



A charming 3/4-bedroom coastal home with stunning sea views, nestled in the heart of Northumberland's historic coastal route. This beautifully presented property offers modern living amidst serene surroundings, making it an ideal retreat.

The Kiln, Waren Mill,
Northumberland, NE70 7EP

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Guide Price £340,000

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About this property

15 The Kiln is a beautifully presented 3-bedroom home with an additional study which may also serve as a bedroom. The property is, perfectly situated on Northumberland's stunning coastal route. This charming property offers modern comforts combined with the serene ambiance of its historic location, making it an ideal retreat for families and professionals alike.

As you enter the property, you are welcomed into a spacious hallway that leads to the heart of the home—the expansive open-plan kitchen, living, and dining area. This bright and airy space is designed for both relaxed family living and entertaining, with large windows that flood the room with natural light and offer glimpses views of the picturesque surroundings. The kitchen area is well-equipped with modern appliances, making it a delight for culinary enthusiasts, while the adjoining living and dining spaces provide the perfect setting for gatherings with family and friends.

A conveniently located WC is accessible from the hall, adding to the practicality of this well-designed home.

Upstairs, the property offers three well-proportioned bedrooms, each providing comfort and tranquillity. The principal bedroom is a peaceful retreat, complete with an en-suite shower room for added privacy. The additional bedrooms are equally bright and welcoming, perfect for family members or guests. A well-appointed family bathroom serves these rooms, featuring modern fixtures and a relaxing ambiance.

An additional study/snug on the first floor offers the perfect space for a home office, creative studio, or an extra guest room, providing flexible living arrangements to

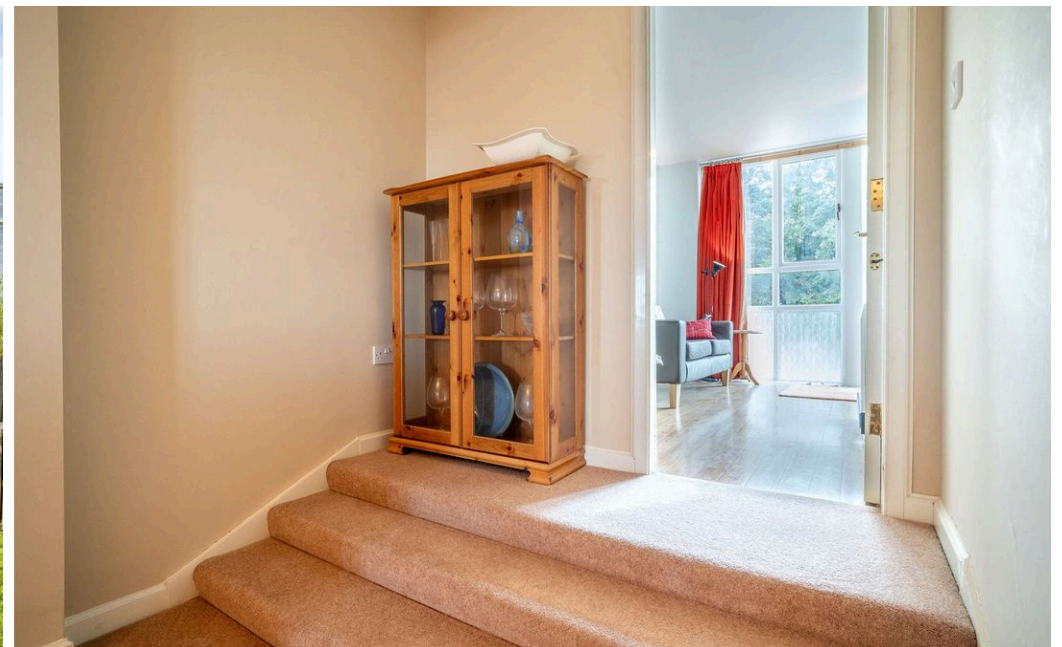
suit your needs.

The communal outdoor areas of 15 The Kiln are a true highlight, offering beautifully landscaped spaces where you can unwind and take in the stunning coastal views. The garden provides a peaceful escape, perfect for enjoying the fresh sea air and the natural beauty of the surrounding countryside.

