

The Pines, Hadston, Morpeth, Northumberland

Offers Over £375,000



Full Description

Elizabeth Humphreys Homes are proud to present to the market this distinctive four-bedroom detached coastal residence, occupying a generous plot of approximately one-third of an acre within the sought-after village of Hadston. Offering a wonderful combination of character, space, privacy and versatility, this attractive timber home benefits from mature wraparound gardens, extensive driveway parking, a substantial detached garage and easy access to the stunning Northumberland coastline. Beautifully maintained throughout, the property provides bright and spacious accommodation, perfectly suited to modern family living whilst enjoying a peaceful setting close to the beaches of Druridge Bay and the amenities of nearby Amble.

Located within the coastal village of Hadston, the property enjoys easy access to local amenities and is within walking distance of the beautiful coastline at Druridge Bay, renowned for its miles of golden sandy beaches, nature reserves and spectacular scenery. This outstanding location offers the perfect balance between coastal living and everyday convenience. Further village discription at the end.

Set behind a gravelled driveway providing parking for up to four vehicles, the property immediately impresses with its attractive chocolate-box

appearance. Finished in warm natural tones with contrasting white-framed windows, the home enjoys a substantial detached garage featuring an electric roller shutter door and generous proportions, ideal for vehicle storage, hobbies or workshop space. There is also a second driveway providing great extra parking.

A large decked terrace extends across the front of the property, creating a superb suntrap seating area and providing the perfect space for outdoor dining and entertaining. The mature gardens wrap around the home, offering excellent privacy and security for children and pets, whilst pathways provide easy access around the entire property. A ramped rear entrance further enhances accessibility.

Entering through the composite front door, a welcoming reception hallway provides access to the principal accommodation, with stairs leading to the first floor and a substantial understairs storage cupboard currently fitted as a practical pantry. A Hive heating control is in the hallway.

The heart of the home is the impressive open-plan living and dining room, a wonderfully light-filled space enhanced by a dramatic vaulted ceiling and striking full-height glazed frontage characteristic of these desirable timber homes. Flooded with natural light from multiple aspects, the room enjoys views over the gardens and features a contemporary wood-burning stove, creating a warm and inviting focal point.

An opening from the living area leads through to the beautifully appointed kitchen, creating a sociable flow between the spaces while retaining a degree of separation. The kitchen offers extensive worktop space, making it ideal for keen cooks and family living alike. Attractive duck egg blue wall and base units are complemented by wood-effect work surfaces, feature timber handles and quality integrated appliances, including a fridge freezer and dishwasher. A four-burner gas hob with extractor canopy, double electric oven and stylish glass splashbacks complete the kitchen's appeal. A breakfast bar provides informal seating and enjoys attractive views through the living area towards the impressive glazed frontage.

The ground floor accommodation continues with two well-proportioned bedrooms, both enjoying pleasant outlooks across the gardens. The principal ground-floor bedroom is a spacious double, whilst the second room offers excellent flexibility as a guest bedroom, dressing room, hobby room or home office.

The family bathroom is beautifully presented and features a modern white suite comprising bath with waterfall shower and separate handheld shower attachment, contemporary wet walling, pedestal wash basin and WC. Natural light is provided by a window, whilst a chrome heated towel rail, spotlighting and attractive grey wood-effect flooring complete the room.

To the first floor are two further double bedrooms. The first benefits from a semi-vaulted ceiling and access to a useful cloakroom-style en-suite with WC and wash hand basin. The space is generously proportioned and offers potential for conversion into a full en-suite bathroom should a purchaser wish to do so.

The second first-floor bedroom is another bright and spacious double

featuring wood flooring, a large Velux roof window and a substantial storage cupboard which may also lend itself to conversion into an en-suite shower room, subject to requirements.

A particular feature of the home is the attractive mezzanine level overlooking the impressive vaulted living space below. This versatile area provides an ideal reading nook, home office or relaxation space and enjoys wonderful views through the full-height glazed frontage.

Throughout the property, thoughtful design features, including timber-framed double-glazed windows with integrated ventilation panels and insect screens, create a bright, comfortable and practical living environment. Additional floor-mounted power points and ample electrical sockets throughout the home further enhance everyday functionality. Mains gas central heating, controlled via a Nest smart heating system, provides modern convenience and efficiency.

Externally, the property enjoys mature and established gardens that are a true delight for gardening enthusiasts. The generous plot provides excellent privacy, attractive planting and multiple areas in which to relax and enjoy the peaceful surroundings.

Located within the coastal village of Hadston, the property enjoys easy access to local amenities and is within walking distance of the beautiful coastline at Druridge Bay, renowned for its miles of golden sandy beaches, nature reserves and spectacular scenery. This outstanding location offers the perfect balance between coastal living and everyday convenience.

Combining distinctive character, spacious accommodation, mature gardens and an enviable coastal setting, this exceptional home presents a rare opportunity to acquire one of the area's most attractive and individual properties.

Situated along the beautiful Northumberland coastline, Hadston is a well-established village offering an excellent balance of coastal living, community amenities and convenient transport links. The village benefits from a range of everyday facilities including a convenience store, local services, community centre and regular bus routes connecting residents to nearby towns and villages.

