

The Beaches

LIGHTHOUSE VIEW | AMBLE | MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



A wonderfully unique coastal property with fantastic views of iconic Northumbrian coastline

Morpeth 2.5 miles | Ponteland 11.8 miles | Newcastle International Airport 11.9 miles
Newcastle City Centre 14.9 miles | Alnwick 22.1 miles



A close-up photograph of a stone wall. The wall is constructed from large, rectangular, light-colored stone blocks with a rough, textured surface. A dark, rectangular plaque is mounted on the wall, featuring the text "The Beaches" in a gold, serif font. The text is arranged in two lines: "The" on the top line and "Beaches" on the bottom line. The lighting is warm, casting soft shadows on the stone surface.

The
Beaches

Accommodation in Brief

Ground Floor

Principal Bedroom with En-Suite Shower Room | Guest Bedroom with En-Suite Shower Room
Further Bedroom with En-Suite WC

First Floor

Cloakroom/WC | Sitting Room | Living/Dining/Kitchen







The Property

Sitting on the outskirts of the characterful village of Amble, The Beaches offers stunning views of the distinctly beautiful Northumberland Heritage Coastline. Marked by imposing castles, long sandy beaches, and charming villages, the area is connected by scenic coastal paths that meander through the idyllic surrounds. The Beaches forms part of Signal Cottage, a recent modern development comprising three individual bespoke luxury properties that sit firmly within the dunes, offering unobstructed views of the North Sea and the Coquet Island RSPB nature reserve. This makes for a truly remarkable and exclusive location; an excellent choice for anyone seeking a tranquil seaside retreat.

Completed in 2020, The Beaches features a distinctive modern design, characterised by mono-pitched roofs, attractive contemporary cladding and sky-light apertures. The Beaches has been designed and built to complement its unique, exposed location. The exterior presents very well thanks to high-quality composite materials which offer protection and excellent insulation. It's characteristic design and uncommon location make it a perfect candidate for holiday lettings, however The Beaches also enjoys residential approval, providing the option to make a permanent retreat to the coast if desired.

The Beaches is an 'up-side down property' with the bedrooms occupying the ground floor, and the living areas benefiting from the elevated views and exclusive balcony access on the first floor. Together with utility, the three bedrooms are neatly arranged across the ground floor, each with their own en-suite facilities. The principal bedroom features a semi-circular curve, whilst bedroom two is circular in shape with partitioned en-suite, creating a truly unique space that features views over the serene amble harbor. Interior furnishings and decor are in pristine condition and have endured remarkably well, closely resembling a new build.

Moving to the first floor, the main kitchen/living area is configured as open plan with sublime injections of light from the above pitched windows and enviable southerly views of the dunes. Also appearing on the first floor is the novel addition of a circular snug or 'stargazing room' featuring a spectacular circular roof lantern, swathing the room in natural light during the day and an ideal spot to retreat to for stargazing at night. First floor interior decor, furnishings and fitments are similarly pristine with a well-appointed kitchen featuring integrated appliances and silestone work surfaces. The property is heated using an underfloor heating system, powered by Valiant air source heat pumps. Additionally, thermal thick walls contribute to the energy efficiency and warmth of the space.



Externally

The property boasts a spacious driveway with ample car parking and charming garden spaces to enjoy the scenic and exclusive location.





Local Information

Amble is a small fishing port on the Northumberland Coast Area of Outstanding Natural beauty. It lies at the mouth of the River Coquet and nearby Coquet Island, home to a variety of birds and a colony of seals, is visible from its beaches and working harbour.

