

# 7 Brindles Manse

North Sunderland, Seahouses



SANDERSON  
YOUNG





**7 Brindles Manse  
North Sunderland, Seahouses,  
Northumberland, NE68 7WJ**

**A stylish and immaculately presented four bedroom/four ensuite detached house, with attractive landscaped and easily maintained gardens, block paved driveway and detached single garage.**

The deceptively spacious stone built home was newly constructed in 2020 by Goodson Homes and sits to the head of the cul de sac in this exclusive development - Brindles Manse is a small development of stone built homes, located towards the edge of North Sunderland just inland from the beautiful Northumbrian coastline, Bamburgh and Seahouses.

The property would suit a number of buyers including those seeking a stunning main home on the coast, second home, or commercial holiday let/investment - the design and layout of the property could also lend itself as a luxury Bed & Breakfast, with all bedrooms having ensuite facilities and lockable doors. The house has been finished to an exceptional standard throughout, with generous and well proportioned accommodation over two floors - circa 211 sq metres.

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**Price Guide:**

Offers Over £525,000





Design features include; oak internal doors and contemporary oak staircase and balustrade, quality Karndean flooring and carpets, stunning fitted kitchen with large central island and granite worktops, bi-fold doors from the living room and kitchen, and impressive ensuite shower and bathrooms. The house has been further improved by the current owner with the addition of plantation shutters, and landscaping of the gardens. Ground floor - Reception hallway | Cloakroom/wc | Living room with feature contemporary fire and bi-fold doors to the garden | Magnificent open plan kitchen/dining room with large central island, integrated appliances and bi-fold doors to the garden - appliances include hob & extractor, oven, microwave, fridge/freezer, dishwasher and wine fridge | Utility room | Ground floor guest bedroom with double door built in wardrobe | Ensuite shower/wc

First Floor - Generous first floor landing with excellent natural light from the Velux window, and large storage cupboard | Superb master bedroom with built in wardrobes | Luxury ensuite with double ended bath and separate walk in shower | Two further first floor bedrooms, both with built in double door wardrobes | Ensuite bathroom with integral TV and shower room to the first floor bedrooms.

