

Shepherds Hill, Alnmouth, Alnwick, Northumberland

£475,000



Full Description

Situated minutes from the beach, this property is your perfect seaside retreat. Elizabeth Humphreys Homes are delighted to welcome to the market this well-cared for light and airy three bedroomed end of terrace family home located in the seaside village of Alnmouth. The property, in need of some modernisation, benefits from an elevated position, parking to the rear for four cars, a good amount of built-in storage, attractive front and rear gardens, wooden double-glazed windows, solar panels, gas central heating and all the other usual mains connections.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The historic market town of Alnwick is a 5 minute drive away and is a town full of history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure

centre to name but a few.

An ornamental paved area showcasing a range of planters offers a warm welcome as you approach the composite door to the rear of the property which opens into the entrance hall. The space is finished with terracotta tiling which extends throughout most of the ground floor creating a seamless transition between the different spaces. Various doors lead off to the kitchen-diner, a utility room and a ground floor shower room. The utility area, with two windows, one to the rear and one to the side, allowing a wealth of natural light to circulate, offers useful base unit storage with a white door complemented by a stone-effect laminate work surface. and The Worcester boiler and electrical consumer unit are housed in the utility for ease of access and there is space and plumbing for a washing machine. The room is finished with half height wall panelling which creates an attractive look. Adjacent to the utility, there is a ground floor shower room which comprises a double sized shower cubicle with marble-look wet walling and a single shower head within behind a sliding door, a semi recessed hand wash basin on top of a vanity unit with storage beneath, a close coupled toilet with a push button flush and a chrome heated towel rail. A window allows for natural light with ceiling spotlights adding brightness.

Accessed from an inner hallway, the kitchen is a spacious, light and bright room which captures glorious views of open countryside. The kitchen offers a good number of wall and base units with a wooden shaker style door with chrome handles complemented by a contrasting stone-look work surface and terracotta and blue coloured splash back tiling. There is single bowl stainless steel sink with a chrome mixer tap above and space for a free-standing fridge freezer and an oven beneath a NEFF chimney style extractor fan.

A glazed wooden door opens into a welcoming lounge-diner which is a stunning and spacious room appealing to modern living. The lounge extends into a splendid garden room, with a solid roof, which takes full advantage of the lovely views. There is plenty of space for a range of comfortable furniture making this the perfect place in which to relax with family and friends. Double French doors open onto a paved area facilitating free flow of movement between indoor and outdoor living. The lounge showcases an attractive fireplace with a brick insert and hearth, with a wooden mantle above, housing a gas stove. Alcoves to either side offer space for further furniture or space to house a television. A second set of French doors open onto the outdoor seating area which not only allows a wealth of natural light to circulate but also captures pleasant and restful views which can be enjoyed as you sit and dine.

Taking the stairs to the first floor, the half landing opens out to an office/hobby room overlooking the side of the property. This light and bright room could be utilised as a home office or a hobby room. The stairs continue to the main landing which provides convenient access to three bedrooms and the family bathroom. A large window to the side of the property illuminates the space beautifully. Loft access is available.

The primary bedroom is a spacious double room with a large window capturing views to the front of the property. This restful room incorporates a chimney breast which adds character and there is plenty of space for a

range of bedroom furniture.

Bedroom 2 is a large double room with a window to the front of the property. This light and airy room offers a variety of storage options.

Bedroom 3 is a double room taking advantage of views of the open countryside to the rear. All the bedrooms are lovely and light, well presented and benefit from carpets adding comfort as you move throughout.

The family bathroom comprises a vanity unit with a stone-look work surface incorporating a semi recessed hand wash basin with a chrome mixer tap above, a close coupled toilet with a push button flush and a bath with a shower over behind a folding glass screen. The space is finished with white tiling with an attractive border creating a crisp and fresh look.

Externally, the front garden is a unique and private space in which to spend time with family and friends. A patio, accessed from the living room, is the perfect place in which to enjoy alfresco dining and the lawn offers an alternative space to sit and enjoy views of the green and leafy backdrop. To the rear, there is an elevated area where there is a garden shed and across the lane, a couple of steps lead up to the garden which is mainly laid to lawn interspersed with shrubs and flowers. At the top of the garden, there is a lovely seating area overlooking the fields. To the side of the property, there is another lawn punctuated with stepping stones leading to further secluded seating areas.

