

4 bed detached house to buy in

Anchorage Place, Amble,
Northumberland, NE65 0FN

£465,000 Offers Over

x 4 x 3 x 1

Tenure

Freehold

Driveway & Garage parking

Garden

Property features

- Four Bedrooms, Three Bathrooms
- Integrated Smart Energy System
- Fully Automatic Smart Control
- Driveway, Garage & EV Charger
- EPC Rating A

Key Information

- Council Tax: Band E
- EPC Rating: A
- Heating supply: Air Source Heat Pump
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

EXCEPTIONAL EPC A RATING (98/100) | SOLAR PANELS, BATTERY STORAGE & AIR SOURCE HEAT PUMP | STUNNING REVERSE-LEVEL COASTAL HOME

Pattinson Estate Agents are delighted to welcome to the market Tidal House, an exceptional four-bedroom detached home situated within the desirable Anchorage Place development in the popular coastal town of Amble. Built circa 2021 by respected local developer Clark Homes, this distinctive property offers approximately 1,297 sq ft of beautifully presented accommodation, combining striking architectural design, an impressive reverse-level layout and outstanding energy efficiency.

One of the property's most remarkable features is its exceptional EPC A rating of 98 out of 100, placing Tidal House among the highest-performing homes for energy efficiency. Designed with sustainability and long-term running costs in mind, the property incorporates solar photovoltaic panels, battery storage, an air source heat pump and an electric vehicle charging point. These technologies form part of a fully integrated smart energy system, designed to work together automatically with minimal day-to-day involvement - an approach the current owners describe as 'set and forget'. Together, they offer the potential for substantially reduced household energy expenditure, with the current owners reporting virtually zero net energy costs under their existing energy arrangements. This impressive combination of exceptional efficiency, ease of use and potential financial savings represents a significant advantage for purchasers seeking a home with both environmental credentials and long-term benefits.

Architecturally, Tidal House makes an immediate impression. Its distinctive rooflines, attractive combination of brickwork and contrasting cladding, extensive glazing and glass-fronted balconies create a striking appearance. The same attention to design continues internally, where thoughtfully arranged accommodation, quality finishes and an abundance of natural light combine to create a home of considerable character.

The property's impressive reverse-level design places the principal living accommodation on the first floor, making excellent use of the vaulted roofline and creating a wonderful sense of space. The ground floor offers three well-proportioned bedrooms, two benefiting from private en-suite shower rooms, together with a separate WC. An attractive timber staircase with glass balustrading connects the two floors and provides a striking architectural feature.

The first floor is undoubtedly the heart of this outstanding home, featuring a magnificent open-plan lounge and kitchen with vaulted ceilings, exposed timber beams and glazed doors opening onto a glass-fronted balcony. This impressive space is perfectly suited to both everyday living and entertaining. A separate fourth bedroom, currently utilised as a formal dining room, provides excellent flexibility, while a utility room, additional storage and stylish family bathroom complete the accommodation.

Externally, Tidal House continues to impress with its attractive landscaped frontage, driveway parking, garage and electric vehicle charging facilities. The enclosed rear garden is a particularly appealing feature, having been imaginatively designed with sweeping raised borders, curved pathways, natural stone detailing and a combination of paved and decked seating areas. Established shrubs, ornamental grasses and architectural planting create a wonderful variety of colour and texture, while a distinctive curved seating feature provides an attractive focal point. The result is a beautifully arranged outdoor space, ideal for relaxing and entertaining with relatively modest maintenance requirements.

Situated within the increasingly sought-after coastal town of Amble, Tidal House enjoys convenient access to an excellent selection of independent shops, cafés, restaurants and everyday amenities. The town's picturesque harbour, marina and popular Harbour Village contribute to its distinctive character, while Little Shore beach and the surrounding coastline offer wonderful opportunities for walking and outdoor recreation.

The historic village of Warkworth, renowned for its magnificent medieval castle and expansive sandy beach, is only a short distance away. The wider Northumberland coastline offers an abundance of attractions, including the beautiful beaches of Alnmouth, Druridge Bay, Beadnell and Bamburgh. For those travelling further afield, the A1 provides convenient connections towards Alnwick, Morpeth and Newcastle upon Tyne, while nearby Alnmouth railway station offers services along the East Coast Main Line.

