



## 3 bed cottage to buy in NE65

(Rainbow Cottage), Low Hauxley, Morpeth, Northumberland, NE65 0JR

# £450,000

 x 3  x 2

Tenure

**Freehold**

Allocated parking

Garden

## Property features

- ✓ Renovated contemporary cottage
- ✓ Sea Views from the Double
- ✓ Fishing Village location right on the coast
- ✓ Just 70 Meters from the beautiful and very quiet sandy Hauxley
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Oil

## Description

TO BE SOLD VIA Online Auction until 26/01/22 11:00. Fees Apply

We are delighted to welcome to the sales market this superb three bedroom stone built cottage situated in the beautiful hamlet of Low Hauxley in Northumberland. This stunning character property is a stone's throw from an often deserted beach and is the perfect quiet getaway. Hauxley Haven lies at the northern end of Druridge Bay and the golden sands are ideal for walkers, dog owners and absolutely perfect for families. Lying just south of the hamlet is Hauxley bird reserve with its ponds and hides. A couple of miles north is the fishing port of Amble. Over the last few years Amble has undergone a massive regeneration programme including a new pier, an impressive marina and the addition of some retail pods selling bespoke gifts, crafts and accessories as well as food and drinks. Amble has proudly declared itself "the friendliest port", here you can stock up on groceries in one of the many shops or at the popular quayside market. From the marina holidaymakers can take part in a variety of water sports like sailing and canoeing, or try sea and fresh water angling. There are fishing trips and excursions by boat available. A mile offshore is the bird sanctuary of Coquet Island. The island is home to around 36,000 comical Puffins who populate the main part of the island together with a colony of rare nesting Roseate Terns.

This rare gem is offered for sale with no upper chain. Viewings are essential to appreciate the accommodation and location on offer. Briefly comprising; Modern Kitchen with integrated appliances, cloaks/WC, Spacious lounge diner with French doors leading out to the front garden and patio area. An entrance hallway provides access through to the cloaks/WC, kitchen and to the first floor via staircase. The first floor benefits from a spacious landing which provides access to three bedrooms and the family bathroom / WC

The property is warmed via a Grants combi boiler installed 2017 and serviced annually for the 10 year guarantee.

A short distance through the local woodland there is detached garden which is approximately 0.1 acre, currently used to grow fruit and vegetables.

The furniture and contents in the property are negotiable for purchase.

Viewings are not to be missed so contact us today to arrange your viewing to avoid disappointment.

EPC: tbc

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid (Auction) £450,000

Property Type: Cottage

USPs: Garden, Has land, Retirement property

Parking: Allocated

Heating: Oil

## Kitchen

5.90m x 1.80m (19'4" x 5'10")

Double glazed window

-A modern kitchen fitted with a wide range of wall and base units with roll top laminate work surfaces and finished with a range of integrated appliances

-Tiled splash backs

-Laminate flooring

-Stainless steel sink and drainer unit with mixer taps



## Lounge Diner

6.00m x 5.00m (19'8" x 16'4")

Double glazed french doors

-Laminate flooring

-Provides spacious living accommodation

-Radiator



## Dining Area



## Entrance hallway

Via double glazed door

-Stairs to first floor

-Radiator



## Cloaks/WC

Double glazed window

-Low level wc

-Pedestal wash hand basin

-Radiator

-Tiled floor



## First Floor Landing



## Bedroom One

2.10m x 3.00m (6'10" x 9'10")

Double glazed window

-Radiator

-Mirrored sliding door wardrobes



## Bedroom Two

3.30m x 2.20m (10'9" x 7'2")

Double glazed window

-Radiator



## Bedroom Three

2.20m x 3.00m (7'2" x 9'10")

Double glazed window

-Radiator



## Family Bathroom / WC

Double glazed window

-Modern fitted bathroom suite comprising: p-shaped panelled bath with screen and electric shower, pedestal wash hand basin, low level wc

-Laminate flooring



## Front Garden

Paved patio area.



## Private Outbuildings

The property comes with two outbuilding highlighted in red on the title plan. one outbuilding houses the oil tank that supplies fuel to the central heating system. the second outhouse can be used for storage. This are is also used by residents to store waste bins.

## Shared Outbuilding

Highlighted in green on the title plan. We are advised that each property owner owns an equal share in this building. Five residents have access and this outbuilding can be used for additional storage. (LEFT HAND DOOR)



## Additional land

20.00m x 20.00m (65'7" x 65'7")

A private road which is accessible by vehicle provides access to a 0.1 acre plot of land. This plot of land is currently used for growing fruit and vegetables and has a well built, large potting style shed. The land is well sheltered giving a noticeable increase in temperature. Neighbouring plots have been landscaped to provide a great place to entertain guests when the weather is nice.



## Additional info

Sourced from land registry. outlining what comes with the property.



## Looking for a holiday home?

This stunning property has been successfully run as a holiday home for many years. More details can be provided.

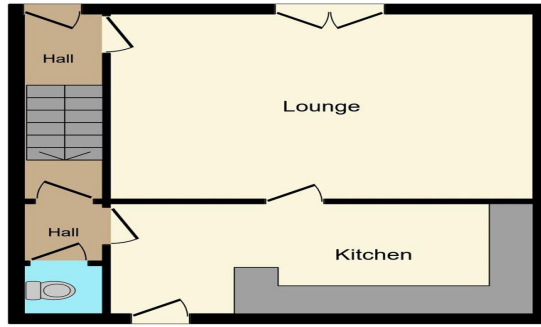
## **Furniture / contents**

the cottage is fully furnished with well maintained high quality furniture including a set of sofas which were only purchased in June this year. Practically everything can be left in the property upon completion of sale subject to negotiation. (Not to be included in sale price)

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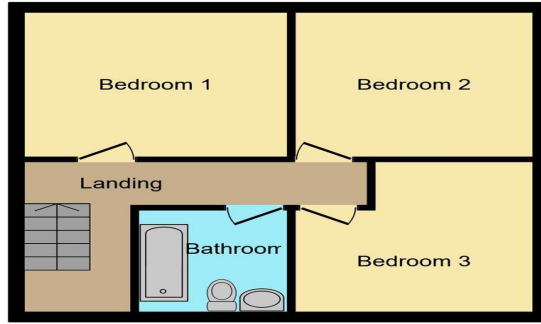
## **Viewings**

viewings are by appointment only.



**Ground Floor**

Floor area 45.0 sq. m. (484 sq. ft.) approx



**First Floor**

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 90.0 sq. m. (969 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			102
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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