



# Haven Cottage

Boatmans Place, Low Newton by the Sea, Northumberland

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A semi-detached 3 bedroom cottage in a spectacular location on Northumberland's iconic coastline

An attractive home featuring predominantly open plan ground floor accommodation with quality fixtures and fittings and elegant décor throughout. It is located just a stone's throw from a sandy beach on the fringes of a sought-after National Trust-owned coastal village.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**3 BATHROOMS**



**DRIVEWAY**



**GARDEN**



**FREEHOLD**



**COASTAL VILLAGE**



**971 SQ FT**



**GUIDE PRICE  
£750,000**

### The property

Haven Cottage is an attractive semi-detached family home offering almost 1,000 sq ft of light-filled, flexible accommodation arranged over four levels on two floors. Configured to provide an elegant and practical living and entertaining environment, the property offers potential for use as a primary residence, holiday home or holiday let.

The ground floor accommodation flows from a welcoming double-height reception hall with a modern fully-tiled family shower room, walk-in storage and galleried landing over. Steps lead down to the garden floor where there is an extensive 22 ft open plan kitchen/breakfast and sitting room with exposed wooden flooring throughout. The kitchen/breakfast room has a range of wall and base units, complementary quartz work surfaces, modern integrated appliances and space for a good-sized table. The remaining dual aspect sitting area space, configurable to the purchaser's own requirements, has a feature fireplace with woodburning stove. Both areas offer full-height glazing incorporating French doors

to the rear terrace with sea views beyond. The ground floor accommodation is completed by a front aspect bedroom, accessible from the reception hall.

On the part-vaulted first floor, a split-level galleried landing gives access to the remaining accommodation. This provides a principal bedroom with a contemporary fully-tiled en suite shower room and full-height glazing incorporating arched double-height French doors to a decked private balcony overlooking the rear garden and with far-reaching views to the sandy beach and North Sea beyond. A further double bedroom and a modern family bathroom complete the first floor accommodation.





## Outside

The property is set behind an area of level lawn in a small cul de sac off a no through road leading to the beach, a stone's throw distance. Having plenty of kerb appeal, it is approached over a block-paved side driveway providing private parking. The well-maintained wraparound garden is laid mainly to level lawn enclosed by low-level stone walling and picket fencing. It features a generous paved terrace, ideal for entertaining and relaxing, the whole offering stunning views towards the beach, St Mary's Haven and the North Sea beyond. It also enjoys spectacular views over neighbouring Embleton Bay and towards Dunstanburgh Castle Golf Course and the silhouette of Dunstanburgh Castle.

## Location

Located in the Northumberland Coast National Landscape, the small National Trust-owned village of Low Newton-by-the-Sea has a village pub, The Ship Inn with microbrewery and, a sandy beach giving access to St Mary's Haven, from which the property takes its name. High Newton-by-the-Sea lies inland and has an historic hotel as well as The Joiners Arms

pub and restaurant, while Embleton village offers day-to-day amenities including primary schooling. The historic market town of Alnwick provides shops, supermarkets, pubs, restaurants, schools, a hospital, and GP and dentist surgeries. The area provides a wide range of beautiful coastal and riding walks as well as numerous golf courses, sea fishing and watersports. Transportation links are excellent: the A1 trunk road leads north to Edinburgh and south to Newcastle upon Tyne and beyond.

This isn't merely a seaside village; it's a haven for tranquillity and natural beauty. The Beach imbues a remarkable sense of space and seclusion. Its sheer size means you'll always find a quiet spot to unwind, perfect for locals to enjoy a quiet amble. When the off-season arrives, it transforms into your own private coastline, a vast expanse of golden sands to explore at your leisure. The water quality here is consistently rated to the highest UK standards, inviting you for a refreshing swim or paddle on a warm day.



## Distances

- Alnwick 10 miles
- Alnmouth 11 miles
- Morpeth 28.6 miles
- Newcastle Int Airport 42.2 miles
- Newcastle upon Tyne 44.5 miles

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## Nearby Stations

- Alnmouth 11.1 miles

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## Key Locations

- Alnwick Castle & Gardens
- Howick Hall Gardens
- Warkworth Castle
- Craster
- Dunstanburgh
- Bamburgh Castle
- Northumberland Coast AONB

## Nearby Schools

- Embleton Vincent Edwards CofE Primary School
- Ellingham CofE Primary School
- The Duchess's Community High School

## Nearby Amenities

### Shopping

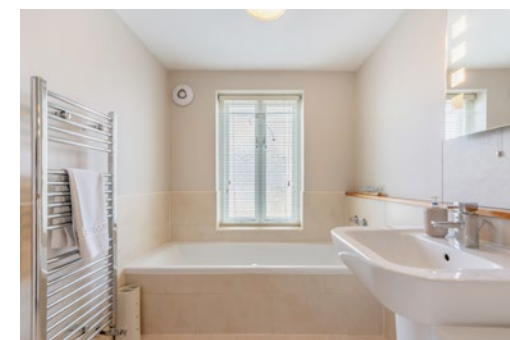
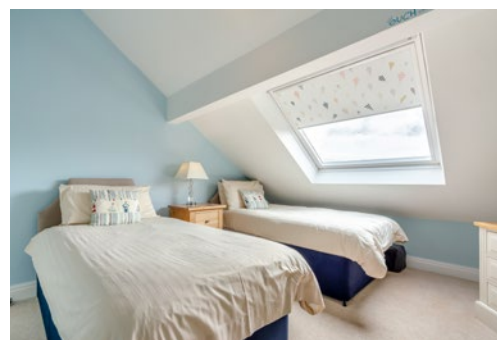
- Village Shop Embleton 2.6 miles
- Co-Op Longhoughton 8.0 miles
- M&S Foodhall Alnwick 10.9 miles
- Sainsbury's Alnwick 11.2 miles

