

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## RIVERDENE HOUSE 8 CASTLE ISLAND WAY NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 0XL



- IMPRESSIVE DETACHED HOUSE
- PANORAMIC RIVER VIEWS
- EPC RATING B
- COUNCIL TAX BAND F

- 7 BEDROOMS, 6 BATHROOMS
- LARGE GARDENS/DRIVEWAY
- FREEHOLD PROPERTY
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

**Price £675,000**

# RIVERDENE HOUSE 8 CASTLE ISLAND WAY NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 0XL

Nestled in the popular area of North Seaton, Ashington, this impressive detached house at Castle Island Way offers a perfect blend of space and luxury. With seven generously sized bedrooms, this property is ideal for families or those seeking ample room for guests. Each bedroom boasts panoramic river views, providing a serene backdrop to your daily life. The property has been fitted with solar panels who the current owner owns.

The house features six well-appointed bathrooms, ensuring convenience for all residents and visitors. The larger style lounge is perfect for relaxation and entertaining, while the breakfasting kitchen is designed for both functionality and comfort, making it a delightful space for family meals or casual gatherings.

Outside, the property is equally impressive, with a large garden that offers a peaceful retreat and ample space for outdoor activities. The driveway provides parking for several cars, adding to the convenience of this splendid home.

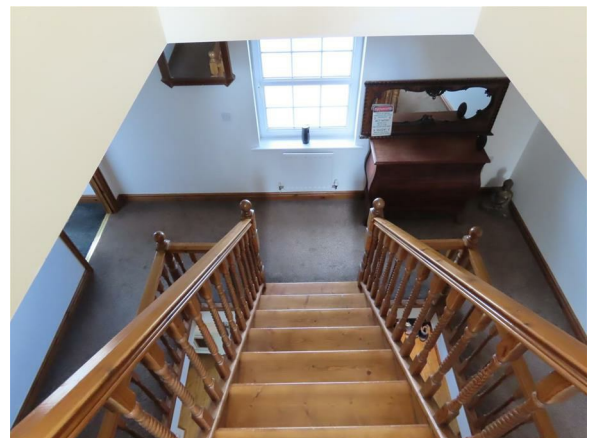
This remarkable property is not just a house; it is a lifestyle choice, offering both comfort and elegance in a picturesque setting. Whether you are looking for a family home or a place to entertain, this detached house is sure to meet your needs and exceed your expectations.

## GROUND FLOOR

### PARAMANIC VIEW S

#### RECEPTION HALLWAY

Entered via by double Composite doors leading into the spacious hall, laminate flooring, radiator, wrap around staircase with wood balustrade posts, spindles and hand rails, storage cupboards.



#### LIGHT AND SPACIOUS LOUNGE

25'5 x 13'10 (7.75m x 4.22m)

Double glazed leaded window, two radiators, laminate flooring, fire surround with a gas living flame fire inset, French doors leading to the rear garden.



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## SEVENTH BEDROOM

10'5 x 9'1 (3.18m x 2.77m)

Double glazed leaded window, radiator, laminate flooring.



## SHOWER ROOM

10'5 x 5'10 (3.18m x 1.78m)

Double glazed leaded window, shower cubicle, low level wc, wash hand basin. tiled splash back.



## LIGHT AND SPACIOUS DINING ROOM

25'6 x 13'10 (7.77m x 4.22m)

Three double glazed leaded windows, three radiators, laminate flooring, double doors leading through to;



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## BREAKFASTING KITCHEN

Two double glazed leaded windows, two radiators, extensive range of beach wood, wall base and drawer units with complimenting Granite worktops, beech wood centre island with matching work tops and storage and drawers under, integrated fridge, freezer and dishwasher, freestanding eight burner stove, American style fridge freezer, modern tiled splash back, one and a half bowl sink unit with drainer and mixer tap, laminate flooring, downlights to the ceiling.



## SNUG AREA



## UTILITY ROOM

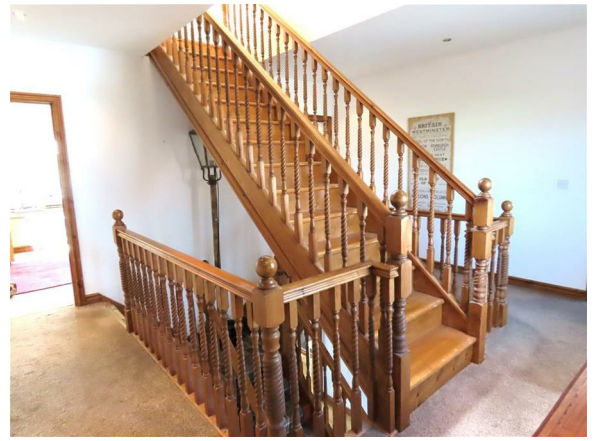
11'2 x 6'3 (3.40m x 1.91m)

Base unit with sink and mixer tap, access to the partially boarded loft, radiator, double glazed door to the rear.

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## WRAP AROUND LANDING

Velux window, storage cupboard with hanging rail.



## STUDY/NURSERY

10'7 x 11'1 (3.23m x 3.38m)

Double glazed French doors, radiator.



## MASTER BEDROOM

10'7 x 13'11 (3.23m x 4.24m)

Double glazed leaded window, radiator, two walk in wardrobes with shelving and hanging rails, air con system wall mounted.



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## EN-SUITE BATHROOM

9'3 x 13'1 (2.82m x 3.99m)

Two double glazed leaded windows, freestanding bath with claw feet and shower tap, double shower cubicle, radiator, low level wc, bidet, vanity unit with two wash hand basins inset, tiled splash back,



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## **BEDROOM TWO**

*10'7 x 16'11 (3.23m x 5.16m)*

Double glazed leaded window, radiator, two storage cupboards with hanging rails and shelving.



