

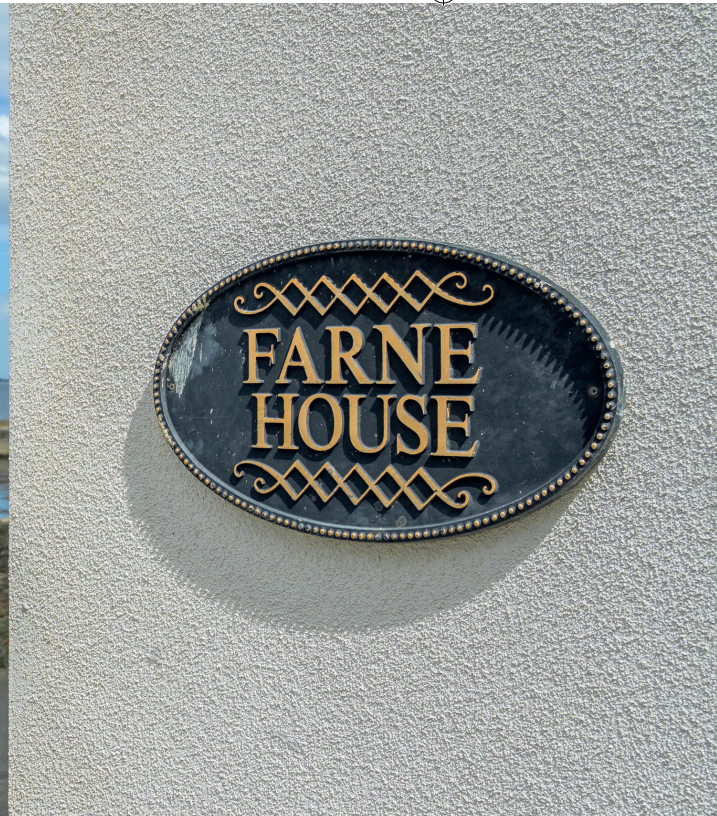


FARNE HOUSE



A collection of unique,
luxury 2/3 bedroom
properties overlooking the
harbour within Seahouses





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OVERVIEW

Situated in a prime Northumberland Coastal location, Farne House benefits from envious views across Seahouses' Harbour out towards the Farne Islands and Bamburgh Castle.

Seahouses is a charming and increasingly popular fishing village just 12 miles north of Alnwick with easy access to the A1 (M). The area boasts a host of local amenities with restaurants, shops, a luxury private health club and of course the picturesque harbour from where boat trips to the Farne Islands are available. Seahouses is located within the Northumberland Coast Area of Outstanding Natural Beauty and is within a stone's throw away of other popular tourist destinations such as Bamburgh and Beadnell. This exclusive development comprises seven high quality properties ranging from 2 – 3 bedrooms. The properties are to be used as holiday lets and could not sit in a better position for those wishing for a coastal retreat. All properties benefit from its sea front location offering spectacular views from almost every room and within easy walking distance of the harbour and local amenities.

Externally, the properties will have use of a private courtyard area with allocated parking to (each) property for one car. The courtyard is accessed via an archway off South Street giving access to all properties. To the front of Farne House is additional parking on street.



We don't think a better location exists along the northeast coast that captures all 3 iconic views from every window and seldom do such attractive and desirable uninterrupted views come to the market.





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COOTS NEST PENTHOUSE

A spectacular penthouse of new construction boasting three ensuite bedrooms and exceptional views from almost every room.

The master bedroom, which is a spacious double, offers spectacular sea views with a Juliette glass balcony overlooks the harbour. Complete with Villeroy & Boch freestanding bath and three store cupboards, the master bedroom boasts luxury and comfort whilst making the most of the views. In addition to this the ensuite bathroom comprises a walk in rainfall shower, dual basins, WC and high-end wall and floor tiles.

Two further bedrooms boasts Juliette balconies and breathtaking views. Complete with bedside lights hung from the ceiling and chrome spotlights as well as ensuite bathrooms comprising walk in shower with rainfall shower head, WC, wash hand basin and wall hung lights. The bathrooms are all complete with luxury fitments, contrasting wall and floor tiles as well as wall hung heated towel radiators.

Located off the hallway is a W/C with Imperial wash hand basin, a separate utility room, boiler room and store cupboard for shoes and coats.