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Plans

Approx. gross internal floor area

107 sqm

Accommodation Comprises

Ground Floor

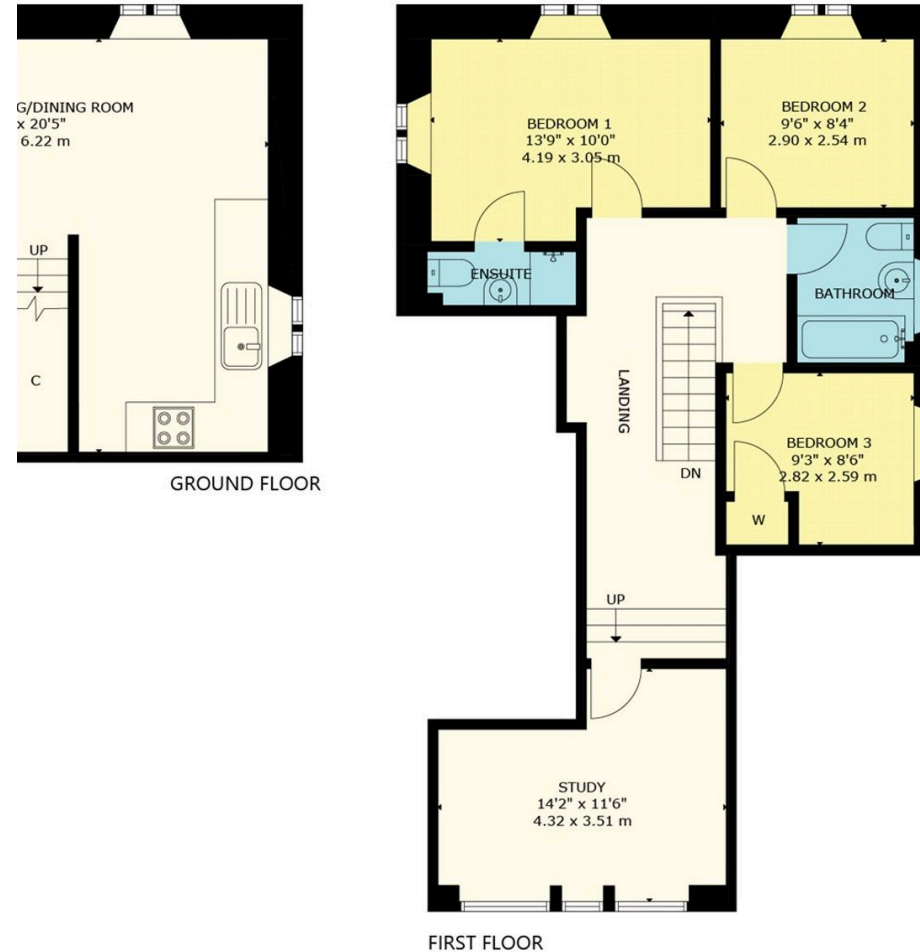
Reception Hallway, Open Plan Kitchen/Living/Dining Area, WC.

First Floor

Office/Snug, Master Bedroom (En Suite), 2 Further Bedrooms, Family Bathroom

Garden Grounds

Communal Garden Grounds, Residential Parking.



15 THE KILN, WARREN MILL, NE70 7EPR
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 1,152 SQ FT / 107 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Local Area

15 The Kiln is situated in the historic hamlet of Waren Mill, a highly desirable area on Northumberland's scenic coastal route. The property boasts stunning views of the coastline and is just a short distance from some of the region's most beautiful beaches and walking trails. This location is perfect for outdoor enthusiasts, offering ample opportunities for walking, cycling, and exploring the unspoilt coastline.

Waren Mill provides easy access to nearby Belford, which offers local amenities such as shops, cafes, and a primary school. The market town of Alnwick, known for its castle and gardens, is also within easy reach. The property is well-connected, with the A1 providing convenient access to Newcastle and Edinburgh, making it an ideal spot for commuters.

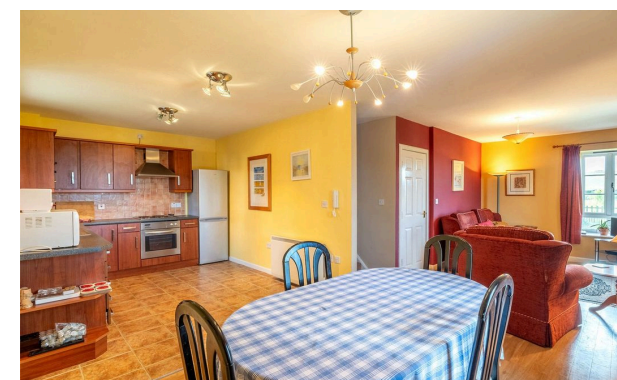
The combination of a stunning coastal setting, spacious accommodation, and breathtaking views makes 15 The Kiln more than just a home—it's a lifestyle choice. This unique property is perfect for those looking to enjoy the charm and tranquillity of Northumberland's coastline. The area is rich in history, with nearby sites like Dunstanburgh Castle, Bamburgh Castle, and the Holy Island of Lindisfarne.

A mainline railway station offers regular trains to Edinburgh, Newcastle, and London, with Edinburgh and

Newcastle just under an hour away, and London approximately 3 hours and 45 minutes. The A1 trunk road also provides easy access both north and south.

The nearby coastline, part of the Northumberland Coast Area of Outstanding Natural Beauty, features picturesque beaches and scenic walks. Country and sporting activities are abundant, with several golf courses nearby, including Dunstanburgh Castle Golf Club and Alnmouth Village Golf Club.

For families, the area offers excellent schooling options, including well-regarded local primary schools. Secondary education includes Duchess's Community High School in Alnwick and Longridge Towers School in Berwick-upon-Tweed, both known for their strong academic standards and supportive environments.



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Key Information

Local Authority

Northumberland County Council

Council Tax

Band = D

Tenure

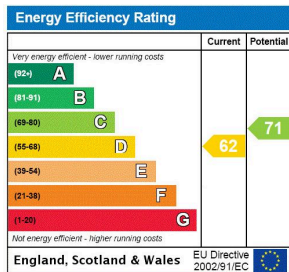
Leasehold - 977 Years & 6

Months

EPC

15 THE KILN EPC

EPC Rating = D



General Remarks

LOCAL AUTHORITY

Northumberland County Council.

Telephone: 0345 600 6400.

<https://www.northumberland.gov.uk/Home.aspx>

SERVICES

Mains water, drainage and electricity.

Night Storage heating.

Full fibre broadband services are available.

FIXTURES AND FITTINGS

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

LISTING AND CONSERVATION

15 The Kiln is a Grade II listed building however not in a conservation area.

INTERNET WEBSITES

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com / www.primelocation.com



Enquire



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Book a valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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