Tenure: Freehold

Council Tax Band: C, £2,259.54 for the 2026/27 financial year

EPC: B

"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

- Rare to the market
- Parking for four cars
- Stunning views
- Front and rear gardens
- Two minute walk to Alnmouth beach
- Coastal village
- Within walking distance to all village amenities
- Local bus service
- Within walking distance to Alnmouth train station
- Fantastic pubs and eateries

Contact Us

EH Homes

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





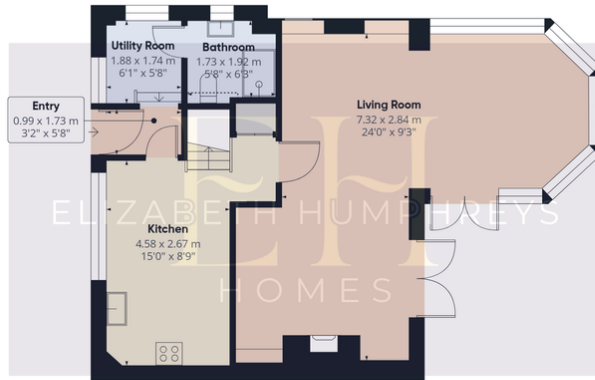
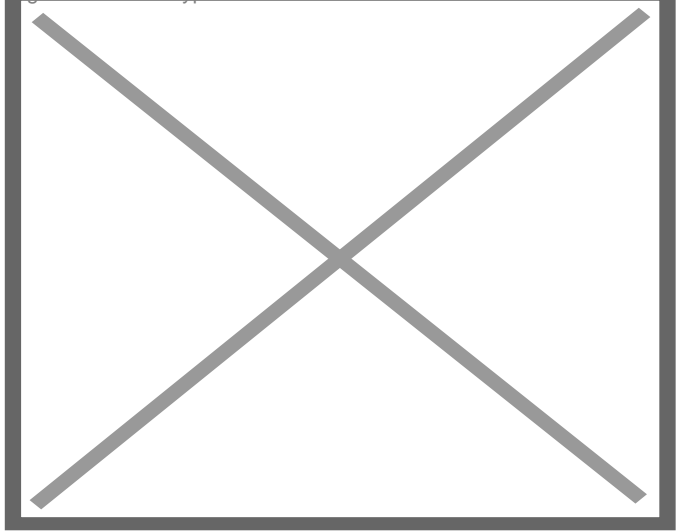