One of Hadston's greatest attractions is its proximity to the stunning coastline, with the magnificent sands of Druridge Bay and miles of unspoilt beachland just a short distance away. The area is renowned for its natural beauty, scenic walks, wildlife reserves and outdoor recreational opportunities, making it a highly desirable location for those seeking an active lifestyle close to nature.

The thriving harbour town of Amble is only a few minutes away and offers a wide range of shops and supermarkets, independent shops, cafés, restaurants, leisure facilities and a bustling marina. Nearby villages including Warkworth and Longhoughton further enhance the area's appeal, whilst the historic market towns of Alnwick and Morpeth provide extensive shopping, schooling and professional services.

For commuters, the A1068 coastal route and nearby A1 provide excellent road connections throughout the region. Mainline rail services are available from Alnmouth and Morpeth, offering direct routes to Newcastle, Edinburgh and London King's Cross, while Newcastle International Airport is within easy reach.

Combining village convenience, spectacular coastal scenery and excellent accessibility, Hadston remains one of Northumberland's most attractive locations for both permanent residence and holiday home ownership.

Tenure: Freehold

Council Tax Band: C £2282.51

EPC: C

"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

- Detached four-bedroom timber home occupying a generous plot of approximately one-third of an acre
- Sought-after coastal village location close to Druridge Bay and Northumberland's stunning coastline
- Impressive open-plan living and dining room with vaulted ceiling and full-height glazed frontage
- Contemporary kitchen with extensive worktop space, integrated appliances and breakfast bar seating
- Attractive mezzanine level ideal as a home office, reading area or additional reception space
- Two ground-floor bedrooms and family bathroom offering flexible accommodation options
- Two first-floor double bedrooms, including one with a cloakroom-style en-suite and further potential
- Mature wraparound gardens providing excellent privacy and secure outdoor space for children and pets
- Extensive parking via two separate driveways, suitable for multiple vehicles, motorhome, caravan or boat
- Substantial detached garage with electric roller shutter door and workshop/storage potential

Contact Us

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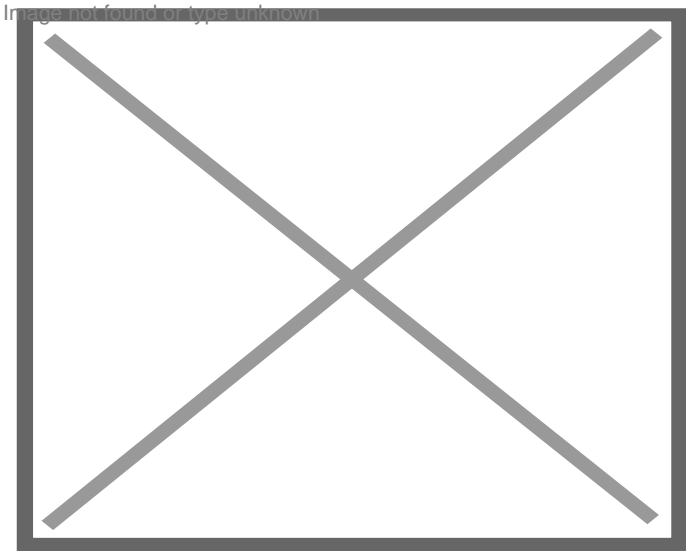






