



East Farm Croft & Snug
Embleton





East Farm Croft & Snug, Embleton, Alnwick, Northumberland, NE66 3XB

Attractively presented stone built property, enjoying a lovely position towards the heart of the much sought-after coastal village of Embleton. This property has been refurbished in recent years to offer well proportioned, characterful accommodation consisting of a charming two bedroom cottage across two levels and second versatile space, currently utilised as a one bedroom open plan property with mezzanine seating area, giving views over roof tops to the sea. East Farm Croft and Snug offers a rare opportunity to purchase a successful holiday let investment (figures available upon request), or perhaps those looking to invest in lifestyle living with an income.

Gated access leads to a gravelled driveway with patio and hard landscaped garden area for East Farm Croft | The entrance door leads into a fabulous open plan reception space which has vaulted and beamed ceiling with velux style windows, giving superb natural light. The lounge area enjoys wood burning stove and there is a dining space with ample room for table and chairs. The kitchen has been fitted in a shaker style with granite work surfaces, incorporating oil fired AGA, as well as twin ceramic hob, electric oven, microwave and dishwasher | An access door and steps lead to the hallway with utility cupboard plumbed for automatic washing machine | Ground floor double bedroom, which has fitted wardrobes and storage to surround bed area. | En suite shower room/wc | Stairs lead to the first floor from the hallway and a further double bedroom with fitted wardrobes and en suite bathroom/wc, including over bath shower and screen | To the front of the building are french doors with glazed side panels, giving access to The Snug | Generous open space with vaulted ceiling, incorporating lounge area with wood burning stove, dining space and bedroom area below the mezzanine level | A wrought iron spiral staircase leading to the mezzanine level which offers a lovely seating area with picture window, giving views between the roof tops to the sea and Dunstanburgh Castle. Returning to the ground floor, steps lead to a fitted kitchen, including ceramic hob and electric oven, with plumbing for dishwasher | Shower room/wc | Externally - Parking is available for both properties, within the gated access for East Farm Croft, as well as to the front with parking bay opposite The Snug and patio garden area.

Services: Mains Electric, Water & Drainage | Tenure: Freehold | EPC: E

Guide Price £575,000





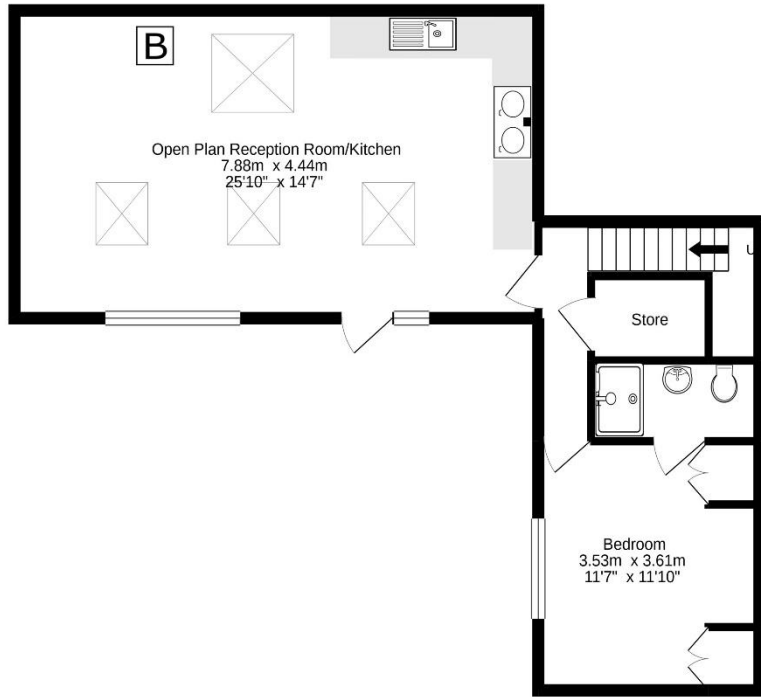




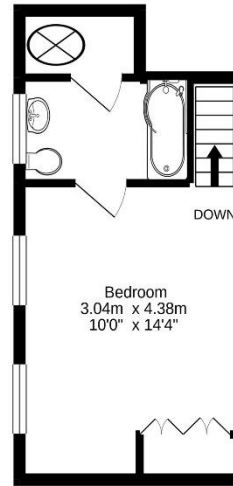


The Croft

Ground Floor

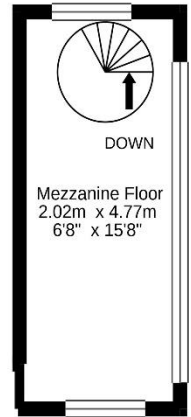
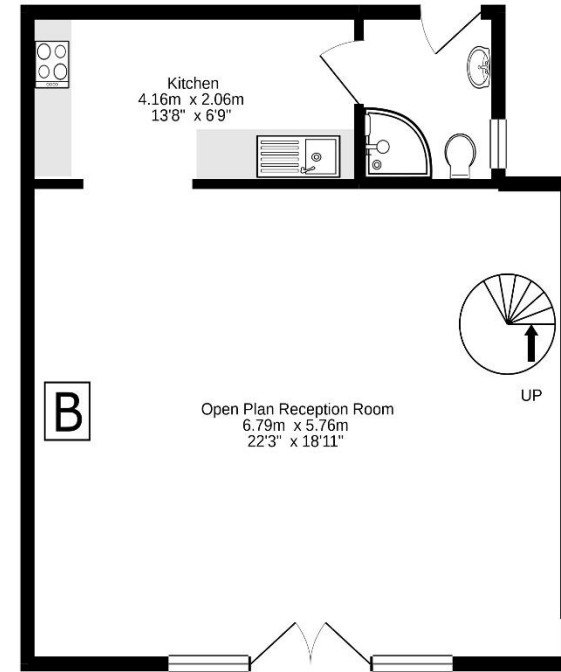


1st Floor



The Snug

Ground Floor



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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