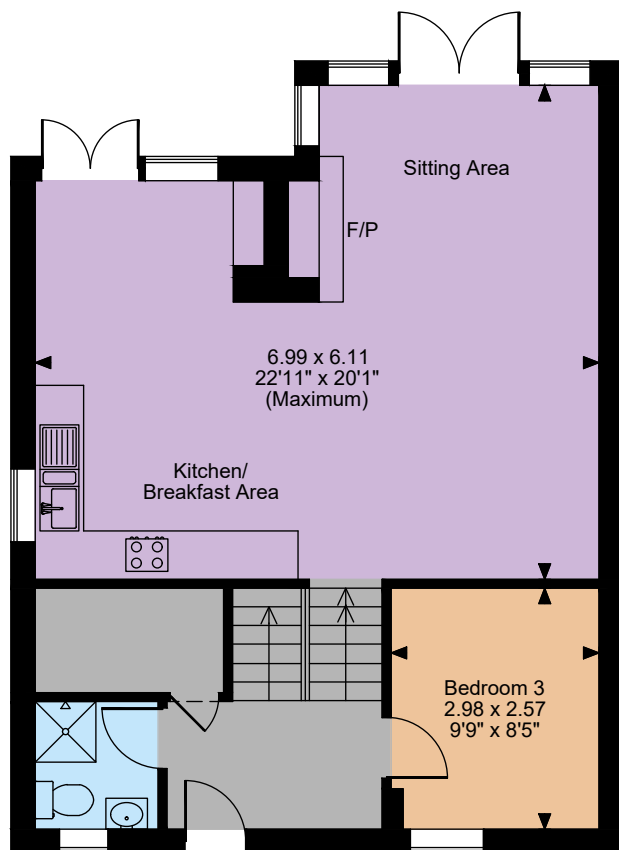
### Pubs & Restaurants

- The Ship Inn, Low Newton 0.1 miles
- The Joiners Arms 0.6 miles

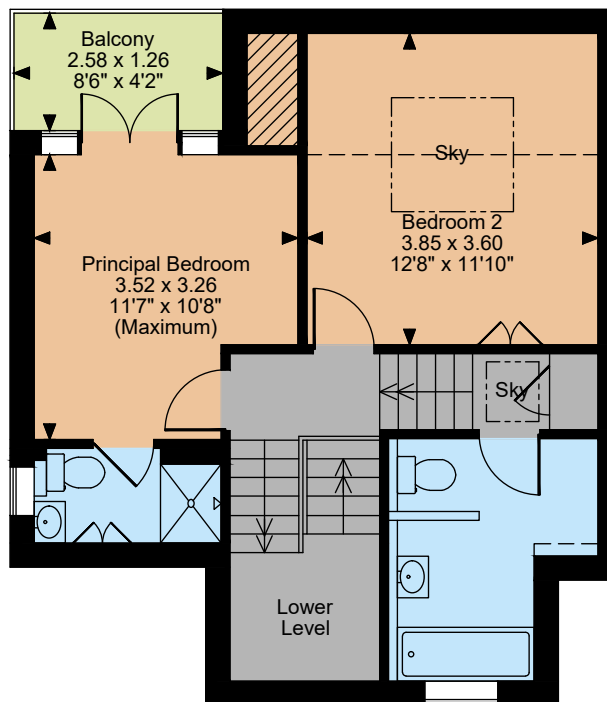
### Health

- Embleton Surgery 2.7 miles
- Alnwick Infirmary 9.9 miles





**Ground Floor**

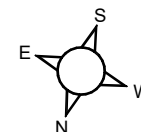


**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

Internal area 971 sq ft (90 sq m)

Balcony external area 35 sq ft (3 sq m)

Total internal area 971 sq ft (90 sq m)

For identification purposes only.

## Directions

Postcode: NE66 3EJ

what3words: ///cases.callers.spenders

## General

Local Authority: Northumberland County Council

Services: Mains electric, mains water, mains drainage, private gas supply. EV Charging point

Mobile and Broadband checker: Mobile Signal is variable. Standard Broadband installed, Superfast Broadband available.. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Business Rates: Our client operates the property as a successful holiday let business and it is rated as such. The Rateable Value in the 2023 list is £3,350. The actual amount payable can vary depending on circumstances and the purchaser may be entitled to Small Business Rates Relief. More information can be found here: <https://www.gov.uk/browse/business/premises-rates>

EPC Rating: E

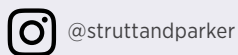
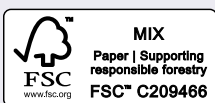
Wayleaves and easements: he property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## North East

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