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





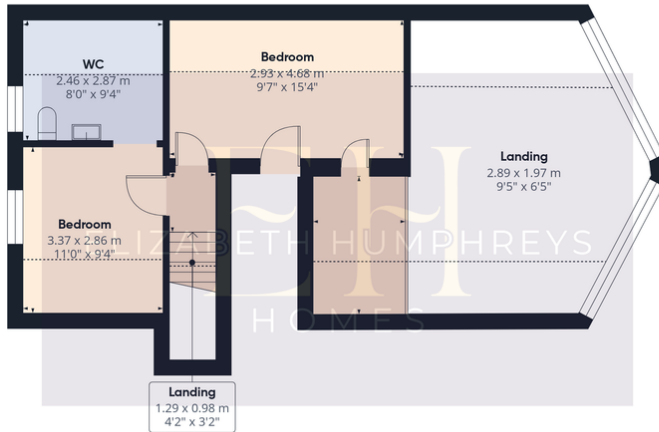
Ground Floor Building 1

Approximate total area¹⁾

128 m²
1378 ft²

Reduced headroom

13.1 m²
141 ft²



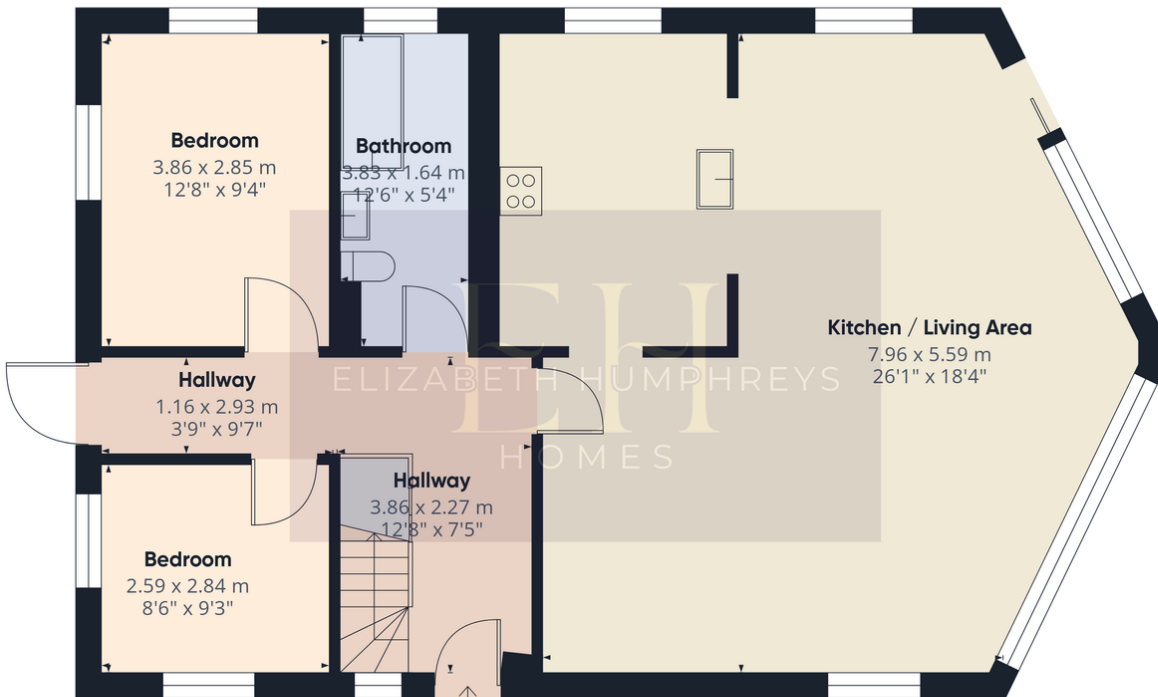
Floor 1 Building 1

(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.

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Ground Floor Building 1

Approximate total area¹⁾

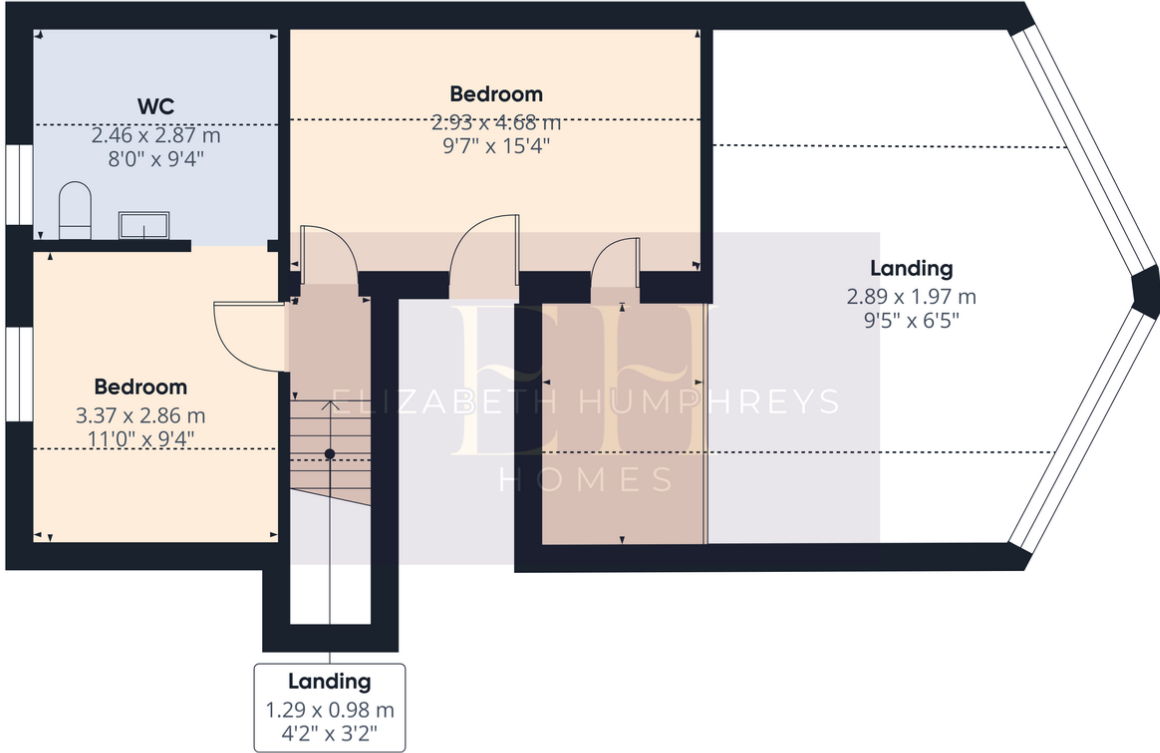
90.1 m²
971 ft²

(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.

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Approximate total area⁽¹⁾

37.9 m²
407 ft²

Reduced headroom

13.1 m²
141 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.

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Floor 1 Building 1