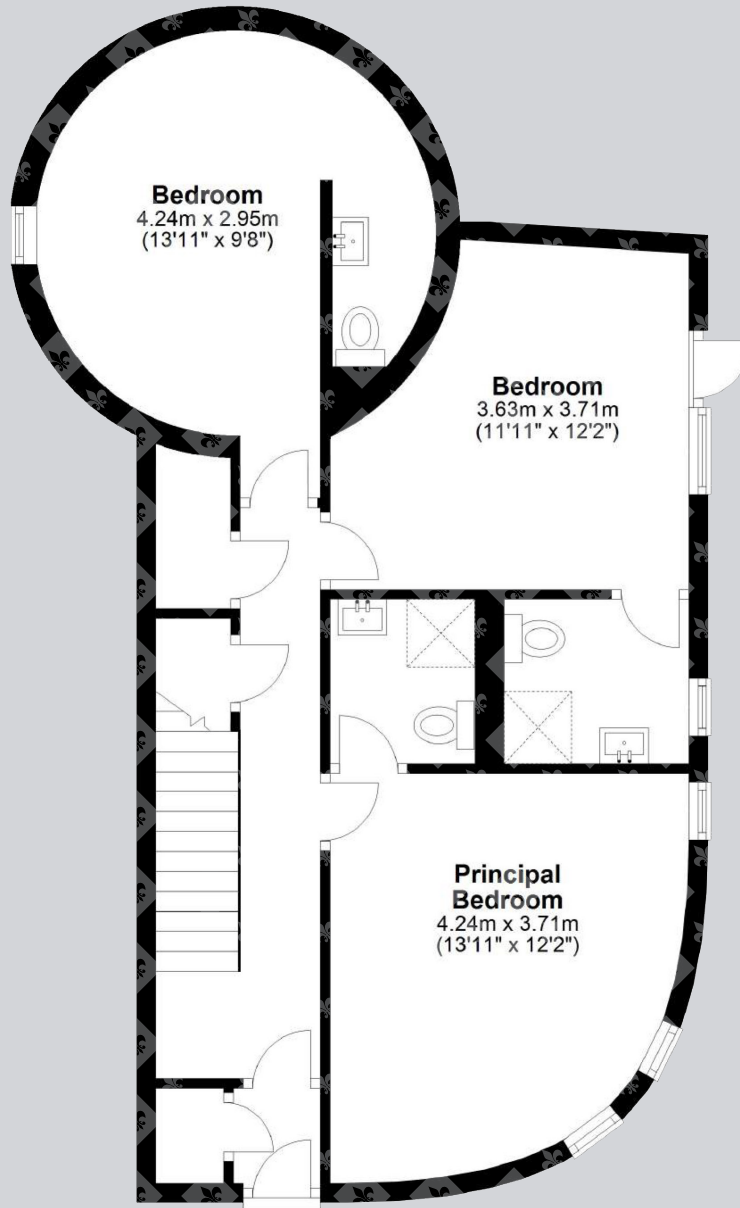
There is an award-winning marina, community-based watersports centre, a health and leisure centre, good shops including a newly-built supermarket, and a bustling Sunday market. Popular seafood restaurants such as The Boathouse and The Fish Shack, traditional gastro pubs and Spurreli boutique ice cream parlour are also big attractions. Further afield are the market towns of Alnwick and Morpeth, and numerous quiet sandy beaches such as Hauxley and Druridge Bay, historic castles including Warkworth and Bamburgh, links golf courses and the Cheviot Hills within the Northumberland National Park.

For the commuter, Amble is just off the main Northumberland coastal road (A1068) and is also within proximity of the A1 which provides a main route north to Scotland and south to Newcastle and beyond.

