



# Havly

Dunstan Village, Dunstan, nr Craster



## Havly, Dunstan Village, Dunstan, Alnwick, Northumberland, NE66 3TB

**An impressive four bedroom, detached bungalow enjoying a prime elevated position in Dunstan village, with fantastic southerly facing open aspect views to the open countryside towards the coast and the top of Dunstanburgh Castle in the distance - with a superb private garden site of circa 0.28 acres, and large three car garage/workshop located beneath the property. NO UPWARD CHAIN**

Havly offers a great opportunity for a larger style bungalow on the stunning Northumberland coast, with scope for further development within the large 41ft garage/workshop at basement level, to create more living accommodation (subject to normal planning and building regulation consents). The superb bungalow, owned by the current family for 17 years, has seen a number of improvements over the last 15 years with a new oil boiler in 2017, replacement of the conservatory roof to a glass atrium style roof, and refurbished ensuite and bathroom.

Living - Vestibule with a tiled floor and a built in cloaks cupboard | Reception hallway with French doors and steps down into the Conservatory | Fabulous 27ft Conservatory with French doors opening to the decked terraced and garden - timber double glazed windows, glass Atrium style roof, attractive flooring with a central design feature | Versatile second reception room with dual aspect windows and French doors opening to the sitting room | Excellent 18ft Sitting room with triple aspect windows giving superb views towards the coast, and a feature brick fireplace with a cast iron gas stove | Generous family kitchen/breakfast room with views towards the coast - traditional black cast iron range to the wall with inset gas fire, fitted cabinets with granite worktops, larder/pantry and integrated appliances; hob, oven, microwave, dishwasher, and fridge/freezer (not working) | Utility room with oil boiler, sink, plumbing for a washing machine and space for tumble drier | A staircase leads down to the basement garage and workshop.





Bedrooms - Master bedroom with views over the garden and a walk in wardrobe providing good storage space | Ensuite with mains corner shower, WC and wash hand basin in a vanity cabinet | Double bedroom two | Double bedroom three with built in wardrobes | Single bedroom four with built in bedroom furniture | Family bathroom with a large corner 'air' bath, separate corner shower, bidet, WC and wash hand basin - built in airing cupboard housing the water tank.

