



Coquet View

Haven Hill, Craster, Northumberland



BNP PARIBAS GROUP

An attractive detached three bedroom house with one bedroom annexe and stunning sea views

A handsome stone-built family home featuring predominantly open plan accommodation with quality fixtures and fittings and neutral décor throughout, the whole configured to provide an elegant and practical living and entertaining environment. It is located at the heart of a sought-after fishing village, near to local and town centre amenities.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



OUTSIDE & GARAGE



GARDEN



FREEHOLD



VILLAGE



3,060 SQ FT



**OFFERS OVER
£1,000,000**



The Property

Coquet View has been in the Robson Family (producers of the world famous Craster Kippers) for over 100 years and therefore occupies a significant chapter in the history of the village and surrounding area. This sale offers the property outside of the family for the first time in generations.

The detached stone-built family home offers light-filled flexible accommodation arranged in a predominantly open plan format over two floors. The property is configured to offer an elegant yet practical environment for both living and entertaining, featuring quality fixtures and fittings, neutral décor throughout, and a design that maximises the stunning sea views.

The accommodation includes a beamed sitting and dining room with tiled flooring; the sitting area features a fireplace, French doors opening to the terrace, and a door leading to an inner hall, which provides access to a bedroom, a neighbouring family shower room, and a door to the annexe. The dining area opens into a kitchen fitted with a range of wall and base units, including a breakfast bar and modern

integrated appliances. From the dining area, doors open into a spacious wraparound conservatory, featuring large sea and garden view picture windows and access to the courtyard and garden terrace.

A spiral staircase rises from the sitting and dining room to the vaulted first floor which features a wealth of exposed A frame beams and houses the principal bedroom with walk-in storage and a modern fully-tiled en suite shower room and the property's remaining double bedroom which benefits from a fully-tiled en suite bathroom.

The Annexe

Accessed via a private entrance and hall with a useful cloakroom, the attached annexe features a sitting room with tiled flooring, a feature fireplace, an open-plan fitted kitchen, and picture glazing with a door to the terrace. Stairs rise from the entrance hall to a first-floor double bedroom with an en suite shower room. The annexe could easily be brought back into the main house, if required.







Outside

Coquet View is superbly located on the sea front in this pretty harbour village. Having plenty of kerb appeal, the property is approached through double wooden gates over a large tarmac side courtyard with low-level stone walling separating it from the Northumberland coastline and North Sea beyond, providing ample private parking and giving access to an external store and to the detached double garage with an inter-connecting summer house having full-height glazing incorporating French doors to the garden. The property also benefits from a well-maintained enclosed lawned garden bordered by well-stocked flower and shrub beds and featuring paved terraces, the whole screened by mature hedging and ideal for entertaining and dining a cote de la mer. The uninterrupted sea views from the rear of the house, both inside and out, cannot be understated. The position of Coquet View, in the agents opinion, is one of the most enviable on the Northumberland Coast.



Location

Located in the Northumberland Coast National Landscape, the fishing village of Craster offers local shopping, a harbour, playground, pub, gallery and nature reserve and is a fantastic base from which to explore all that Northumberland has to offer. The historic market town of Alnwick offers extensive facilities including shops, supermarkets, pubs, restaurants, schools, a hospital, GP and dentist surgeries. The area provides a wide range of beautiful coastal walks as well as numerous golf courses, sea fishing and riding. Communications links are excellent: the A1 trunk road leads north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne, and Alnmouth station (7.9 miles) offers direct links to Newcastle (around 30 minutes) and Edinburgh (around 1 hour), with London Kings Cross a little more than 3 hours away.

Distances

- A1 - 5.7 miles
- Alnwick - 7.2 miles
- Newcastle Int Airport - 40.2
- Newcastle City Centre - 41 miles

Nearby Stations

- Alnmouth (East Coast Main Line) - 7.9 miles

Key Locations

- Northumberland Coast AONB
- Alnwick Castle
- Bamburgh Castle
- The Jolly Fisherman PH

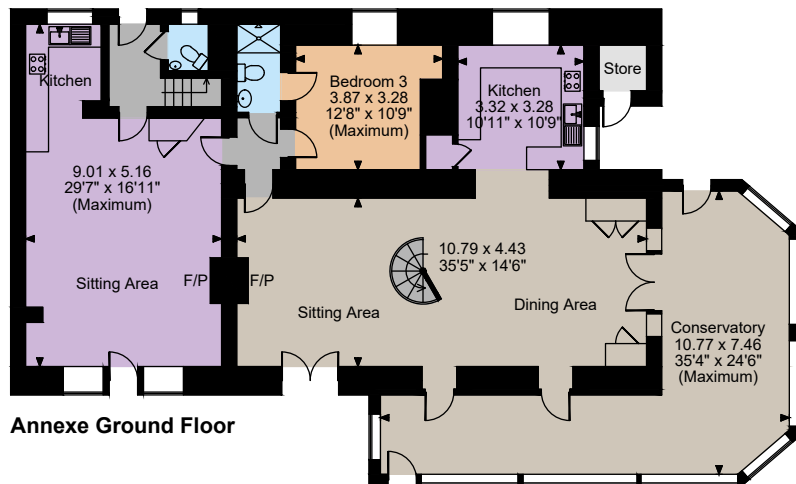
Nearby Schools

- Embleton Vincent Edwards First School
- The Duke's County Middle School
- The Duchess's Community High School



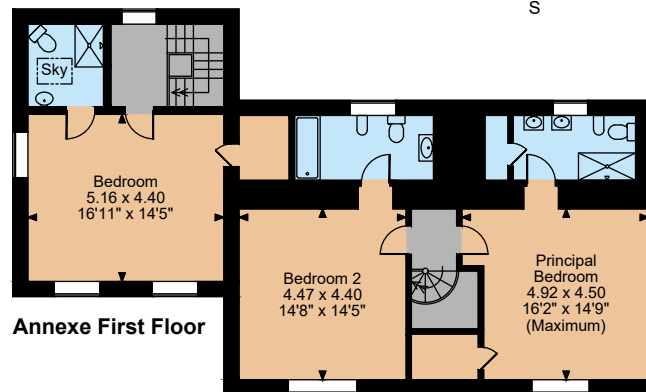




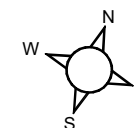
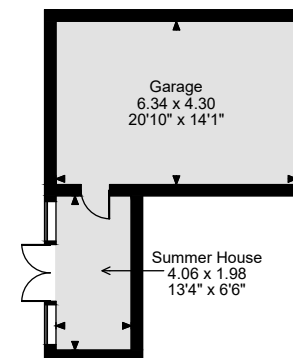


Annexe Ground Floor

Ground Floor



First Floor



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

House (inc annexe) internal area 3,060sqft (285sq m)

Garage internal area 293sqft (27sqm)

Summer House internal area 87sqft (8sqm)

For identification purposes only.

Directions

NE66 3TR

what3words: ///aimed.barks.marathons

General

Local Authority: Northumberland County Council

Services: Mains electricity, water and drainage. Oil fired central heating and hot water.

Mobile and Broadband checker: Openreach report 'Superfast' broadband is available with download speeds up to 80mbps. The Ofcom mobile checker shows reception outside is 'likely' with all main providers and inside with O2

Council Tax: Band D

EPC Rating: G

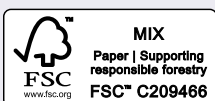
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