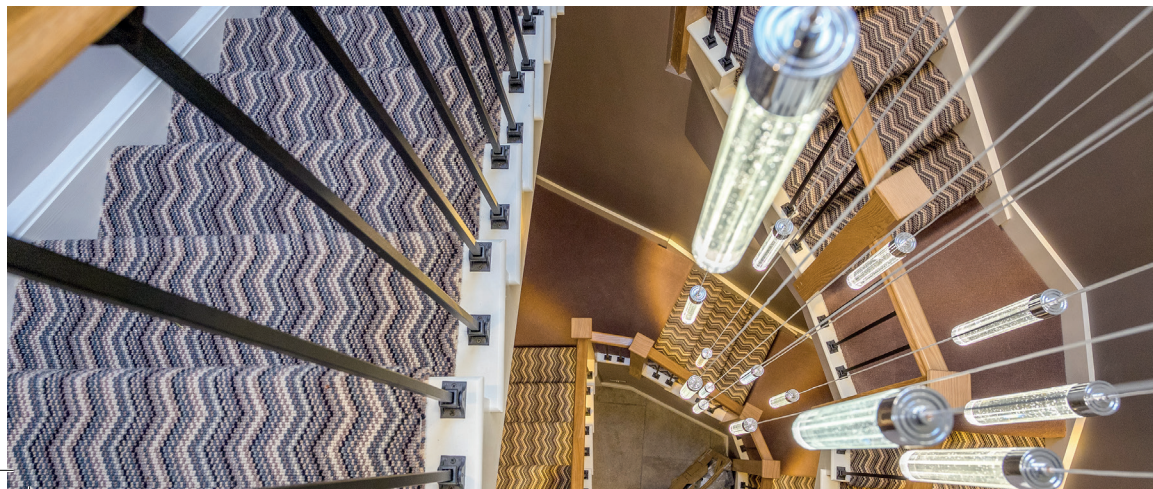
COOTS NEST PENTHOUSE

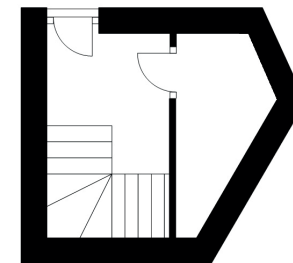
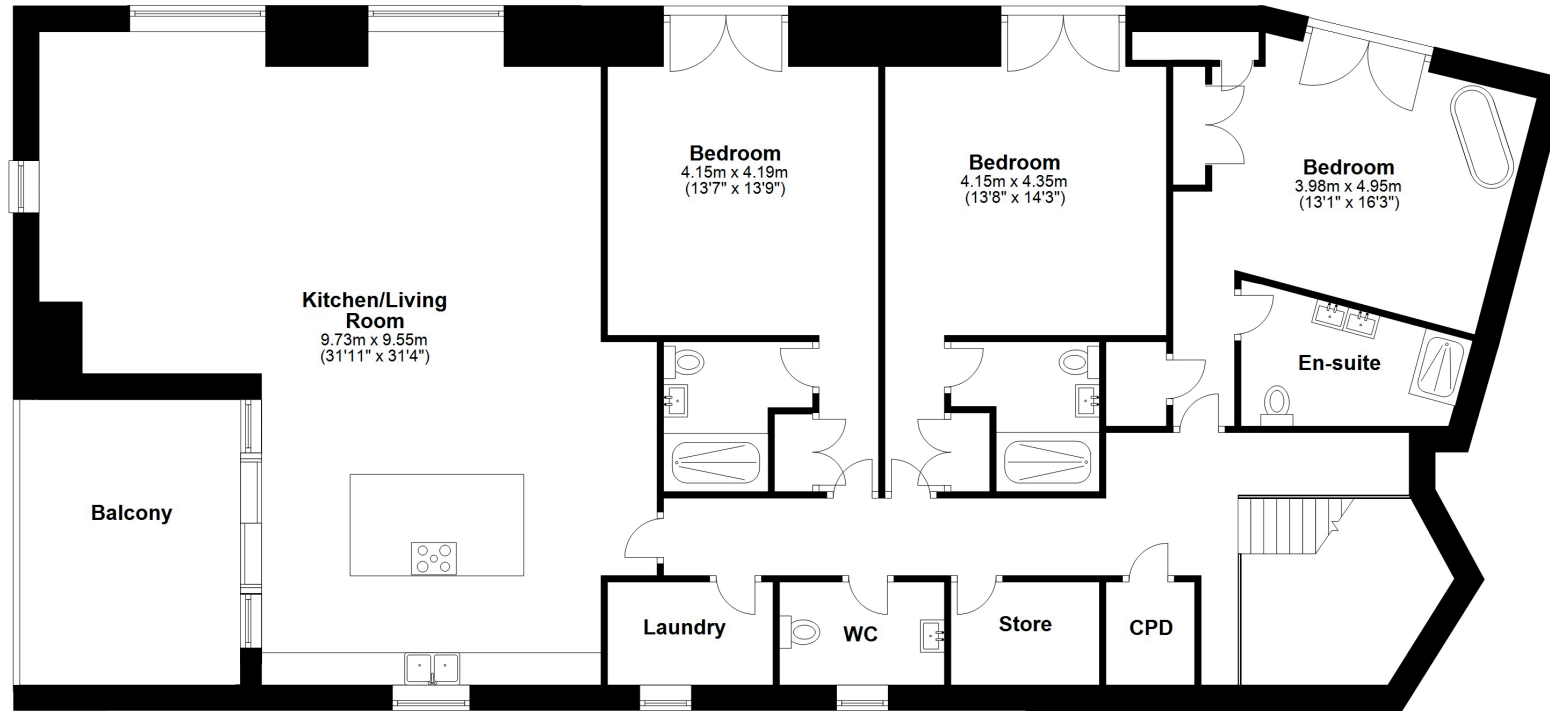


The heart of the home is the spacious kitchen/ dining/sitting room which is triple aspect taking in the best views we have seen of the harbour, sea, Bamburgh Castle and Holy Island. Complete with a two-tone shaker style kitchen, marble worktops, integral full-size fridge and freezer, Bosch oven and microwave, dual Belfast sink, Quooker hot tap and dishwasher. The island offers yet more storage with a breakfasting area for seating and Bosch four ring induction hob making this a great entertaining room. Off the kitchen area patio doors open onto a sheltered balcony with glass inserts, electric points and lighting offering a lovely space to enjoy inside/outside living for all year-round use.