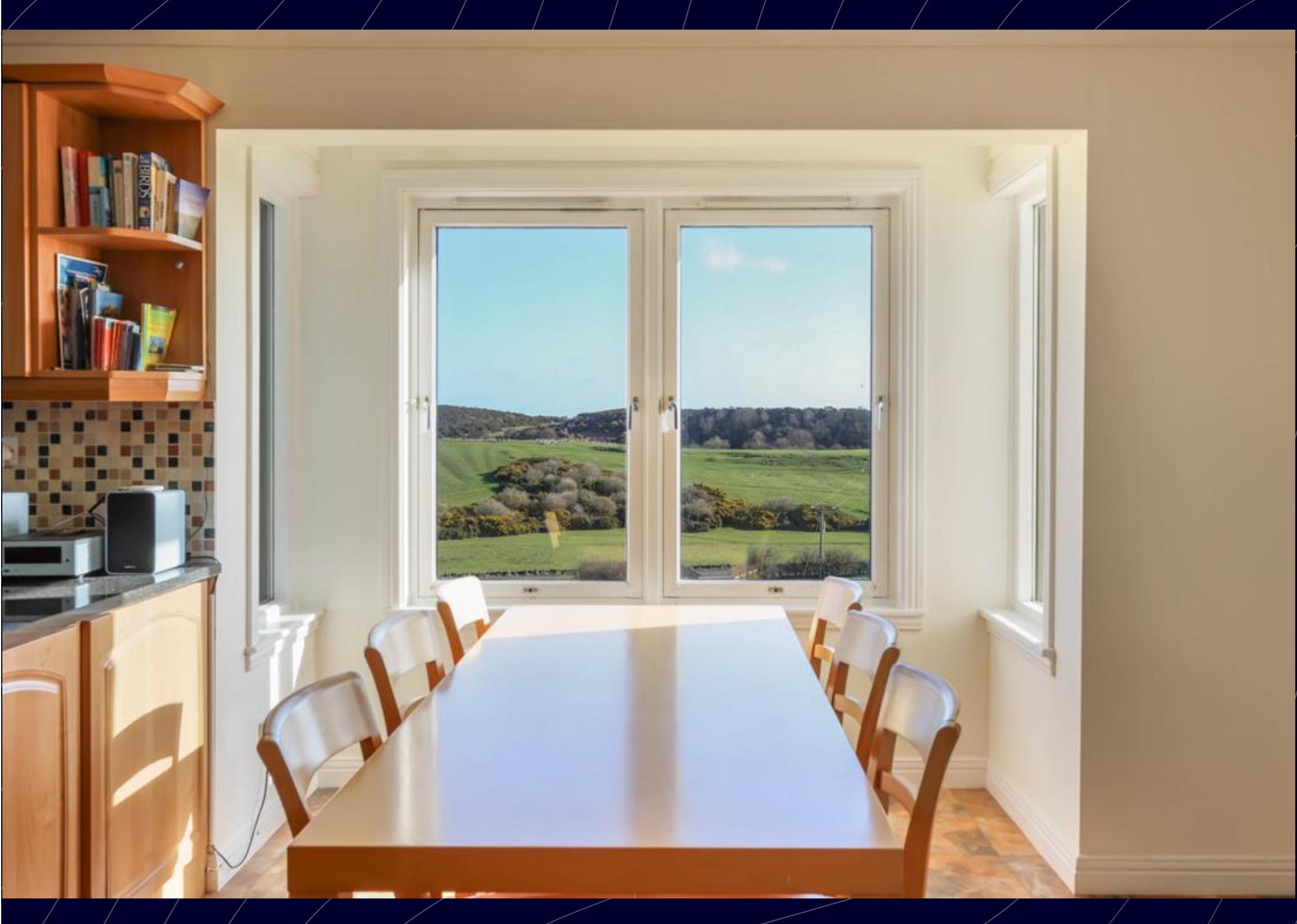
Externally - Havly is approached via a part shared driveway, with one other detached dwelling, leading to a private driveway and the large integral garage located under the property | There are mature gardens to the three sides, lawned with trees and shrubs to the boundary, with a large decked terrace and paved patio on the southern elevation, ideal to enjoy the fantastic open south facing views | 41ft Triple length garage with workshop/store - power, lighting and housing the oil tank. (906 sq. ft in total).

Dunstan Village is just a short distance from the much sought after coastal village of Craster, famous for its Craster Kippers and the stunning Dunstanburgh Castle, and Embleton to the north with a village shop, pubs/hotels, links Golf Course, First school and miles of sandy beaches - Dunstan village has a Pub/Restaurant with further local amenities in the surrounding villages.

Approximate distances - Craster - 0.8 miles Alnwick - 7 miles Morpeth - 25 miles Berwick upon Tweed - 30 miles Newcastle upon Tyne - 40 miles