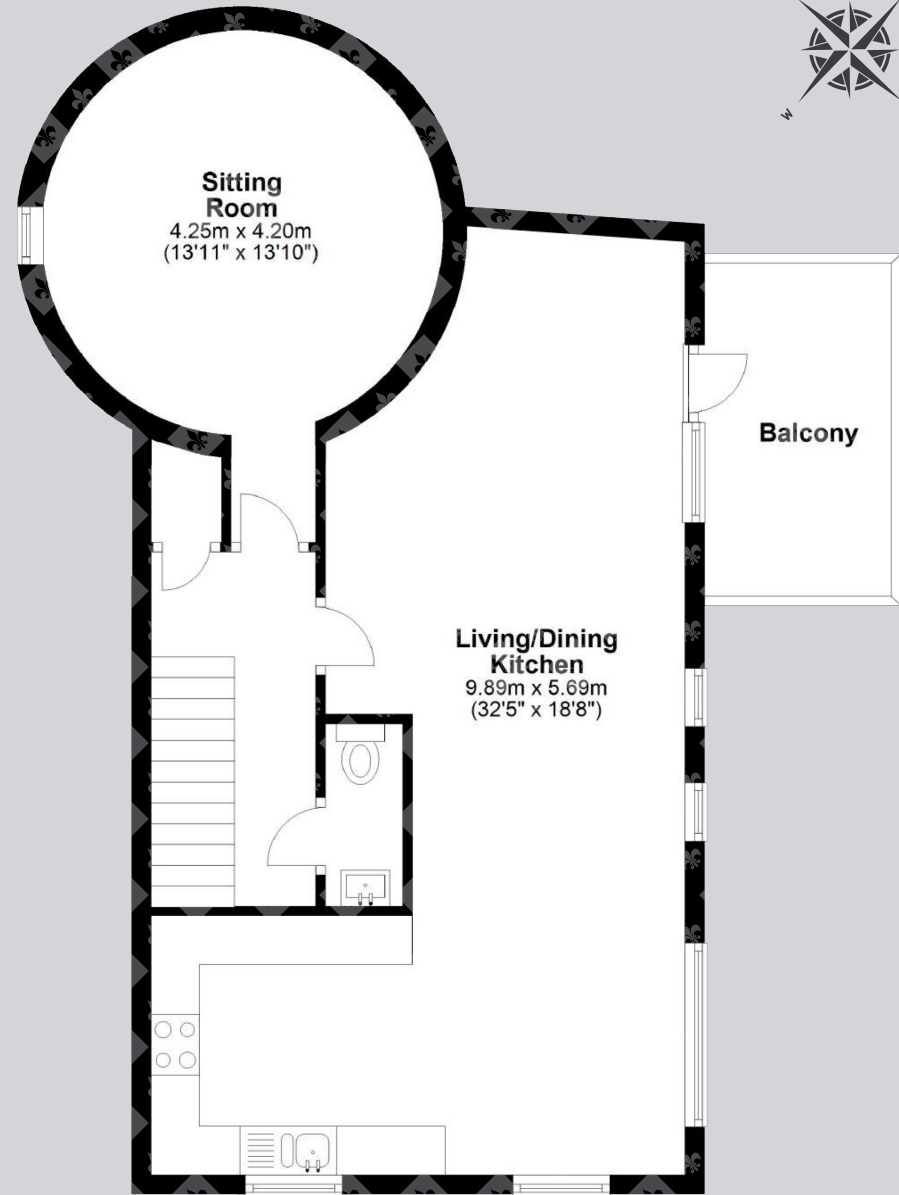
Alnmouth railway station is just a short drive away with regular East Coast Mainline direct services to Newcastle, Edinburgh and London.

Floor Plans

Total area: approx. 130.0 sq. metres (1398.9 sq. feet)



Ground Floor



First Floor

Directions

Travelling south on the A1068 Coastal Route, pass through Warkworth and continue south with the River Coquet on the left. Pass the village sign for Amble and continue up The Wynd, turning left at the top onto High Street and heading into the village. Follow High Street as it turns into Wellwood Street and at the T-junction, turn left onto Church Road. At the roundabout, take the first exit onto Percy Street and continue on this road as it becomes Newburgh Street and then The Links. Continue for 0.7 miles before the entrance to The Beaches is on the left-hand side, the coastal side of the road.

Travelling north, follow the A1068 Coastal Route into Amble and take the second exit at the roundabout, onto Percy Drive. Take the third road on the right; Philip Drive and at the T-junction, turn right onto Links Avenue. Continue down here all the way to the sea front and turn right onto The Links. Continue for 0.2 miles before the entrance to The Beaches is on the left-hand side, the coastal side of the road.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Air source heat pump and underfloor heating.

Postcode

NE65 0SF

Council Tax

Business Rated

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

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