There is a spacious sitting room featuring a TV wall with electric fireplace as well as the dining area which offers a great entertaining space.

The property is accessed via its own front door with a luxury staircase where stairs lead to the top floor. The penthouse has additional land retained to allow a purchaser to add a lift to the property should they desire.





FLOORPLAN

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WATERS EDGE

Set over three floors the door opens into a welcoming entrance hall with stairs leading to the first floor and two ground floor double bedrooms overlooking the harbour. Both bedrooms benefit from ensuite walk in showers, WC, wash hand basins and chrome fitments.

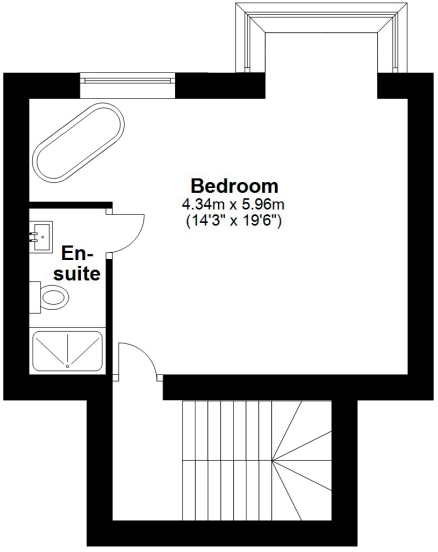
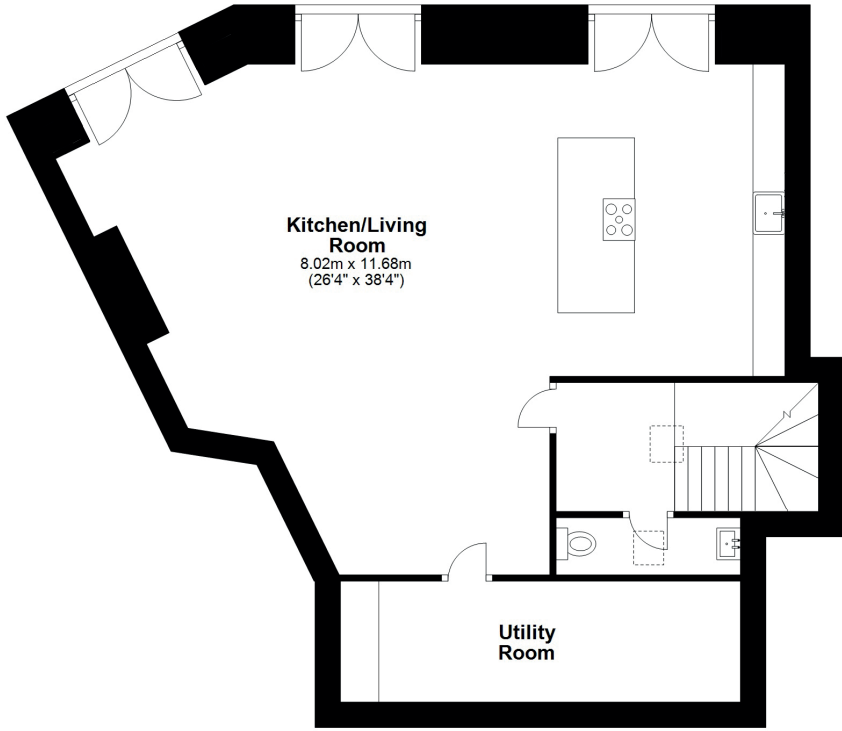
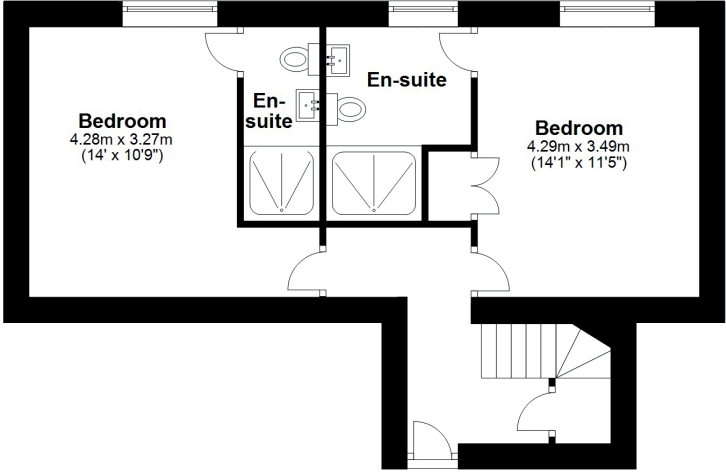
Off the entrance hallway there is under stairs storage with an oak staircase leading to the first floor which boasts the master bedroom with bay window overlooking the harbour and sea as well as a Juliette balcony making this a bright and spacious bedroom. The addition of the free-standing Imperial bath with chrome fitments which is positioned within the bay window to enjoy the fishing boats entering the harbour whilst relaxing in luxury. The ensuite bathroom is complete with walk in shower, WC and wall hung basin with vanity unit and mirror.