Tidal House represents a rare opportunity to acquire a truly distinctive coastal home, combining striking architectural design, versatile four-bedroom accommodation and exceptional energy performance. With its remarkable EPC rating of 98/100, easy-to-use integrated smart energy system, potential for exceptionally low running costs, impressive first-floor living space and beautifully landscaped gardens, this is a property that delivers an outstanding combination of style, comfort and efficiency.

Early viewing is highly recommended to fully appreciate the quality, individuality and impressive specification of this exceptional home.

Council Tax Band: E

Tenure: Freehold

Price: Offers Over £465,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage , EV Charging

Year built: 2021

Construction materials: Timber frame

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Air Source Heat Pump

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Front Elevation

An impressive frontage showcasing the property's distinctive architectural design, combining attractive brickwork, contrasting cladding and glass-fronted balconies. Beautifully landscaped gardens feature decorative stone, ornamental planting and established shrubs. Driveway parking, garage and electric vehicle charging facilities.

Entrance Hallway

A welcoming entrance hallway with attractive flooring, central heating radiator and access to the ground-floor accommodation. A striking timber staircase with glass balustrading rises to the first floor, creating an impressive architectural feature.



Ground Floor WC

Fitted with a low-level WC and wall-mounted wash hand basin with chrome mixer tap and tiled splashback. Window providing natural light.



Master Bedroom

4.02m x 2.51m (13'2" x 8'2")

A beautifully presented double bedroom featuring attractive décor, flooring, central heating radiator and French doors opening to the outside. Access to a private en-suite shower room.



Master En-Suite

2.41m x 1.30m (7'10" x 4'3")

A stylish en-suite fitted with a shower enclosure, wash hand basin and WC, complemented by attractive wall tiling and chrome fittings.



Bedroom Two

3.17m x 2.86m (10'4" x 9'4")

A generously proportioned double bedroom with attractive décor, fitted carpet, window and central heating radiator. Benefits from its own private en-suite shower room.



Bedroom Two En-Suite

2.25m x 1.48m (7'4" x 4'10")

Fitted with a shower enclosure, wash hand basin and WC, finished with attractive tiling and chrome fittings.



Bedroom Three

3.90m x 2.65m (12'9" x 8'8")

A versatile and well-proportioned bedroom, currently utilised as an additional sitting room. Featuring fitted carpet, window and central heating radiator, offering excellent flexibility for use as a bedroom, guest accommodation or home office.



First-Floor Lounge

6.06m x 3.84m (19'10" x 12'7")

An exceptional living space featuring a striking vaulted ceiling with exposed timber beams, creating a wonderful sense of height and character. Generous proportions provide ample space for comfortable seating, while extensive glazing and doors opening onto the glass-fronted balcony flood the room with natural light. Open-plan access to the adjoining kitchen creates an impressive setting for relaxation and entertaining.



Kitchen

3.18m x 2.89m (10'5" x 9'5")

A stylish, well-appointed kitchen fitted with sleek handleless wall and base units, contrasting work surfaces and vibrant glass-effect splashbacks. Incorporating an inset sink with mixer tap, electric hob with extractor above and integrated ovens. Open-plan to the lounge, providing an attractive and sociable living arrangement.



Utility Room

2.78m x 1.65m (9'1" x 5'4")

A useful separate utility room providing additional worktop space, storage cupboards, shelving and plumbing for a washing machine, keeping everyday household appliances separate from the main kitchen.

Storage Room

1.66m x 0.90m (5'5" x 2'11")

Convenient additional storage space accessed from the first-floor accommodation.

Bedroom Four / Dining Room

3.98m x 2.68m (13'0" x 8'9")

A generously proportioned and versatile fourth bedroom, currently utilised as a formal dining room. Featuring attractive flooring and glazed doors with fitted shutters opening onto the balcony. Offering ample space for a substantial dining table and chairs, the room is equally suited to use as a bedroom, guest accommodation or home office.



