



Summerset Lodge

16 Brada Quarry Park, Bamburgh




SUMMERSSET
LODGE
No 16
Summerset Lodges

Summerset Lodge, 16 Brada Quarry Park, Bamburgh, Northumberland, NE69 7AD

A fabulous, refurbished three double bedroom detached lodge in this quiet gated development close to the historic village of Bamburgh and the stunning Budle Bay Nature Reserve - located to the head of a cul de sac, with parking for 2-3 cars, an impressive extended decked terrace with festoon lighting, solar panels and wood burning stove - an ideal holiday let investment, main or second home. NO UPWARD CHAIN.

Brada Quarry Park is an exclusive development of 23 purpose built 'Eco Lodges' with each lodge being of Freehold tenure, with two allocated parking spaces and no restrictions on use. Summerset Lodge is a stylish and beautifully presented three bedroom detached home, finished to a high specification internally with an upgraded fitted kitchen and utility room - the single storey lodge design allows for excellent natural light from the full height vaulted ceiling and large aluminium framed windows, all overlooking the cul de sac and Brada Quarry to the rear.

The property benefits from electric heating, a cast iron wood burning stove, solar panels for the hot water, plantation shutters, full height vaulted ceilings and bi-fold doors opening from the open plan kitchen & dining room to the extended decked terrace & seating area. Constructed in timber frame with a natural wood and render exterior, the attractive lodges are ideal for those buyers seeking a main home on the coast, commercial holiday let or private second home.





Accommodation - Entrance to a well appointed utility room with a range of fitted cabinets, integrated microwave, plumbing for a washing machine, and space for a tumble dryer and American style fridge/freezer | Fabulous Living room with a full height vaulted ceiling and windows and a central chimney with a cast iron wood burning stove | Superb open plan kitchen/dining room with bi-fold doors to the decked terrace - the refurbished kitchen has a range of fitted cabinets, with a ceramic sink, integrated hob & extractor, oven, and dishwasher | Master bedroom with plantation shutters and space for freestanding bedroom furniture | En-suite shower room/WC with underfloor heating | Two further double bedrooms with plantation shutters | Well appointed Shower/WC with underfloor heating.

Externally - Summerset Lodge has a large extended decked terrace and seating area running from the front around to the side of the lodge, with wired in festoon lighting covering the space | Recycling glass/bin storage area & timber shed | Allocated parking for two cars plus a space in between for a 3rd vehicle | Walking distance of Waren Mill & Budle Bay Nature Reserve.

Approx distances – Bamburgh - just over 1.5 miles | Budle Bay - 1 mile | Seahouses - 5.4 miles | Belford - 4.5 miles | Alnwick - 17 miles.