On the top floor is the spacious and light open plan kitchen/dining/sitting room featuring three Juliette balconies which have superb views of the harbour, sea, Bamburgh Castle and Farne Islands. The sitting room area is complete with tiled floors and feature TV wall with electric fireplace. The kitchen is complete with a large island with ample storage and breakfast bar area with the addition of a utility room complete with fitted storage units, sink and space for white goods. The kitchen appliances include 70/30 fridge freezer, integral dishwasher, bin drawer, Bosch induction hob, Quooker tap and Belfast sink which completes the internal accommodation.



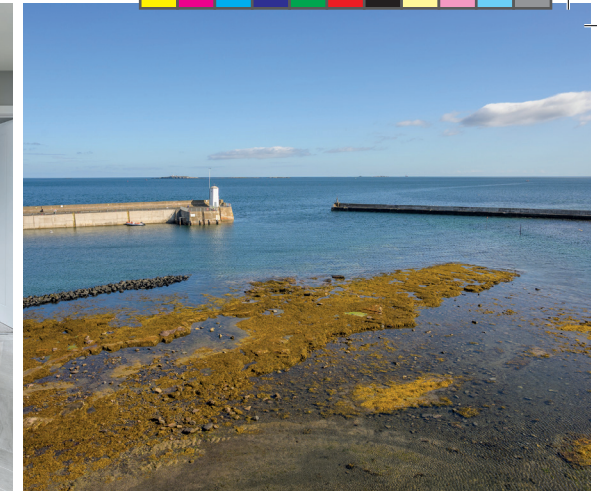


FLOORPLAN



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HARBOUR HEIGHTS



On entering the stairs lead to the first-floor landing which is spacious and opens into the kitchen/sitting room. Boasting a lovely bay window, this room is bright and offers great views of the harbour and further afield. The kitchen is complete with a large breakfast bar offering seating and making for a great entertaining space.

The kitchen which is fitted with contrast cupboards comprises four ring induction hob, Electrolux oven and Caple microwave, Neff dishwasher, AEG washing machine and 50/50 fridge freezer. With added touches such as silestone worktops, undermount sink and Carysil hot tap the kitchen is well appointed to make for a great entertaining space whilst enjoying the exceptional views.

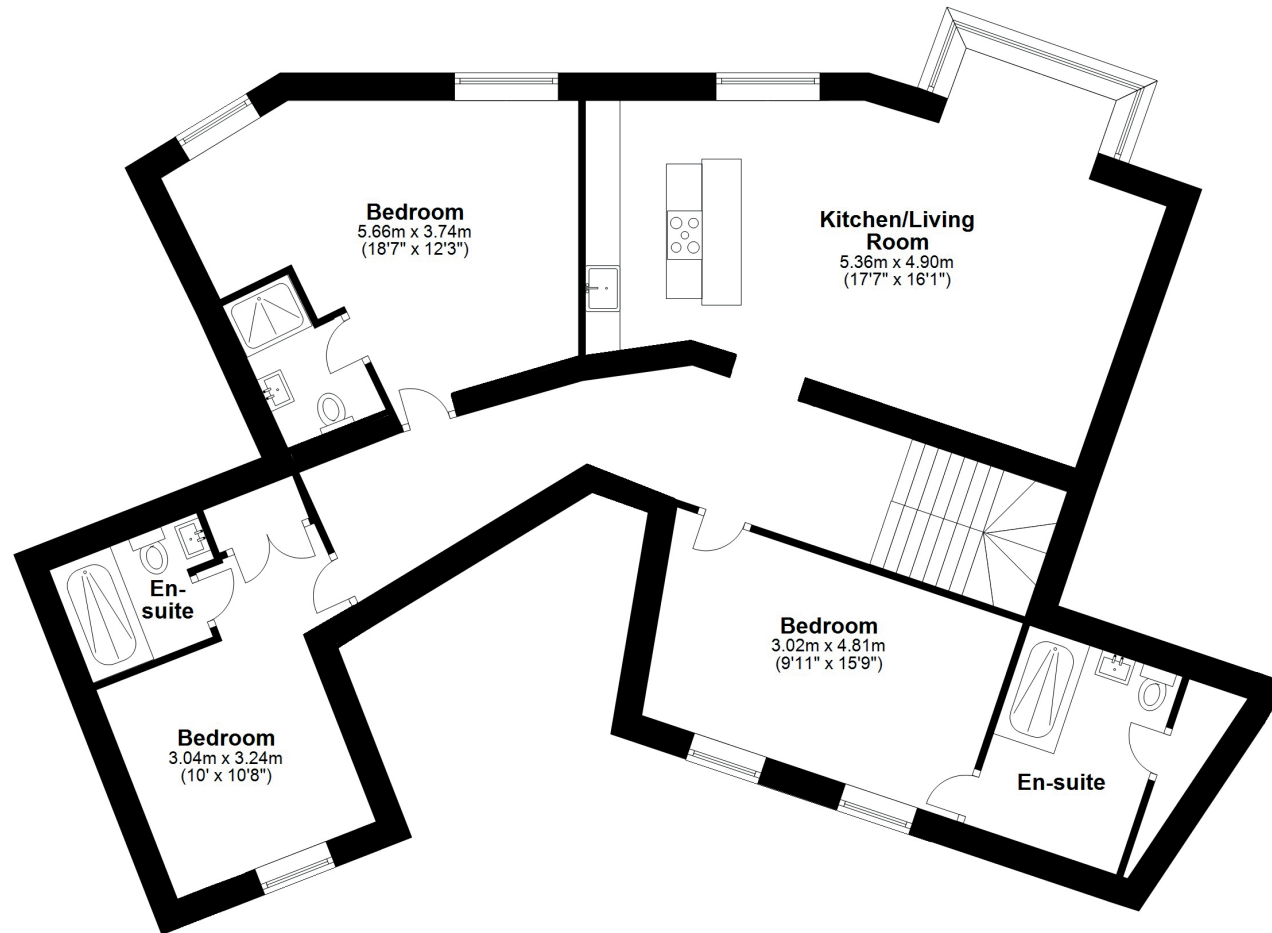
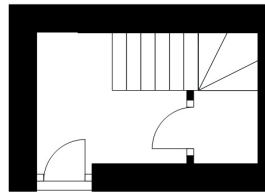
All three bedrooms are spacious and are complete with ensuite bathrooms comprising walk in rainfall showers, WC and wash hand basins. Two bedrooms offer additional storage by way of fitted cupboards.

