



## St Cuthbert Close

North Sunderland

- Detached
- Three bedrooms
- Master bedroom with dressing room and ensuite
- Sun Terrace with views
- Double garage
- No chain

Offers Over : **£595,000**

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MATTHEWS  
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# Beacon House

## 6 St Cuthbert Close

### North Sunderland, Seahouses

### Northumberland NE68 7WG

Taking maximum advantage of the south facing rear aspect, this stunning bespoke-built detached home features a reverse living design where a spectacular first floor double height living space with mezzanine level and soaring vaulted ceiling opens out through an expanse of bi-fold doors to a vast sun terrace offering breathtaking uninterrupted views over fields. The suite of bi-fold doors are replicated in the adjacent high specification kitchen which is semi-open plan to the living area and also leads on to the sun terrace. A lobby with a series of storage cupboards and a bathroom complete the first floor accommodation. Three sizeable double bedrooms are situated on the ground floor where the master bedroom has its own stylish ensuite and walk-in wardrobe, and the second bedroom has access to a Jack 'n' Jill shower room. These two bedrooms have direct access out to the private rear garden, as does the reception area at the far end of the entrance hall. Also, accessible internally via the utility room, an attached generous sized double garage ensures there is ample space for housing larger style vehicles and room for additional storage. Good energy efficiency has been achieved by the installation of PV and Thermal solar panels, providing electricity, as well as hot water and ground level underfloor heating, supplemented by the gas boiler.

This incredible energy efficient home offers stylish and interesting living space with amazing open views, and is available with no upper chain.



#### GROUND FLOOR

All ground floor rooms are laid with Porcelain tiles and benefit from individually controlled underfloor heating. The rooms are also served by an air circulation system

#### HALL

Solid wood door and side lights with double glazed leaded window panes | | Staircase to first floor with glass balustrade | Double glazed bi-fold doors to rear garden

#### BEDROOM ONE 13' 2" x 14' 3" (4.01m x 4.34m)

Double glazed sliding door with integrated blinds | TV point

#### DRESSING ROOM 6' 2" x 6' 7" (1.88m x 2.01m)

Shelving and hanging rails

#### ENSUITE

Etched glass sliding doors | Tiled walls | Walk-in shower with mains shower with rain-head and hand-held attachment | Porcelanosa wash hand basin with drawers | Wall mounted W.C. with concealed cistern | Dual power ladder heated towel rail | Mirror wall display shelves | Downlights | Shaver point

#### BEDROOM TWO 11' 8" x 14' 2" (3.55m x 4.31m)

Double glazed sliding doors with integrated blinds | Integrated double wardrobe | Downlights | TV point | Door to Jack 'n' Jill ensuite

#### JACK 'N' JILL ENSUITE

Double shower cubicle with mains rain-head shower and hand-held attachment | Porcelanosa wash hand basin with drawer unit | Wall mounted W.C. with concealed cistern | Shaver point | Dual power ladder heated towel rail

#### BEDROOM THREE 11' 4" x 11' 9" plus door recess (3.45m x 3.58m plus door recess)

Double glazed sash window | Integrated double wardrobe | Downlights | TV point

#### UTILITY 5' 10" x 10' 7" (1.78m x 3.22m)

Fitted units | Silestone worksurfaces | Stainless steel sink | Space for washing machine and dryer | Cupboard housing the boiler | Double door services cupboard

#### FIRST FLOOR

Glass balustrade | Engineered wood flooring



**KITCHEN/DINING 21' 5" x 13' 10" (6.52m x 4.21m)**

Bi-fold doors with integrated blinds to sun terrace | Fitted wall and base units with pan drawers and pull out drawers | Silestone worksurface | Franke 1.5 sink | Siemens Induction 5 ring hob | Franke extractor | Siemens integrated dishwasher | Double electric oven | Central island with pull out drawers | Downlights | Engineered wood flooring | Space for table and chairs

**LOUNGE 15' 10" x 21' 5" (4.82m x 6.52m)**

Double glazed sash window | Bi-fold doors to terrace | Double glazed Velux windows | Contemporary wood burning stove | Floor sockets | Radiators | Sky points | Ceiling fan | Engineered wood flooring

**MEZZANINE 24' 5" max x 14' 2" (7.44m max x 4.31m)**

Radiators | Glass banister

**SUN TERRACE 34' 9" x 7' 10" (10.58m x 2.39m)**

Tiled floor | Glass balustrade | Electric heaters | Downlight

**LOBBY**

Eaves storage | Double glazed Velux window

**BATHROOM**

Double glazed Velux window | Double ended free standing bath | Porcelanosa wash hand basin with cabinet | W.C. with concealed cistern | Dual power heated towel rail | Porcelain part tiled walls | Porcelain floor tiles | Extractor fan

**DOUBLE GARAGE 26' 3" x 18' 6" (7.99m x 5.63m)**

Electric roller door | Double glazed window to rear | Door to rear | Light and power | Cold water tap

**REAR GARDEN**

Stone flagged patio | Raised flower beds | Lawn

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: LPG and Solar  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and driveway parking  
Solar Panels – Owned outright

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**RESTRICTIONS AND RIGHTS**

Easements, servitudes or wayleaves: Northumbrian Water has a wayleave alongside the western boundary of the property

**ACCESSIBILITY**

Front door is accessible

**TENURE**

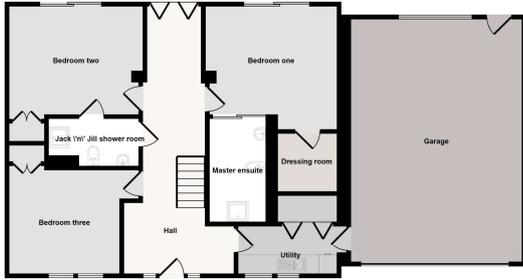
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: F | EPC RATING: B**

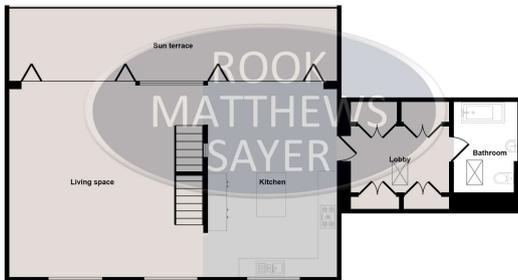
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

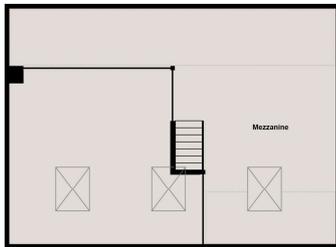




Ground Floor



First Floor



Second Floor

**St. Cuthbert Close, Seahouses**

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors or omissions. Some of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Simple 360.

Version 1



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