Family Bathroom

2.76m x 2.34m (9'0" x 7'8")

A beautifully appointed family bathroom featuring a bath, separate shower enclosure, wash hand basin with vanity storage and WC. Complemented by stylish wall tiling, chrome fittings, heated towel rail and window providing natural light.



Rear Garden

A beautifully landscaped enclosed garden, thoughtfully designed with sweeping raised borders, curved pathways, natural stone features and a combination of paved and decked seating areas. Established shrubs, ornamental grasses and architectural planting provide colour and interest throughout the seasons, while a distinctive curved seating feature creates an attractive focal point. An inviting outdoor space ideal for relaxing and entertaining.

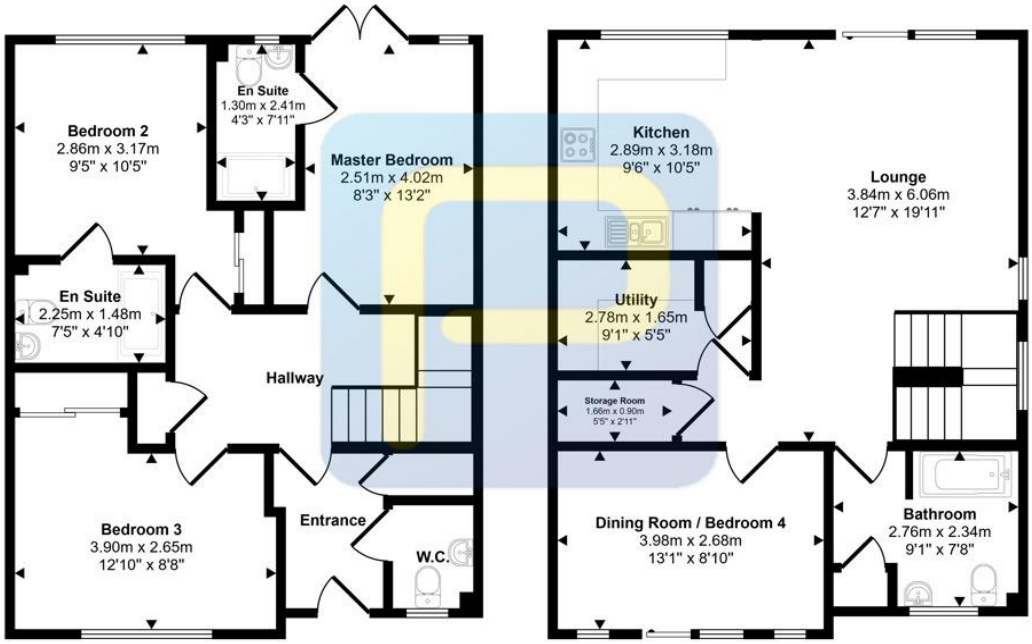


Driveway & Garage

Driveway providing convenient off-street parking, together with garage parking and electric vehicle charging facilities.



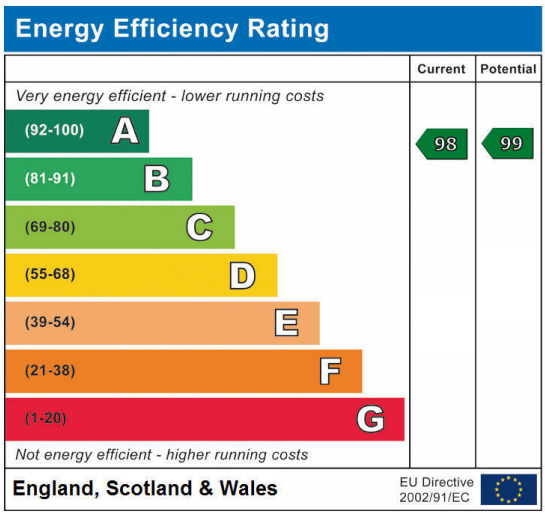
Approx Gross Internal Area
120 sq m / 1297 sq ft



Ground Floor
Approx 60 sq m / 650 sq ft

First Floor
Approx 60 sq m / 647 sq ft

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 error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Anchorage Place, Amble, Northumberland, NE65 0FN

Contact your local branch today for more information on this property:

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