Disclaimer: The images presented are to provide a general idea of the style and layout and may not accurately represent the actual apartment.





FLOORPLAN



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SEALS BAY

Seals Bay is a modern two-bedroom apartment presented over two floors which makes the most of the views through bay windows to the second floor.

On entering the hallway leads to the first double bedroom with separate shower room comprising rainfall shower, WC, wash hand basin with vanity storage and electric mirror. There is a further room to the ground floor which is a gym but could be multifunctional. This room has an ensuite shower room complete with rainfall shower, WC and wash hand basin.

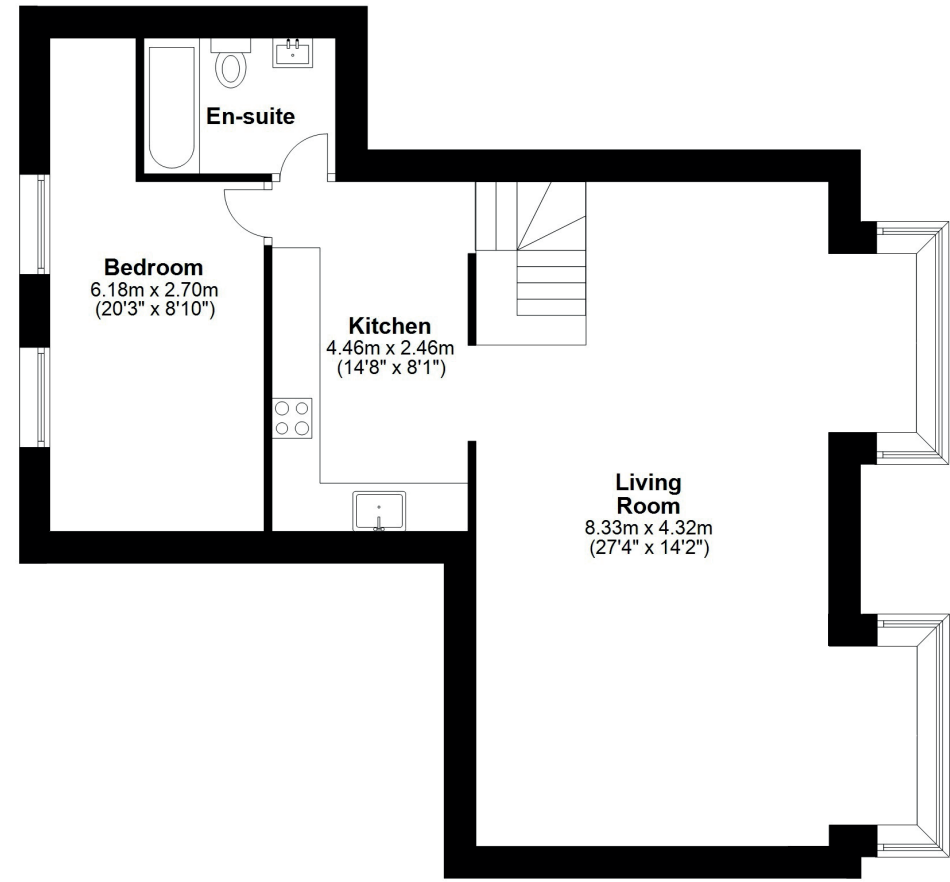
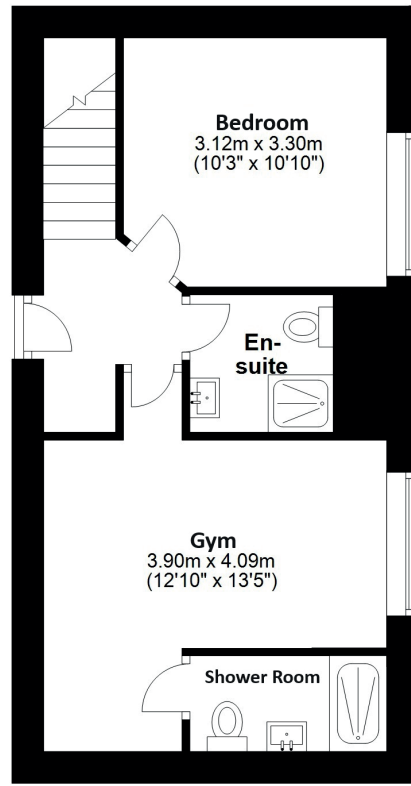
Stairs lead to the first floor opening into the kitchen which is complete with ample wall and floor units, integral microwave, slimline dishwasher, washing machine, 70/30 fridge freezer, single oven and induction hob. Off the kitchen is the second bedroom which is double in size and overlooks the courtyard. There is a family bathroom adjacent which comprises rainfall shower over bath with separate handheld riser, WC, wash hand basin and towel radiator.

