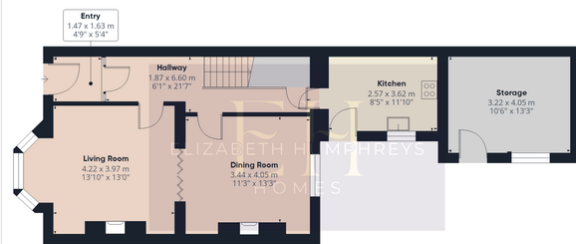




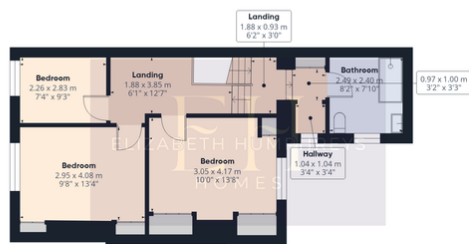








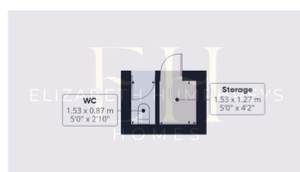
Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
126 m<sup>2</sup>  
1357 ft<sup>2</sup>

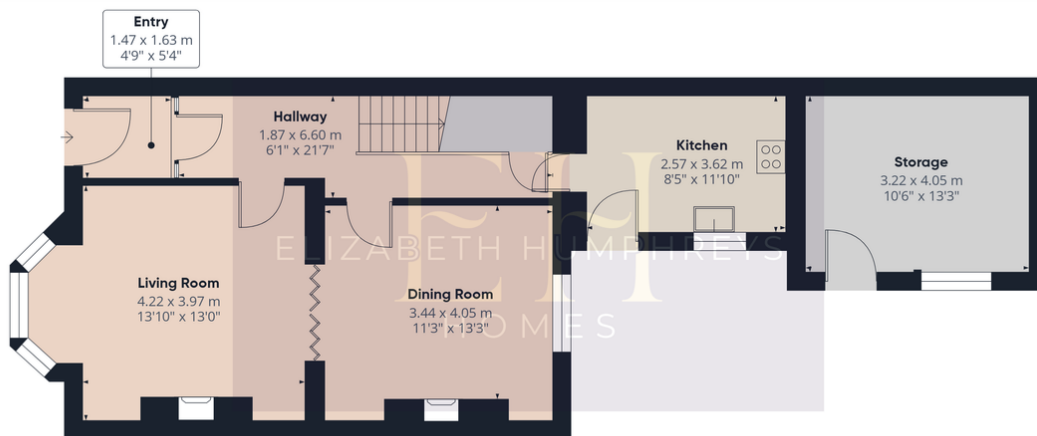


Ground Floor Building 2

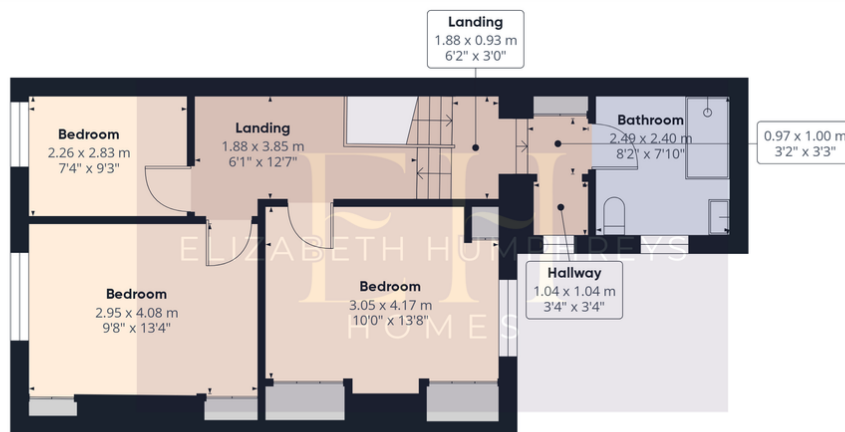
(1) Excluding balconies and terraces

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

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Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
122.6 m<sup>2</sup>  
1320 ft<sup>2</sup>

