



Rylands, 1-2 The Haven,  
Beadnell, Northumberland

For the finer things in property.



# Rylands

## 1-2 The Haven, Beadnell, Northumberland NE67 5AW

In a prominent seashore and beach setting in the tranquillity of the Northumberland Coast AONB, a striking modernist property with glorious coastal vistas. Referenced by The Sunday Times ('Beadnell's spectacular Art Deco palace') and The Guardian ('1-2 The Haven has curves in all the right places...oodles of space'), this stunning 'upside-down' Art Deco detached house has 5 beds, 5 baths, 5 balcony areas with gardens and is only 100 yards from the beach. 4 of the bedrooms are on the Ground Floor so that full advantage can be taken of the beautiful views from the upstairs rooms.

### The Property

Originally built in 1936, Rylands has been extensively renovated by its current owners and its original Art Deco features enhanced by award-winning architect Kevin Brown. The home offers over 2,300 sq.ft of airy and versatile accommodation across three light-filled floors and has been a much-loved family home as well as an extremely successful holiday let.

**The ground floor** offers direct access from the beach into a rear area comprising a boot room, shower room, drying room and laundry. There are four ground floor bedrooms, two of which are ensuite. The spacious principal bedroom has French doors to a walled courtyard garden and a walk-in wardrobe. The stylish family bathroom features a curved glass-brick wall and a huge spa bath.

**The first floor** is largely open plan with its convivial kitchen and adjoining living space with large lounge, dining and games areas. The lounge area is centred around a contemporary corner fireplace while the dining space sits alongside a 'wall' of glass with sea views and

a balcony. The games area opens onto a large south-facing balcony. The kitchen is fitted with sleek white cabinetry and a peninsular breakfast bar in a style harmonising with the house. There is also a small shower room on this floor.

**The second floor** has a large sun lounge with windows to all aspects and two large balconies which provide excellent views and bases for seawatching, with dolphins and other sea mammals spotted frequently as well as many species of seabirds. There is also a 5th bedroom/homeworking office with outstanding sea views from a small balcony.

### Outside

The five spectacular balconies offer panoramic sea views and opportunities for al fresco dining and relaxing at all times of day depending on the direction of the sun. In addition, there is a large lawned garden to the rear of the property and an enclosed courtyard garden to the side. The rear garden has a summer house which can provide a second home-working area. The Haven beach is just yards away, directly across the green in front of the house, and is a delightful sandy beach, ideal for buckets and spades and rock pooling, wild swimming, paddleboarding, kayaking etc. The Northumberland and England Coast Paths, as well as St Oswald's Way, pass the front of the house and offer superb walking opportunities in both directions along the coast. The pretty front garden has an area for off-road parking, as does the side courtyard garden.

### Location

The desirable village of Beadnell, especially around the old centre of the village, still retains a vibrant community spirit with an active church, a WI and enthusiastic community groups organising regular social events. There is an excellent local pub, The Craster Arms, an acclaimed boutique hotel, The Beadnell Towers and several cafes/bistros including The Courtyard, Salt Water Cafe and The Landing. There is also a much-loved children's playground and a well-stocked village shop.



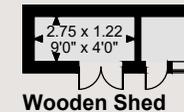
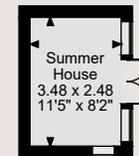
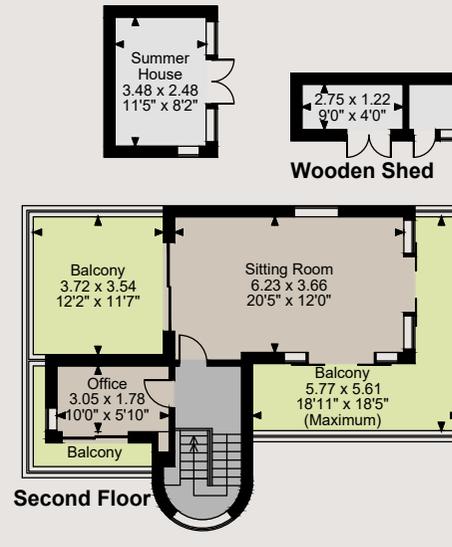
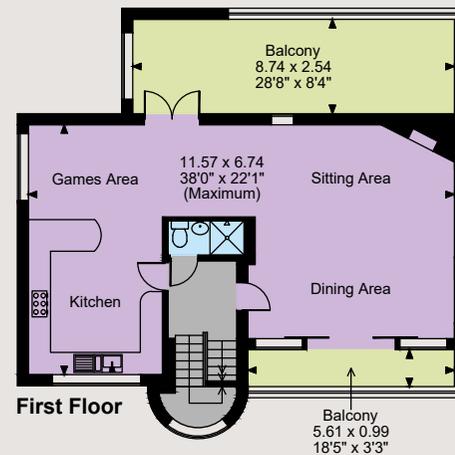
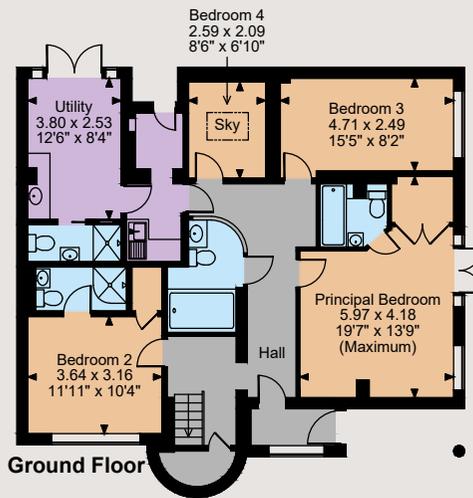
## Location (cont)

Beadnell, especially Beadnell Bay, has a growing reputation as a water sports centre with local companies offering training in surfing, paddleboarding, coasteering, kitesurfing and wingfoiling.

There are a number of renowned golf courses nearby at Seahouses, Bamburgh and Embleton (Dunstanburgh Castle). Seahouses, only 1.9 miles distant, has a primary school, offers a good supermarket, takeaways, restaurants, a range of pubs etc and is also the centre for trips to the Farne Islands. The Coast and Castles Sustrans cycling route passes right through Seahouses. The award-winning Ocean Club is also situated here offering pool, gym and spa treatments. Bamburgh, with its iconic castle and beach, is only 5 miles away and has further restaurants and pubs. Situated between Alnwick (13 miles) and Berwick (24 miles), there are mainline rail services from both Alnwick for Alnwick and Berwick to all major stations north and south. There is a small local station at Chathill (3.5 miles) with services to Newcastle. Newcastle International Airport is only 46 miles away.



Main House internal area 2,342 sq ft (218 sq m)  
 Outbuilding internal area 149 sq ft (14 sq m)  
 Balcony external area 631 sq ft (59 sq m)  
 Total internal area 2,491 sq ft (231 sq m)  
 For identification purposes only.



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

From the A1, take the exit at the sign-post for Ellingham and Chathill. Follow the road to Preston, turn left at the T-junction and continue through Chathill. Remain on the road to reach Beadnell and take the right turn to join Harbour Road. Turn right into The Haven and the property will be found immediately on the left.

### General

**Local Authority:** Northumberland County Council  
**EPC:** D  
**Services:** Main, electric, water and drainage.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £800,000

### North East

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