Off the kitchen an arch leads into the spacious open plan sitting/dining room. Boasting two bay windows this room benefits from fantastic views and makes for a great spot to watch the world go by whilst overlooking the harbour, sea and further afield.





FLOORPLAN



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FARNE HAVEN

Farne Haven is a stunning three-bedroom property extending to just under 1,000 square feet. Nestled within the unique Farne House development it offers luxury fittings and breathtaking sea and harbour views, providing the ultimate coastal retreat.

On entering steps lead to the ground floor bedrooms which are both double in size with sea views and ensuite bathrooms. Stairs lead off the hallway to the first floor which captures the views with its floor to ceiling corner window and Juliette balcony. The open plan kitchen/living room is a lovely, light space fitted with feature electric fireplace making this a cosy space.

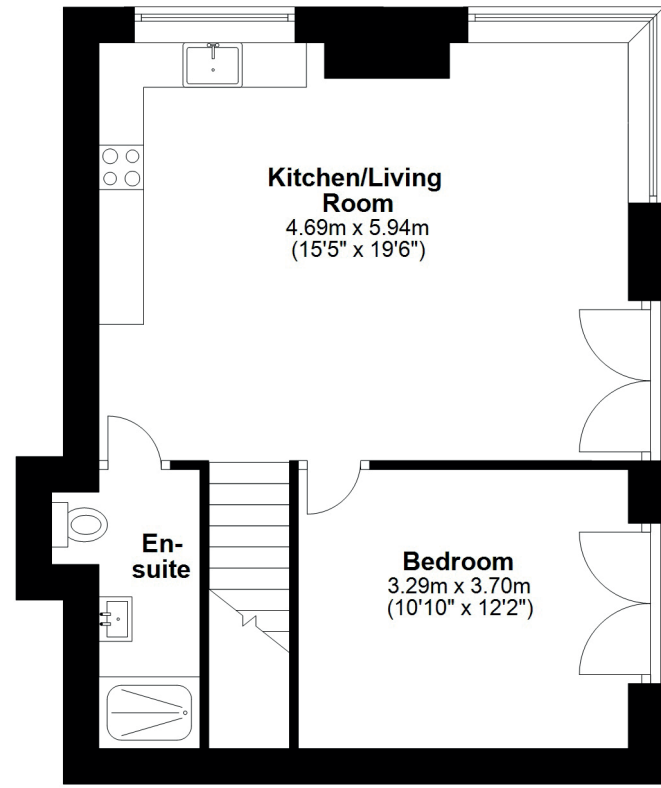
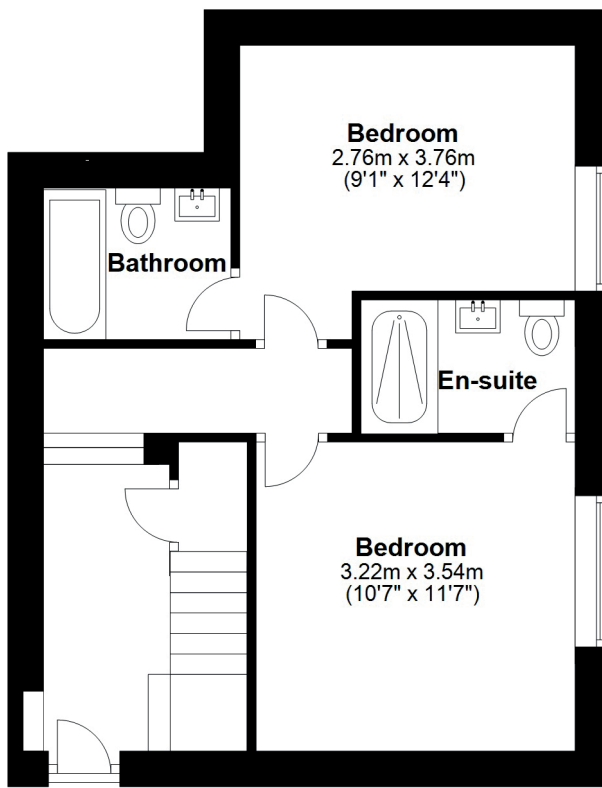
The kitchen area is complete with ample storage units and benefits from an array of integrated appliances including a single oven, microwave, induction hob, dishwasher, 70/30 split fridge freezer, and a washing machine, ensuring both functionality and aesthetic appeal.

