

# SIGNATURE

## NORTH EAST

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📍 St. Aidans, Seahouses NE68 7SS

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**Offers Over £650,000**

Signature North East welcomes you to St. Aidans, Seahouses, located just six minutes from the iconic Bamburgh Castle. Nestled in a picturesque landscape with stunning ocean views, pristine beaches, and scenic countryside, this area is a paradise for outdoor enthusiasts. The close-knit community fosters a friendly and welcoming atmosphere, enhancing the overall quality of life. Essential amenities are readily available, and the well-connected road network, including the nearby A1, provides easy access to towns and cities such as Newcastle to the south and Berwick-upon-Tweed to the north.

As you step inside, the sitting room invites you into this charming property, featuring a cosy fireplace. The living room, with a bow window that floods the space with natural light, offers beautiful views, while the fireplace, framed by shelves on either side, adds character. The dining room, also boasting a fireplace framed by fitted shelves and cabinets, is perfect for formal gatherings and provides access to the sunroom.

The kitchen, the heart of the home, offers ample wall and base units for storage, an island with extra counter space, and a dining area ideal for family meals. An integrated dishwasher adds convenience. The sunroom, extending the width of the property, is accessible from both the kitchen and dining room. A spacious hallway connects the sunroom to the office, which includes a three-piece shower room and outdoor access.

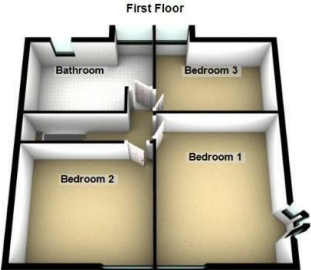
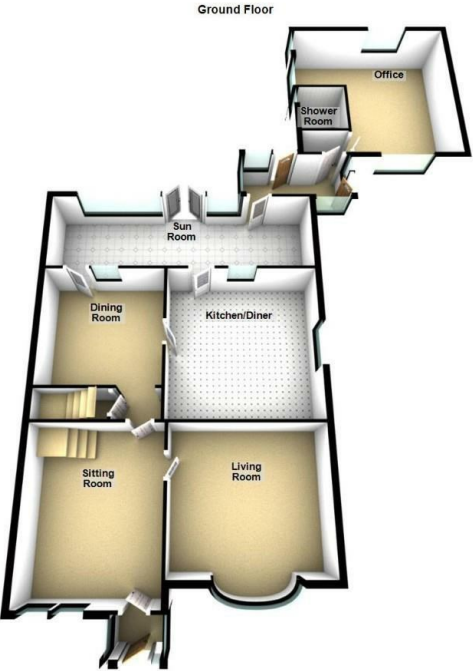
Upstairs, three well-appointed bedrooms provide a peaceful retreat. Bedrooms one and two offer breathtaking views of the North Sea and the Farne Islands, with bedroom one featuring a bay window. A four-piece family bathroom, complete with a freestanding bath, separate walk-in shower, and two windows, ensures a bright and airy space.

Outside, the secluded and private South facing garden features two tiers: a lush lawn and a patio area, perfect for al fresco dining or soaking up the sun. The front garden, with its own lush lawn, offers spectacular views and can accommodate up to nine cars within a gated entryway.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using Planity.

## Measurements:

Living Room  
14'5" x 13'0"

Sitting Room  
15'3" x 12'4"

Kitchen / Diner  
15'2" x 14'9"

Dining Room  
12'0" x 11'11"

Sun Room  
27'1" x 8'1"

Office  
17'7" x 17'6"

Shower Room  
5'9" x 5'1"

Bedroom 1  
15'6" x 13'0"

Bedroom 2  
13'9" x 12'1"

Bedroom 3  
13'0" x 8'4"

Bathroom  
11'0" x 9'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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