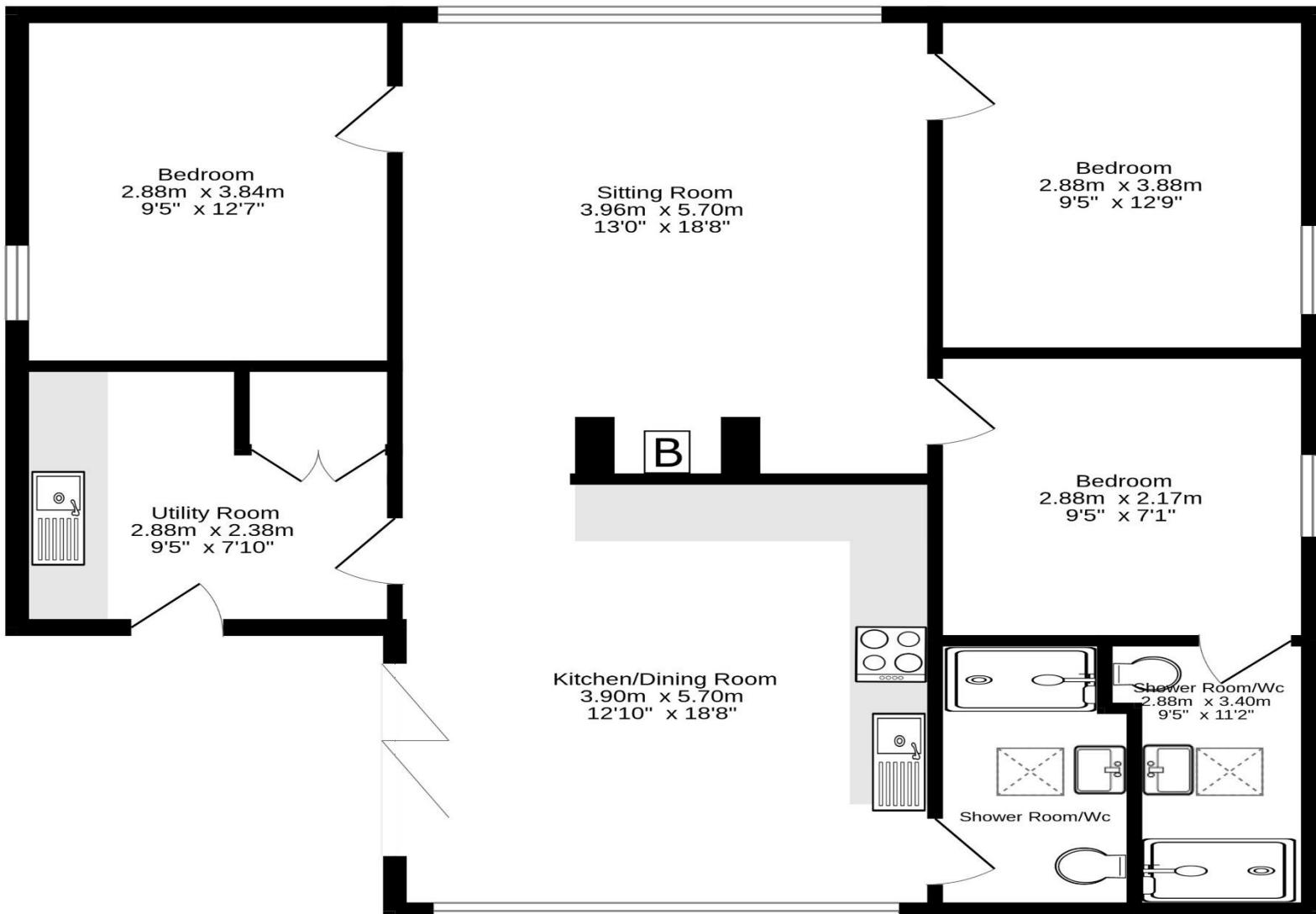
Services: Mains Electric & Water | Septic Tank | Electric Storage Heaters | Tenure: Freehold | Council Tax: Band C | EPC: C | Annual charge of £1,957 for the maintenance of the septic tank, water, and landscaping and maintenance of the communal areas.

Price Guide: Offers Over £390,000

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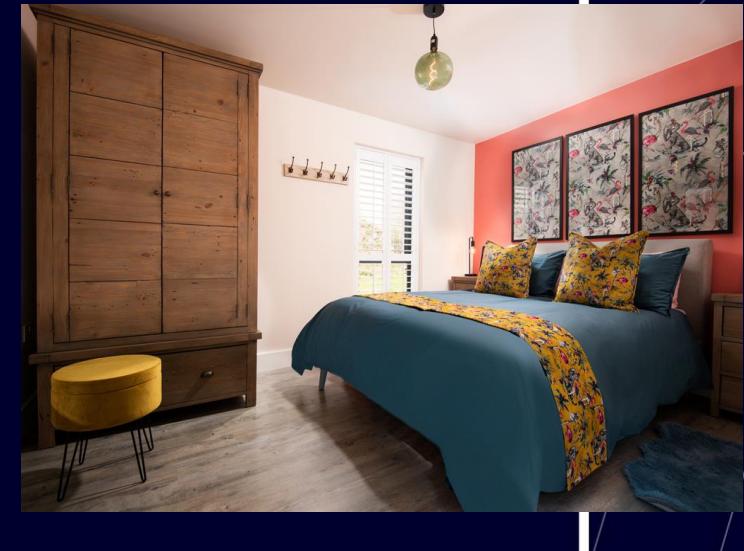
Ground Floor
84.9 sq.m. (914 sq.ft.) approx.



TOTAL FLOOR AREA : 84.9 sq.m. (914 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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