## **EN-SUITE SHOWER ROOM**

*7'10 x 4'10 (2.39m x 1.47m)*

Double glazed leaded window, radiator, shower cubicle, low level wc, wash hand basin, partial tiled walls.



# RIVERDENE HOUSE 8 CASTLE ISLAND WAY NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 0XL

## BEDROOM THREE

8'11 x 13'0 (2.72m x 3.96m)



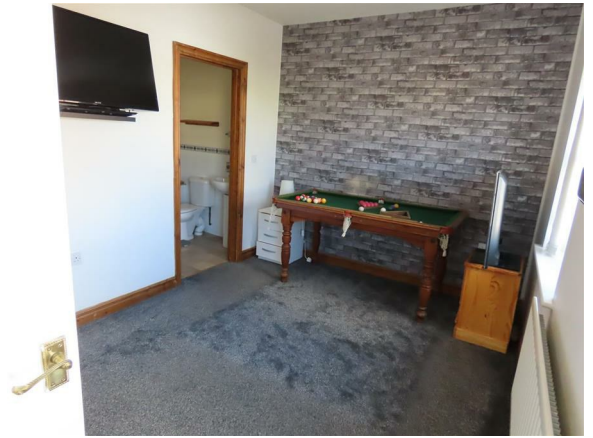
## EN-SUITE SHOWER ROOM



# RIVERDENE HOUSE 8 CASTLE ISLAND WAY NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 0XL

## BEDROOM FOUR

15'8 x 12'3 (4.78m x 3.73m)



## EN-SUITE SHOWER ROOM



## SECOND FLOOR LANDING



**RIVERDENE HOUSE 8 CASTLE ISLAND WAY NORTH SEATON ASHINGTON  
NORTHUMBERLAND NE63 0XL**

**BEDROOM FIVE**

*8'9 x 10' (2.67m x 3.05m)*



**JACK AND GILL SHOWER ROOM**



**BEDROOM SIX**

*9'4 x 12'6 (2.84m x 3.81m)*



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## EXTERNALLY



## FRONT DRIVE

Entered via double electric gates, large paved drive providing off street parking for multiple cars.

## GARAGE

## REAR TOP GARDEN

Laid to lawn, paved patio area and a garden bar ideal for outdoor entertaining.



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## REAR BOTTOM GARDEN

Laid to lawn with hedging and trees.



## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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## **MATERIAL INFORMATION ASHINGTON**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker May 2026)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## **STANDARD INFORMATION**

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6656A

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**MORTGAGE**

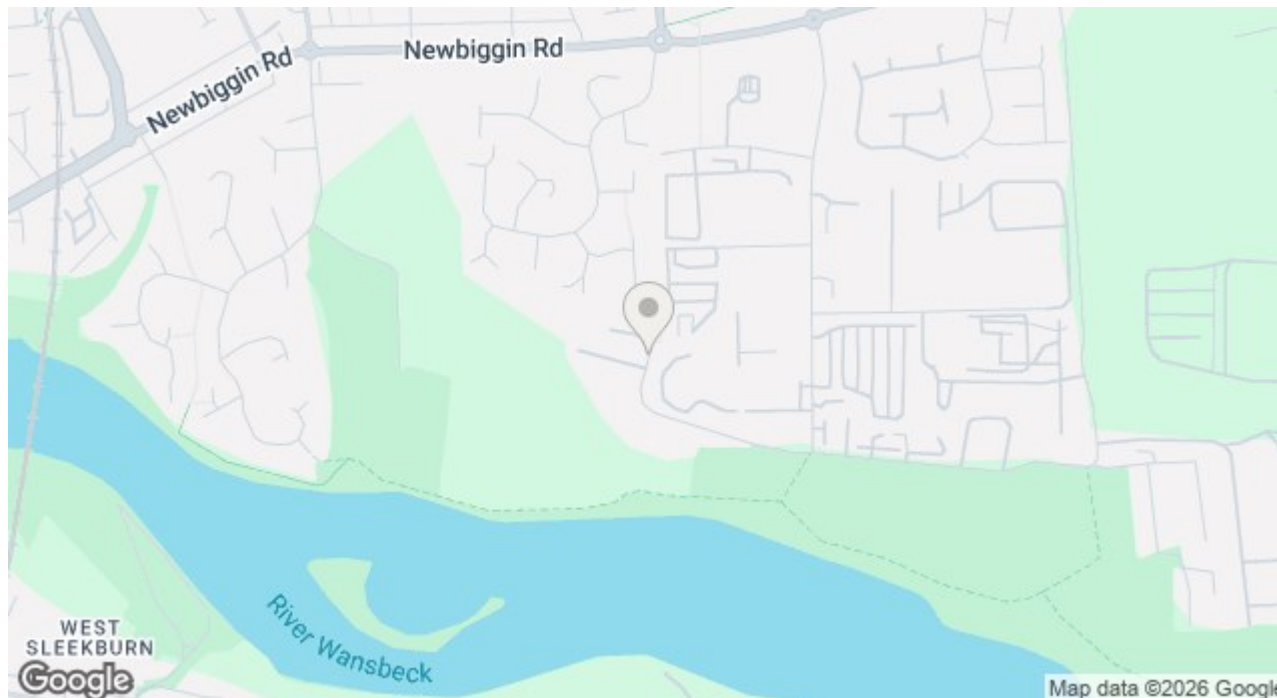
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p>		
<p><b>(81-91) B</b></p>	<b>88</b>	<b>88</b>
<p><b>(69-80) C</b></p>		
<p><b>(55-68) D</b></p>		
<p><b>(39-54) E</b></p>		
<p><b>(21-38) F</b></p>		



[www.rickard.uk.com](http://www.rickard.uk.com)

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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