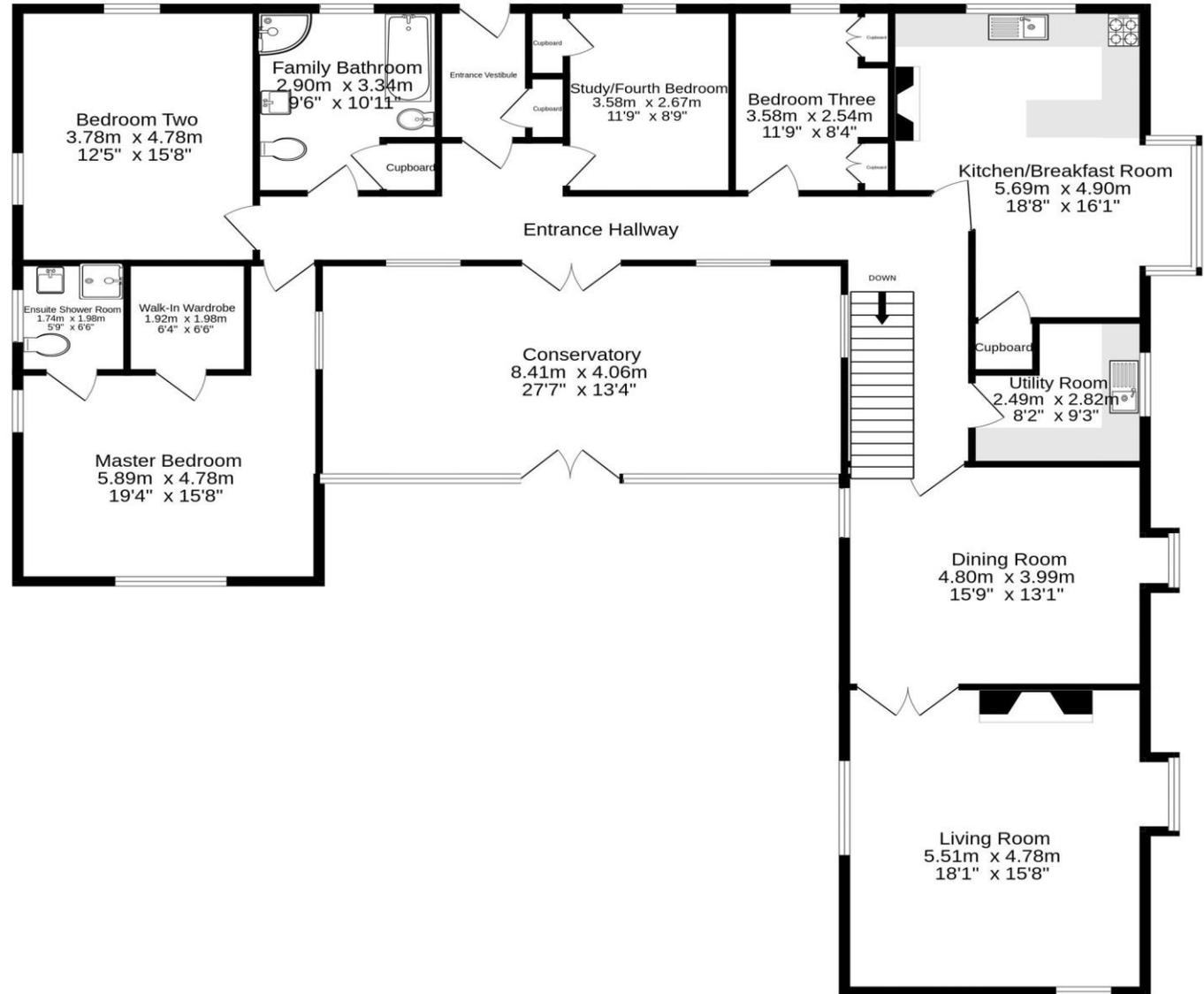
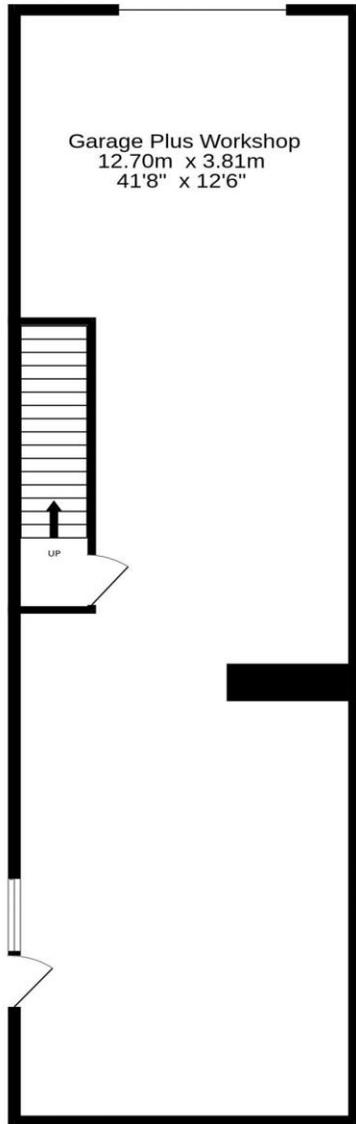
Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: D

Guide Price £645,000



Basement Level  
84.1 sq.m. (906 sq.ft.) approx.

Ground Floor  
207.5 sq.m. (2233 sq.ft.) approx.



TOTAL FLOOR AREA : 291.6 sq.m. (3139 sq.ft.) approx.

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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