



## Seaburn House, 6 Sandham Lane

Holy Island, Northumberland, TD15 2SG

**Offers Over £285,000**

Ref: 34

Seaburn House is located in the much sought after Holy Island, with stunning views of Lindisfarne and Bamburgh Castles and the sea. This Grade II Listed, 18th century house retains much of its original charm and character, which includes working shutters, fireplaces and internal doors.

The current owner has been running a very successful holiday let business from the house, however, it would make a superb permanent residence, or as a weekend retreat. The house is set within the heart of village, with a short walk to the shops, public houses, the Priory and Lindisfarne castle.

The spacious interior comprises of a large living room with a feature fireplace, a large kitchen with a dining area with an excellent range of units and a multi-fuel stove. On the first floor the house was originally a three bedroom property, the current owner altered the layout to create two large double bedrooms and a Jack and Jill bathroom.

Holy Island is located approximately 13 miles from Berwick-upon-Tweed which has a main railway station, Alnwick is 26 miles and Newcastle-upon-Tyne is 58 miles.



### Entrance Hall

9'1 x 4'2 (2.77m x 1.27m)

Entrance door to the rear of the property giving access to the hall, which has stairs to the first floor landing and a cloak hanging area. Doors to the kitchen and living room.

### Living Room

18'2 x 13'2 (5.54m x 4.01m)

A spacious reception room with coving on the ceiling and a feature fireplace with a cast-iron inset and a tiled hearth. Built-in storage cupboard to the side of the fireplace and a window to the front with a night storage heater below. Built-in shelved recess and six power points.

### Kitchen/Dining Area

18'2 x 16'6 (5.54m x 5.03m)

Fitted with an excellent range of wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the front, there is also a window to the rear with working shutters. Built-in multi-fuel stove sitting on a tiled hearth, with a cupboard to the side. Hotpoint electric cooker with the cooker hood above and plumbing for an automatic and dish washing machine. Built-in understoreys cupboard and a large shelved storage cupboard. Night storage heater and ten power points.

### First Floor Landing

Access to the loft and a window to the front.

### Bedroom 1

19'x 12'8 (5.79m x 3.86m)

A large double bedroom with a window to the

front with working shutters with views of Bamburgh Castle and the sea. Night storage heater a central heating radiator and two wall lights. Four power points and a door to the Jack and Jill bathroom.

### Bathroom

7'x 15'6 (2.13m x 4.72m)

Fitted with a white three-piece suite, which includes a cast-iron bath with a shower and screen above, a wash hand basin with a cup holder above and two windows to the rear. Central heating radiator, a heated towel rail and a toilet. Built-in double storage cupboard and airing cupboard housing the hot water tank. Door to bedroom two.

### Bedroom 2

11'1 x 14' (3.38m x 4.27m)

Another double bedroom with a window to the front with working shutters and views of Lindisfarne castle. Night storage heater and a central heating radiator. Four power points.

### General Information

Partial solid fuel and electric heating.

All fitted floor coverings included in the sale.

All mains services are connected except for gas.

Tenure - Freehold.

Grade II Listed.

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems



and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

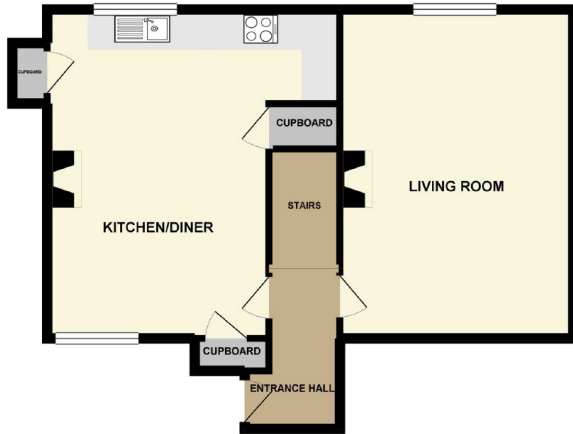
#### VIEWING

Strictly by appointment with the selling agent.

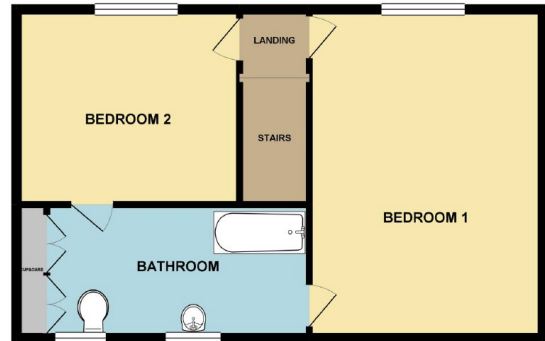




GROUND FLOOR



1ST FLOOR



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