



The Dunes, 15 Links Road, Bamburgh,  
Northumberland

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# 15 Links Road Bamburgh Northumberland NE69 7AX

A single storey, detached home with stylish presentation, in the presence of Bamburgh castle, the shoreline and open countryside

Bamburgh Castle 0.6 mile, Seahouses 2.8 miles, A1 5.4 miles, Chathill train station 6.6 miles (Newcastle from 54 minutes), Alnwick 17.5 miles, Berwick-upon-Tweed 19 miles, Morpeth 36 miles

Reception hall | Sitting room | Dining room  
Kitchen | Utility | Principal bedroom with en suite shower room | 3 Further bedrooms  
Family shower room | Garage/store | Garden  
EPC rating E

## The property

With smart, weatherboard exteriors and beautifully presented, contemporary interiors, 15 Links Road offers versatile, light and airy, enhanced accommodation with a pleasing open ambience. The mellow tones of wood-floor covering in the hallway extends through the reception areas offering cohesion across the convivial, free-flowing layout. A bay window in the sitting room illuminates the space and provides a picture window allowing a glorious outlook to the countryside which forms the backdrop of the home. A pastel blue wood-burning stove creates a warming aura for relaxed downtime, with the space linked to the adjoining kitchen and to the dining area beyond. Fitted with modern cabinetry, topped with stone work surfaces, the kitchen has integrated appliances and a recess setting for a stove with blue tiled splashback. Ancillary space is provided by the adjoining utility room, which has an external door.

The property provides four bedrooms, two of which have a connecting door, and a principal room which benefits from a modern en suite shower room. The bright and comfortable accommodation is completed by a family shower room with contemporary fittings.

## Outside

Neatly clipped evergreen hedges border the front and side boundaries, with the rear margin having a low level stone wall allowing uninterrupted far reaching views beyond the plot. The garden is laid to lawn and offers space for children's play and plenty of spots to set up garden furniture to sit and relax whilst enjoying the south-west facing aspect. A gravelled driveway at the frontage provides parking and gives access to the garage which has been partly converted to offer an additional internal room and an excellent storage space.

## Location

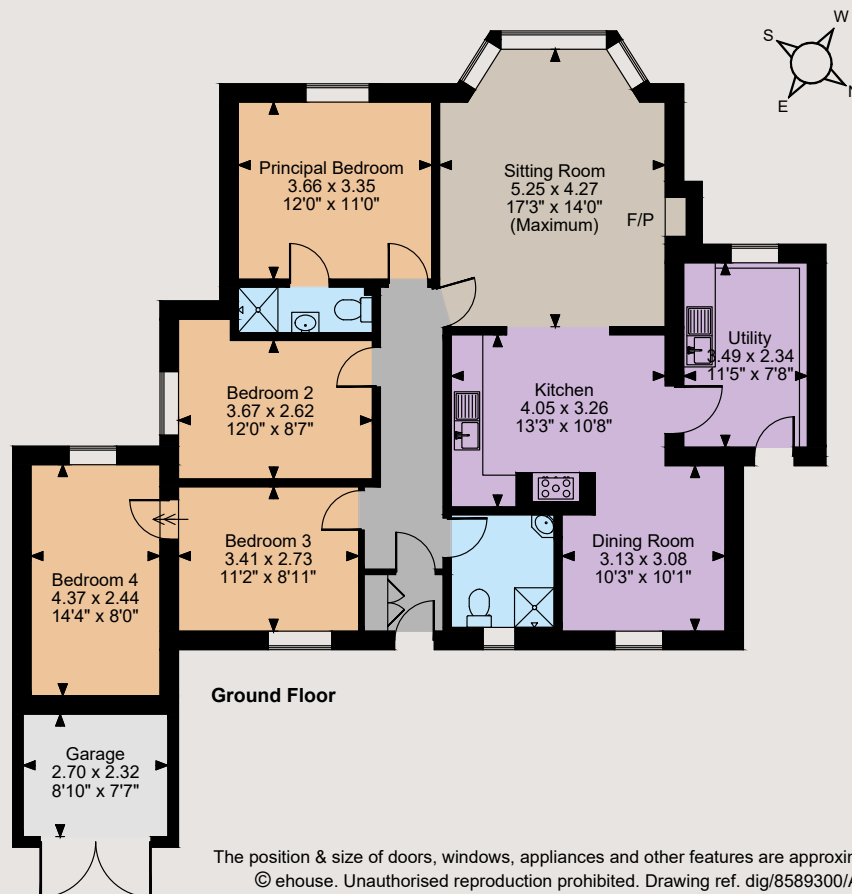
Idyllically located on the stunning Northumberland coastline, an Area of Outstanding Natural Beauty (AONB), Bamburgh offers local amenities which include a selection of cafés and restaurants, along with hotels and a public house. The village is home to the iconic castle and has a beach which stretches for miles affording stunning coastal walking and activities for water sports enthusiasts. The renowned market town of Alnwick to the south provides everyday amenities with supermarkets, a good range of shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema, hospital, along with Alnwick Castle and Gardens. Berwick upon Tweed and Newcastle are also within reach and provide further comprehensive cultural, educational, recreational and shopping facilities. For the commuter, the A1 provides access north to Berwick and south to Newcastle City Centre and Newcastle International Airport. Main line railway stations, in addition to Chathill, include Berwick, Alnmouth and Morpeth which provide regular links to Edinburgh, Newcastle, York and London.







Main House internal area 1,239 sq ft (115 sq m)  
Garage internal area 68 sq ft (6 sq m)  
Total internal area 1,307 sq ft (121 sq m)  
For identification purposes only.



## Directions

From the A1, exit onto the B1341 at Adderstone and continue on the road for just over 4.5 miles towards Bamburgh. On reaching the village, bear right to join Links Road and after a short distance the property will be found on the right on the back lane.

## General

**Local Authority:** Northumberland County Council

**Services:** Mains electric, water and drainage. Oil central heating.

**Council Tax:** Assessed for Business Rates

**Tenure:** Freehold

**Guide Price:** £650,000

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

## Morpeth

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