Off the kitchen is the third bedroom which boasts a Juliette balcony as well as a further shower room off the kitchen comprising rainfall shower, WC and wash hand basin.





FLOORPLAN



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GULLS CREST

Gulls crest is a charming two-bedroom property set across two floors. Steps lead to the front door which upon entering leads to the two double bedrooms, one with fitted storage cupboard. Both benefitting from ensuite bathrooms complete with luxury fitments and high-end tiling. The master bedroom boasts arched stone windows and is dual aspect flooding the room with light. There is a further store cupboard to the ground floor providing coat and shoe storage.

Stairs lead to the first floor where there is a shower room and storage cupboard off the landing. A glass insert door leads into the spacious kitchen/living room with Juliette balcony and media wall. Off the kitchen is a snug which offers a further reception room but is a multifunctional space to suit a buyer's needs.

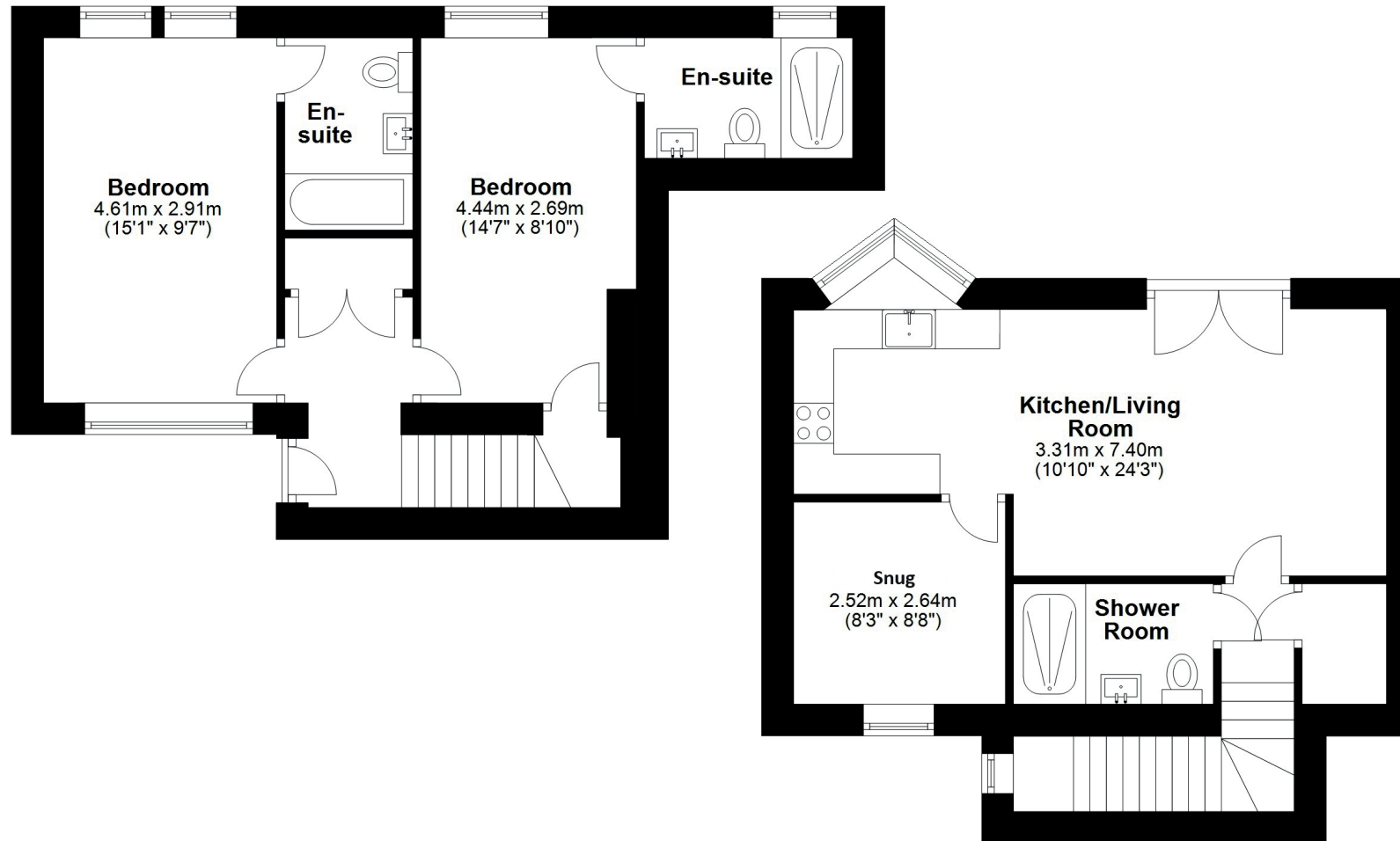
The kitchen is complete with a Caple single oven, induction hob, slimline dishwasher, microwave and 70/30 fridge freezer.