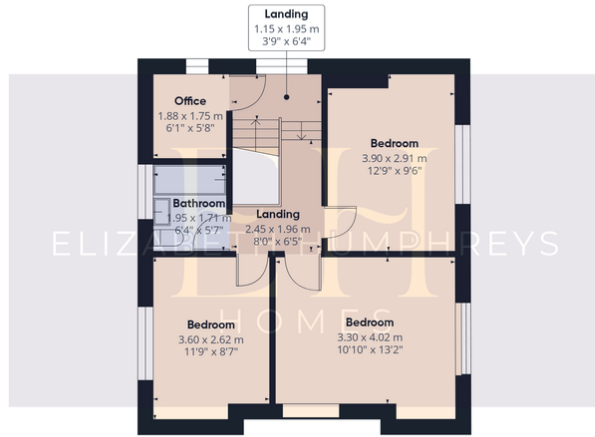








Ground Floor



Floor 1



Approximate total area¹⁾

110.5 m²
 1190 ft²

Reduced headroom

0.2 m²
 2 ft²

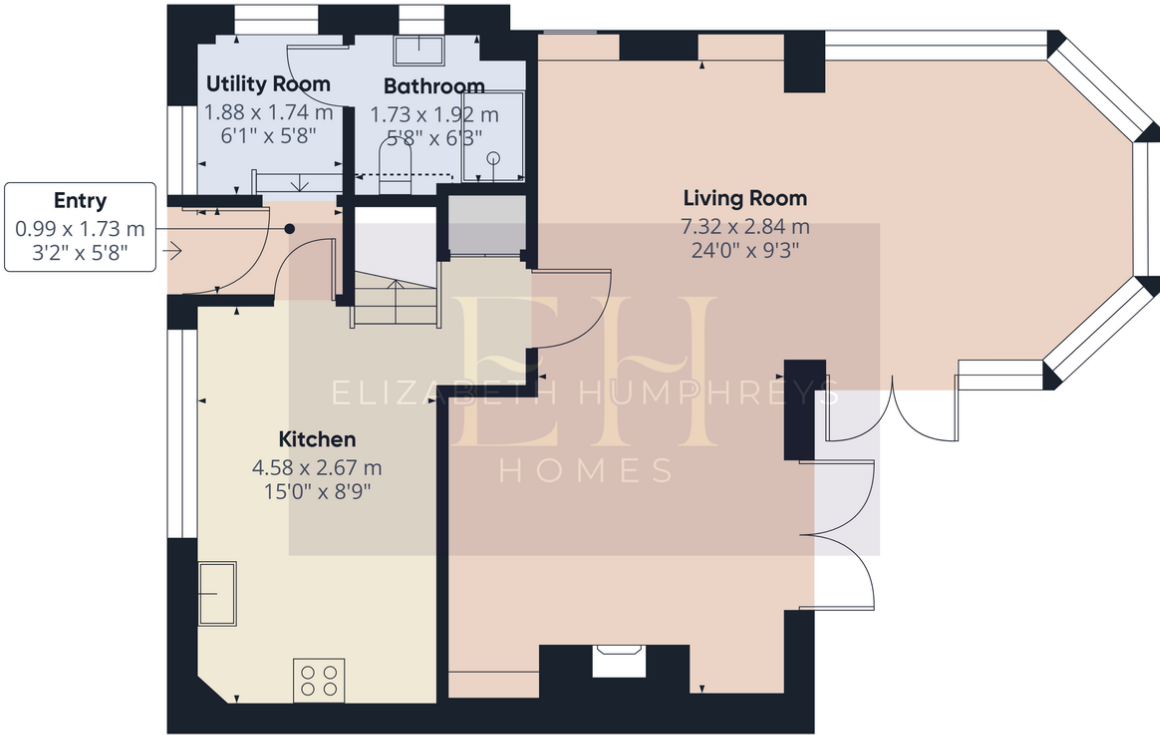
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

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

GIRAFFE360





Approximate total area⁽¹⁾
64.1 m²
689 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

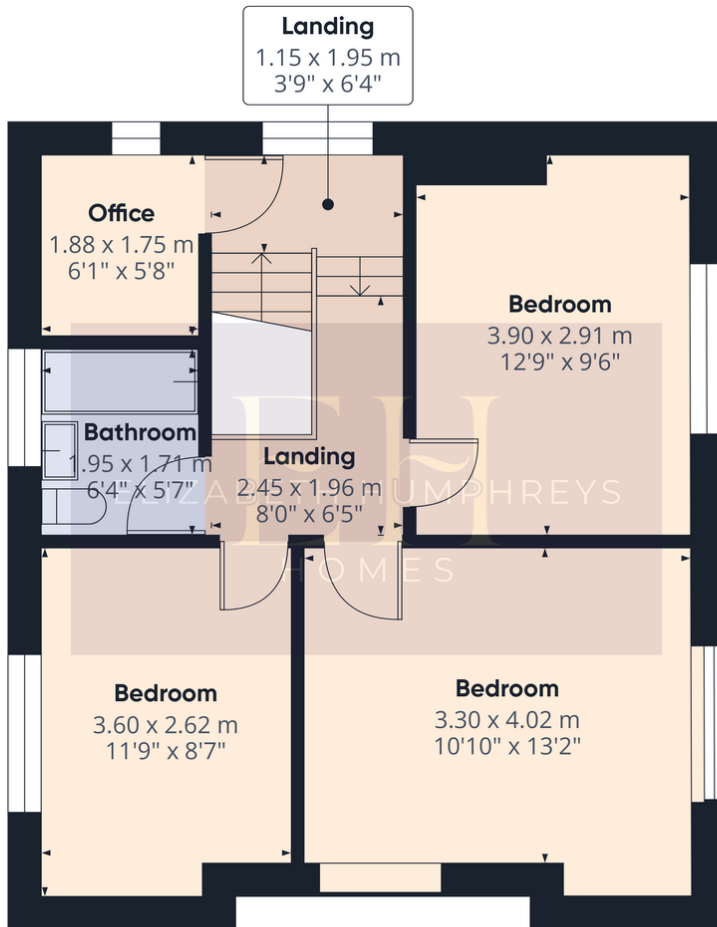
Reduced headroom
----- Below 1.5 m/5 ft

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⁾
46.4 m²
501 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