



# Blacksmiths Cottage

4 Easington Village



## Blacksmiths Cottage, 4, Easington Village, Belford, Northumberland, NE70 7EH

Blacksmiths Cottage offers a unique and special lifestyle opportunity for those buyers seeking a home with further development potential, large outbuildings and a double attached garage, all set in a fabulous 1.28 acre garden site with fantastic open aspect views to the coast, Lindisfarne Castle & Holy Island, Budle Bay and the Farne Islands - No Upward Chain

Blacksmiths Cottage is a traditional stone built, three bedroom cottage with large adjoining outbuildings, an impressive and versatile games room/studio and attached double garage - a much loved family/holiday home for over 30 years, the cottage offers a great opportunity for those seeking a main home on the coast, with scope to develop further (subject to normal planning consents ) or second home close to Bamburgh and Budle Sands. The cottage benefits from a wood burning stove - no central heating - private drainage with a shared treatment plant with the new development houses close by, and accessed via a private road owned by Easington Farm Estates.

Accommodation - Entrance porch | Hallway | Sitting room with wood burning stove - a door connects to the kitchen | Fitted kitchen with a range of cabinets, and space for appliances | Large double bedroom one to the front | Two bedrooms overlooking the rear garden | Shower room with shower, Wc and wash hand basin.





Outbuildings - Large stone outbuilding/store | Excellent Games room/Den which could lend itself to a variety of uses - further living accommodation, home office/studio, or storage | Double garage with two timber garage doors

Externally - The cottage has a total garden site of approx. 1.28 acres - it has garden/parking area to the gable end | Formal lawned gardens with a stone wall surround | Large pond, mature woodland, and orchard/fruit trees | Timber 'lookout' terrace with fantastic views to the coast and sea.

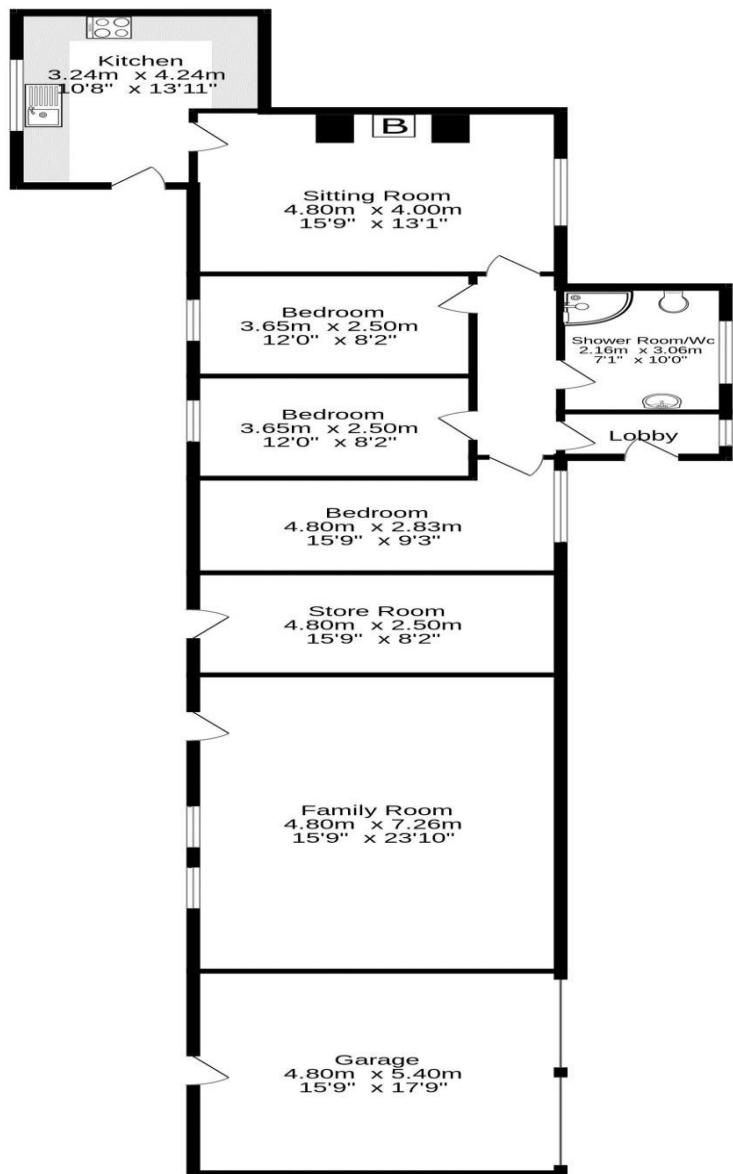
The small hamlet of Easington Village is located close to Bamburgh village, with its stunning beaches and magnificent Bamburgh Castle, restaurants and cafés, with Bamburgh Castle Golf Club being one of the most scenic in Britain. Ross Sands beach is located approx. 2.7 miles away, between Holy Island and Waren Mill, 3 miles of unspoilt dunes and white sandy beach with seals and bird life to enjoy. There are a number of places to visit for good food including Lindisfarne Oysters near Belford, The Deli & Bistro at Sunnyhills Farm Shop Belford, R Carter & Son the Bamburgh Butcher, baker and sausage roll maker, Swallow Fish Smokery in Seahouses and Turnbulls Northumbrian Food Hall in Alnwick.

Approx. Distances; Bamburgh 4.6 miles | Holy Island - 12 miles | Berwick and Berwick Railway Station on Main East Coast Railway line to go north to Edinburgh and South to Newcastle upon Tyne and stations to London Kings Cross - 15.2 miles | Newcastle Upon Tyne 49.5 miles | Edinburgh 72 miles

Services: Mains Electric & Water | Shared Treatment Plant | No Central Heating - Wood Burning Stove to Sitting Room | Tenure: Freehold | Council Tax: Band C | EPC: F

Price Guide: Offers Over £425,000

Ground Floor  
145.4 sq.m. (1565 sq.ft.) approx.



**TOTAL FLOOR AREA : 145.4 sq.m. (1565 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 responsibility is accepted 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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