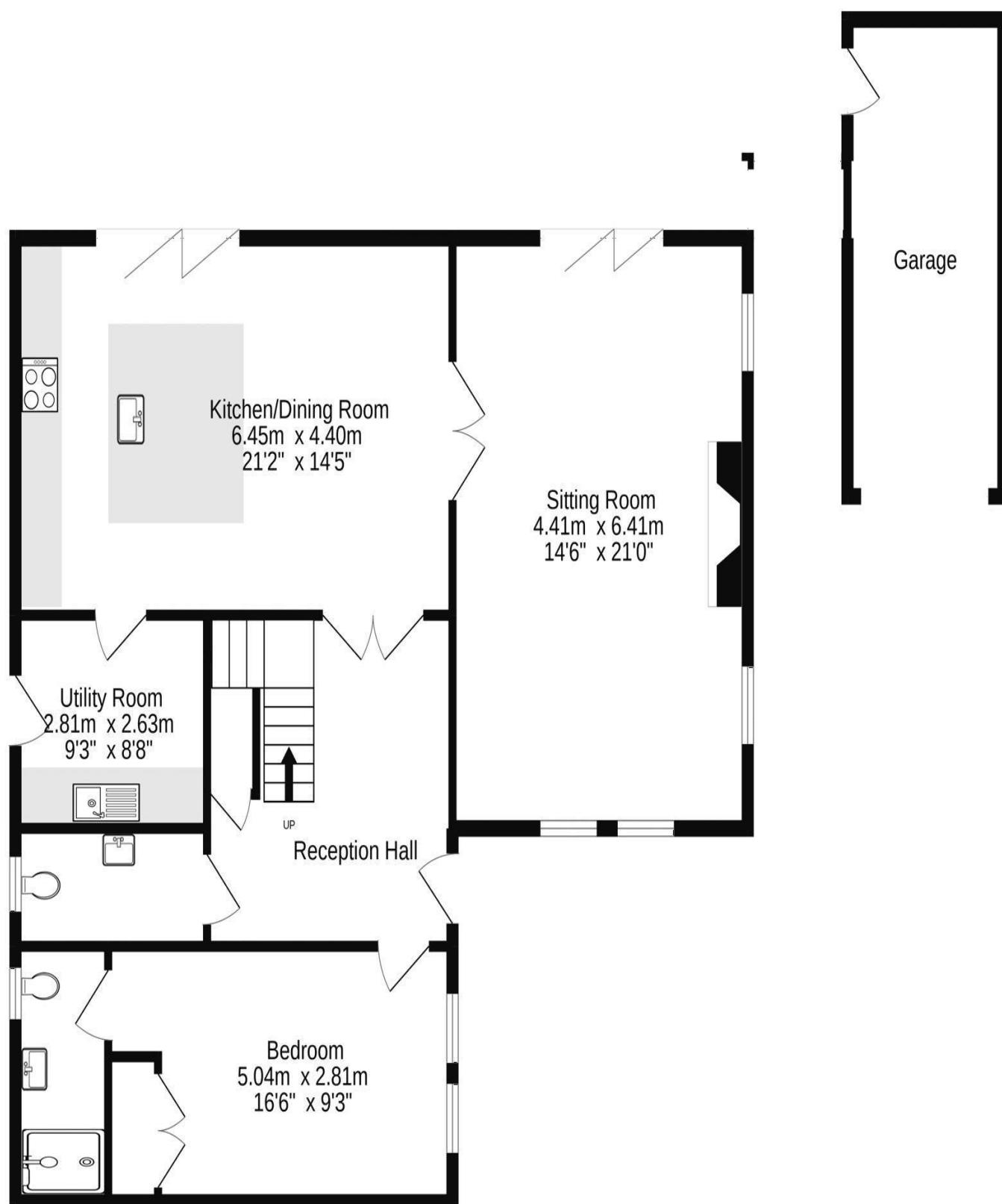


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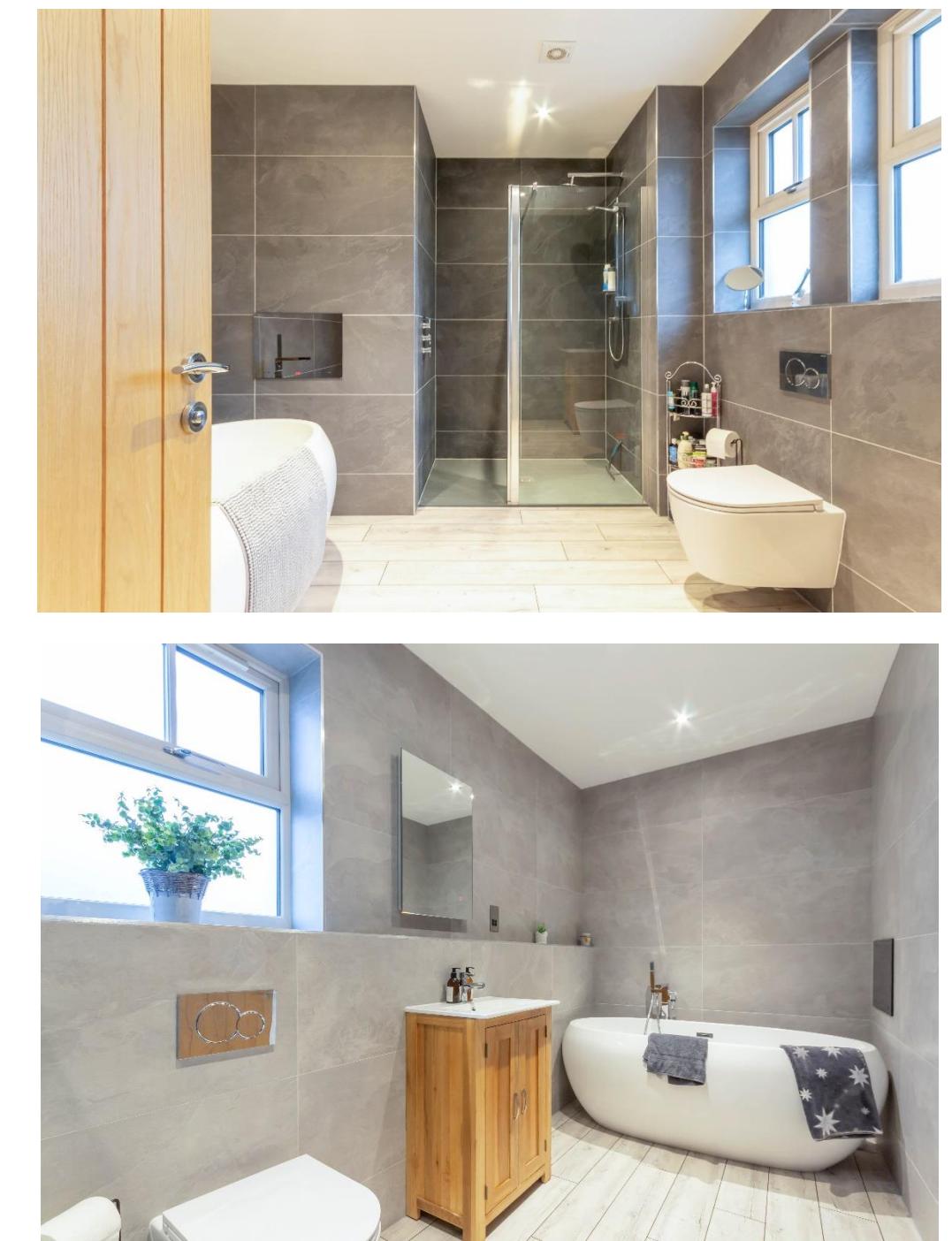
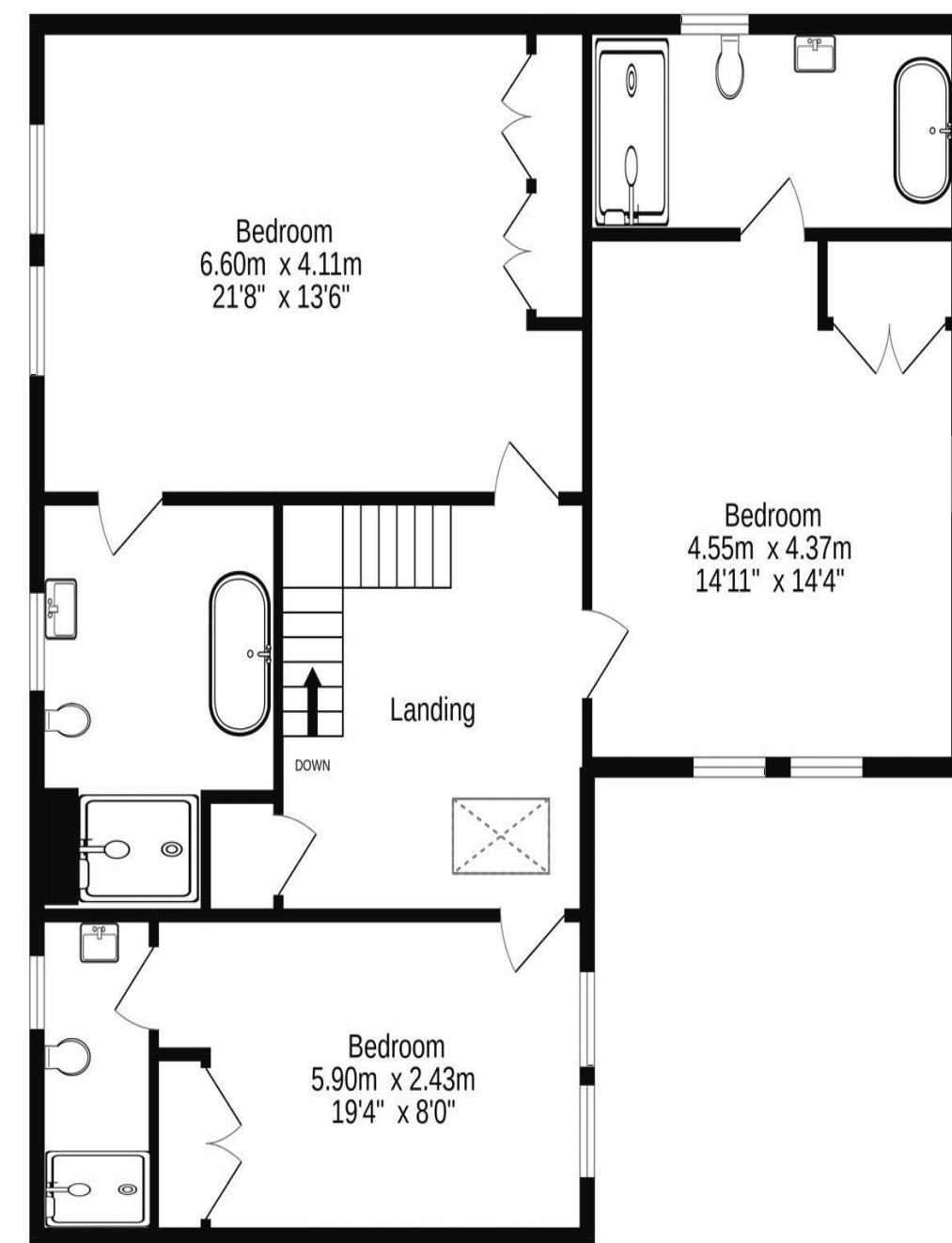




Ground Floor



1st Floor



Externally - Easily maintained gardens, with raised gravel beds, stone pathways and terraced areas. To the side, there is a large timber gazebo seating area ideal for barbecues and outside entertaining.

The block paved driveway leads to the detached garage, with electric roller door and door to the side giving access to the garden. Excellent security and privacy is provided by the two gates to each side of the house.

**Services:** Mains electricity, water and drainage; propane gas heating | **Tenure:** Freehold | **Council Tax Band:** F | **EPC Rating:** C

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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