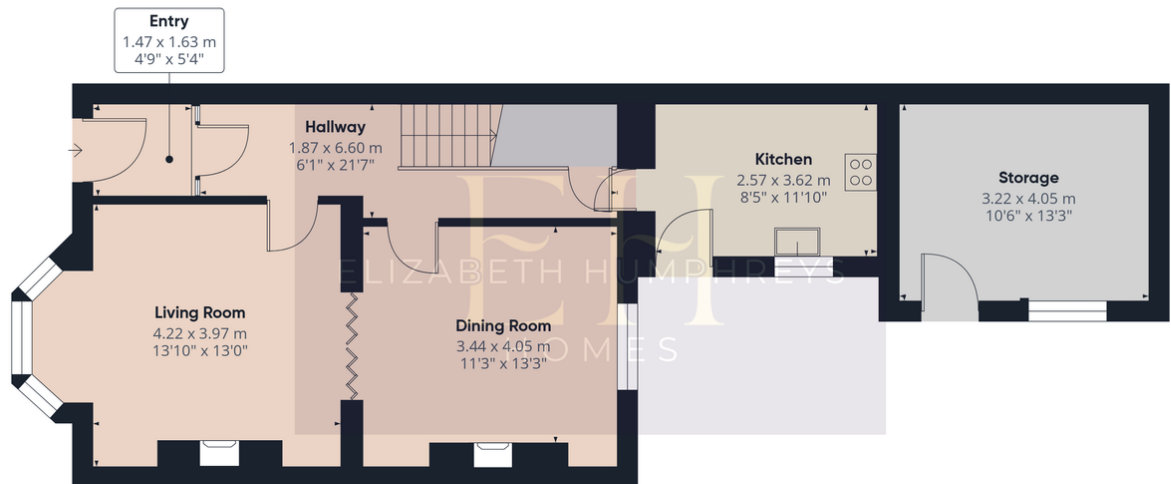
(1) Excluding balconies and terraces

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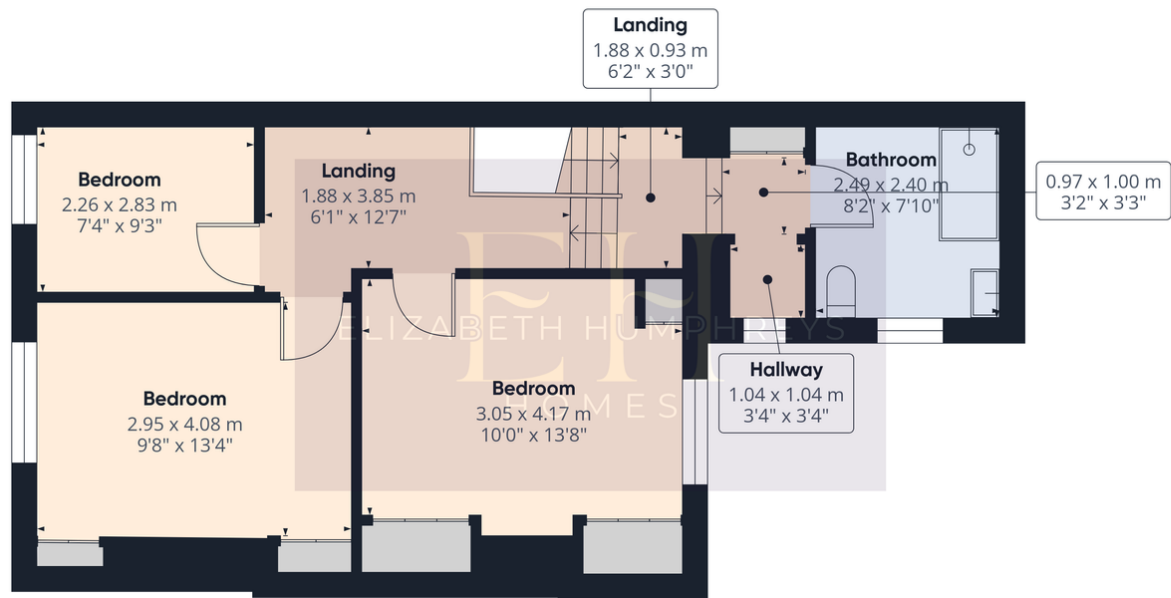
Approximate total area<sup>(1)</sup>  
69.6 m<sup>2</sup>  
749 ft<sup>2</sup>

(1) Excluding balconies and terraces

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3C standard. Measurements are  
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only.

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Ground Floor Building 1



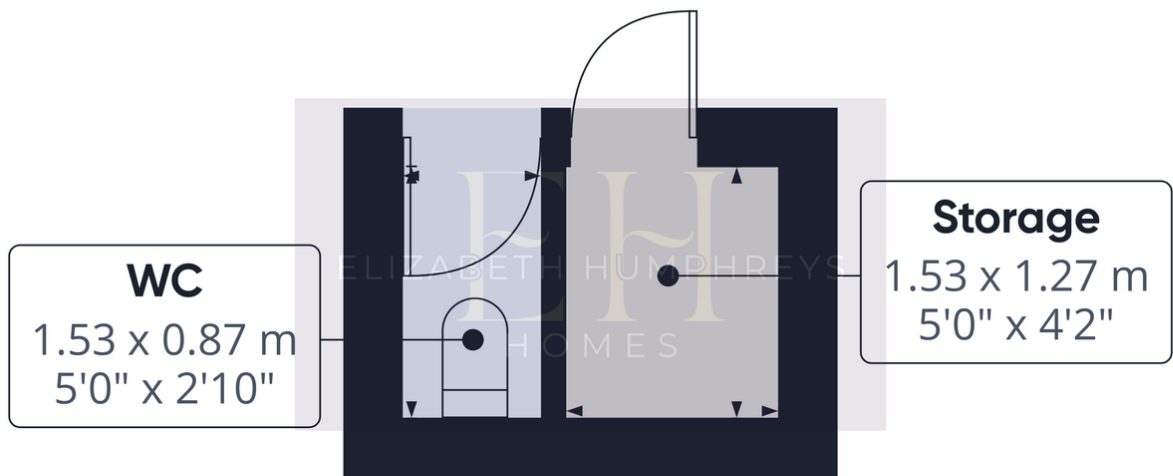
Approximate total area<sup>(1)</sup>  
53 m<sup>2</sup>  
571 ft<sup>2</sup>

(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  
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Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(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.

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