Gulls Crest is ideally located within easy reach of the harbour and village amenities.





FLOORPLAN



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CRAGG END

Perfectly located on the harbour front is Cragg End, a stunning two-bedroom property set over two floors. The property boasts an entrance hall with steps leading to the first double bedroom. This ground floor bedroom features a beautiful arched stone window adding to the character of the property and an ensuite bathroom complete with a rainfall shower, WC, and wash hand basin.

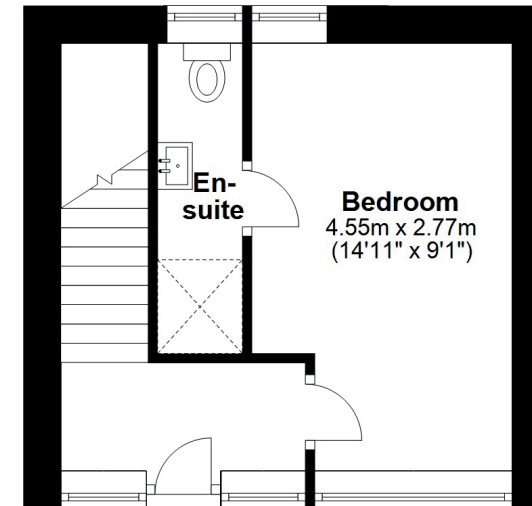
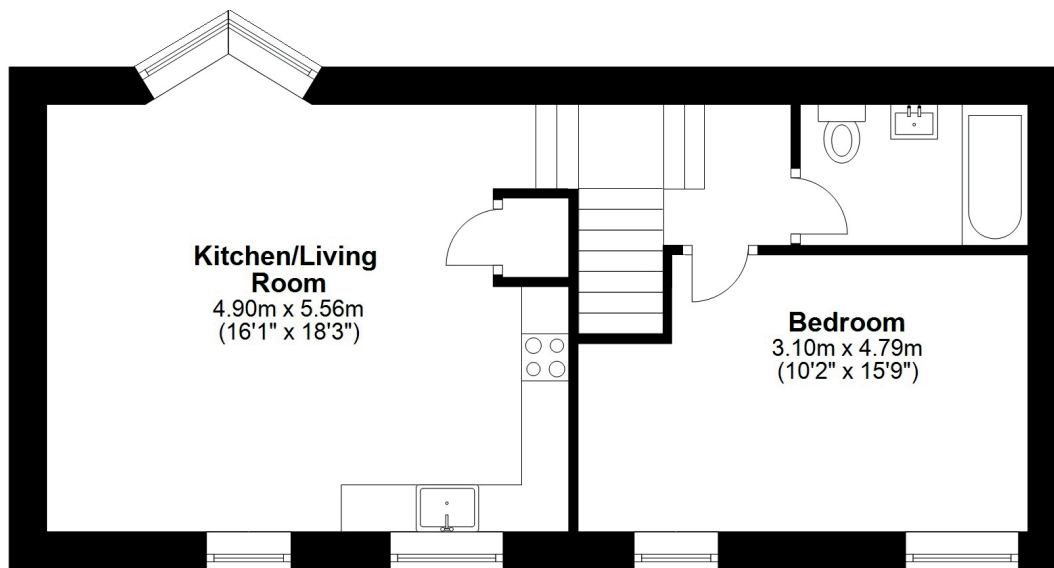
Stairs rise to the first floor where a slip level landing leads to the second double bedroom with separate family bathroom complete with luxury tiling, rainfall shower over the bath, glass shower screen, wash hand basin, and WC. To the left of the split landing stairs rise to the open plan kitchen/living room. This spacious, dual-aspect room is filled with natural light and includes a media wall, creating a perfect space to unwind. The kitchen is equipped with high-end wall and floor units, a 70/30 fridge freezer, an Indesit washing machine, a Caple dishwasher, a microwave and an Indesit induction hob. With the addition of a store cupboard to the kitchen area.

The property offers a well-positioned location within the village with an array of amenities on the doorstep. The property includes allocated off-street parking within walking distance of the front door.





FLOORPLAN





FARNE
HOUSE

FOR MORE INFORMATION CONTACT:

Angus Todd

01665 605605

Angus.todd@bradleyhall.co.uk

