



Mermaid Cottage

Low Hauxley, Northumberland

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming three-bedroom detached cottage in a stunning Northumberland coast setting

A beautifully presented detached coastal cottage set in a magnificent position moments from the beach and close to the bustling coastal town of Amble. The property features comfortable reception rooms and highly attractive décor and fittings, as well as various charming original details throughout.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DRIVEWAY



GARDEN



FREEHOLD



COASTAL VILLAGE



1594 SQ FT



**GUIDE PRICE
£650,000**



The property

Mermaid Cottage is a charming detached home with three bedrooms and over 1,500 sq. ft of well-presented accommodation across two floors.

The ground floor features three spacious reception rooms all of which have elegant décor and a wealth of character. They include the comfortable study which would also make a 4th bedroom, and the generous drawing room, both of which have south-facing, sea-view windows to the front. The drawing room has wooden flooring and a handsome fireplace with an original stone lintel, fitted with a woodburning stove, while the adjoining sitting room also features wooden flooring and a similarly impressive fireplace. Further everyday living space is offered in the form of the 30ft, open-plan kitchen and dining area, which stretches from the front to the rear of the ground floor and includes space for a dining table, with south-facing French doors opening onto the garden at the front. The kitchen itself has shaker-style fitted units, a butler sink and integrated appliances, including a double oven and an induction hob.

There is one double bedroom on the ground level, as well as a family bathroom, which is fitted with a freestanding bathtub, a large shower unit and a heated chrome towel rail. Upstairs, there are two further bedrooms, as well as an additional large bathroom, all presented beautifully.

Outside

At the front of the property, a gate opens to a paved pathway leading to the entrance, with gardens to either side featuring gravel terracing and wealth of colourful flowering perennials. There is a gravel driveway at the side, providing off-street parking space while at the rear there is a private courtyard garden with a sheltered patio area and a wealth of shrubs, pot plants and flowering perennials creating a colourful and peaceful environment in which to relax. The property is situated just moments from the beach, with its wide expanse of sand and stunning views out to sea.



Location

The property is in the small and peaceful coastal community of Low Hauxley, overlooking the beautiful sands of Hauxley Beach and less than two miles from the small coastal town of Amble. Mermaid Cottage is on the doorstep of a beautiful golden sands beach for barefoot strolls and seaside paddling. Amble has several everyday amenities, including a choice of shops, restaurants and cafés, a large supermarket and primary and secondary schools. The towns of Morpeth and Alnwick are both within easy reach, providing access to a range of further amenities and schooling options. The stunning Northumberland coastline provides the perfect setting for walks and riding, while some of the country's best links golf courses are accessible at Dunstanburgh, Seahouses and Bamburgh. The area is well connected by road, with the A1 offering access north towards the Scottish borders and south towards Newcastle upon Tyne. Alnmouth, just over 7 miles away is blessed with a train station on the East Coast mainline and provides services towards Edinburgh in the north and Newcastle and onwards to London Kings Cross in the



Distances

- Amble 1.5 miles
- Alnwick 10.5 miles
- Morpeth 14.5 miles
- Newcastle upon Tyne 28 miles

Nearby Stations

- Alnmouth Train Station 7.5 miles
- Morpeth Train Station 15 miles

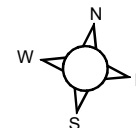
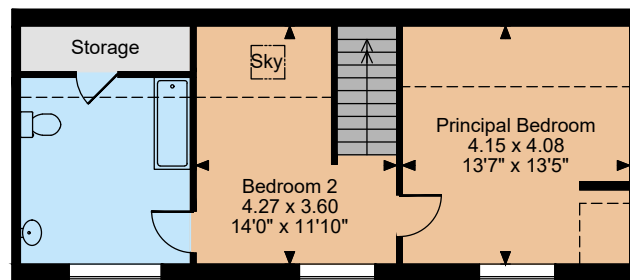
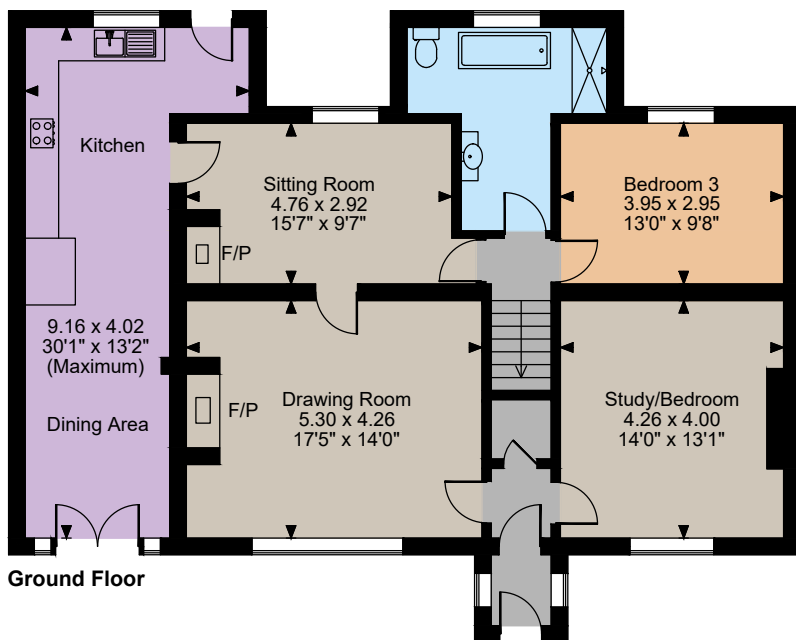
Key Locations

- Northumberland Coast National Landscape
- Hauxley Nature Reserve
- Druridge Bay
- Woodhorn Colliery Museum

Nearby Schools

- Amble Links Primary School
- James Calvert Spence College, Amble





Floorplans

House Internal area 1,594 sq. ft (148 sq. m)

For identification purposes only.

Directions

Postcode: NE65 0JS

what3words: ///display.nightlife.muddy

General

Local Authority: Northumberland County Council

Services: Mains electricity, water and drainage. Private oil supply for hot water and central heating.

Mobile and Broadband checker: Superfast Broadband Available. Mobile Signal is shown as 'Good' to 'Variable' depending on network. Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: E

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

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

□ □ □ Denotes restricted head height

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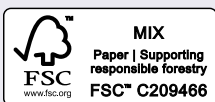
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