3 bed terraced house to buy in

Queen Street, Amble, Northumberland, NE65 0BX

£225,000 Offers Over

x 3 x 1 x 3

Tenure

Freehold

On Street parking

Property features

- Prominent double-fronted stone-built mixed-use property
- Spacious three-bedroom residential accommodation (100 sq.m) plus Commercial space
- Located moments walk from Amble Harbour
- Stunning Coastal Village

Key Information

- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

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- Flexible viewing slots
- Accompanied viewings

Description

100 Queen Street, Amble, Northumberland, NE65 0DQ

A Rare Mixed-Use Investment & Lifestyle Opportunity in the Heart of Amble

Occupying a prominent double-fronted position just a short stroll from Amble's bustling harbour, this substantial stone-built mixed-use property offers exceptional flexibility for investors, developers, business owners and those seeking a unique coastal home. Combining a spacious former commercial hair salon to the front with generous residential accommodation to the rear and first floor, the property provides approximately 129 sq.m (1,391 sq.ft) of versatile accommodation with significant scope for reconfiguration, subject to the necessary consents.

Previously operating as a successful hairdressing salon, the commercial element (29m2 or 313 sq ft) occupies the ground floor frontage with excellent display windows and independent customer entrance, making it suitable for a variety of retail, office, beauty or professional uses.

To the rear, the residential accommodation offers well-proportioned living space including a generous lounge, fitted kitchen and three first floor bedrooms, with the exciting opportunity to combine the commercial and residential accommodation into one substantial family home or luxury holiday property.

The large attic space offers further development potential, subject to planning permission and building regulations, with neighbouring properties having successfully converted similar roof spaces into additional bedrooms. The adjoining property (of similar size) has been transformed into an impressive five-bedroom holiday cottage, demonstrating the excellent potential this property offers.

With Amble continuing to grow as one of Northumberland's most sought-after coastal destinations, the property represents an exciting opportunity to create a substantial holiday home, boutique holiday accommodation, apartments (subject to consent), or retain the commercial premises whilst enjoying spacious residential accommodation.

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water, Wells

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

LOCATION

Ideally positioned on Queen Street, only a stone's throw from Amble Harbour, the marina and vibrant town centre, the property enjoys immediate access to independent shops, cafés, award-winning seafood restaurants and the famous Harbour Village. Beautiful coastal walks, sandy beaches, Warkworth Castle and Druridge Bay are all within easy reach, making this an outstanding location for both permanent living and holiday accommodation.

LOCAL TRANSPORT & ACCESS

Amble enjoys excellent road connections via the nearby A1068 and A1 providing straightforward access throughout Northumberland and to Newcastle upon Tyne approximately 30 miles to the south. Regular bus services operate throughout the town and neighbouring villages, while Alnmouth Railway Station provides direct rail services to Newcastle, Edinburgh and London.

ACCOMMODATION

Ground Floor-Former Commercial Salon – Spacious open-plan commercial unit with large display windows, previously operating as a successful hair salon. Ideal for continued commercial use or conversion, subject to the necessary consents. Entrance Hallway (3.67m x 1.63m / 12'0" x 5'4") – Entrance hall with staircase to the first floor. Lounge (4.80m x 4.09m / 15'9" x 13'5") – Generous reception room with space for two sofas, coffee table and TV unit. Kitchen (2.06m x 5.26m / 6'9" x 17'3") – Fitted kitchen with a range of units and space for appliances and a breakfast table.
First Floor
Master Bedroom (2.74m x 4.08m / 9'0" x 13'5") – Double bedroom with fitted wardrobes and en-suite, accommodating a king-size bed and bedroom furniture. Family Bathroom – Fitted with bath, separate shower, wash hand basin and WC. Bedroom Two (2.96m x 4.01m / 9'9" x 13'2") – Double bedroom with fitted wardrobes and space for a double bed and furniture. Bedroom Three (2.51m x 4.11m / 8'3" x 13'

TENURE

FREEHOLD

DEVELOPMENT POTENTIAL

One of the property's strongest features is its remarkable versatility. Prospective purchasers may wish to:

Continue operating the ground floor as commercial premises with residential accommodation above and to the rear.
Convert the entire building into one substantial coastal residence.
Create a large luxury holiday home similar to neighbouring conversions.
Develop multiple holiday apartments, subject to planning permission.
Convert the extensive loft space to provide additional bedrooms or living accommodation (STPP).

With Amble's thriving tourism market and increasing demand for quality holiday accommodation, the property offers excellent long-term investment potential.

KEY FEATURES

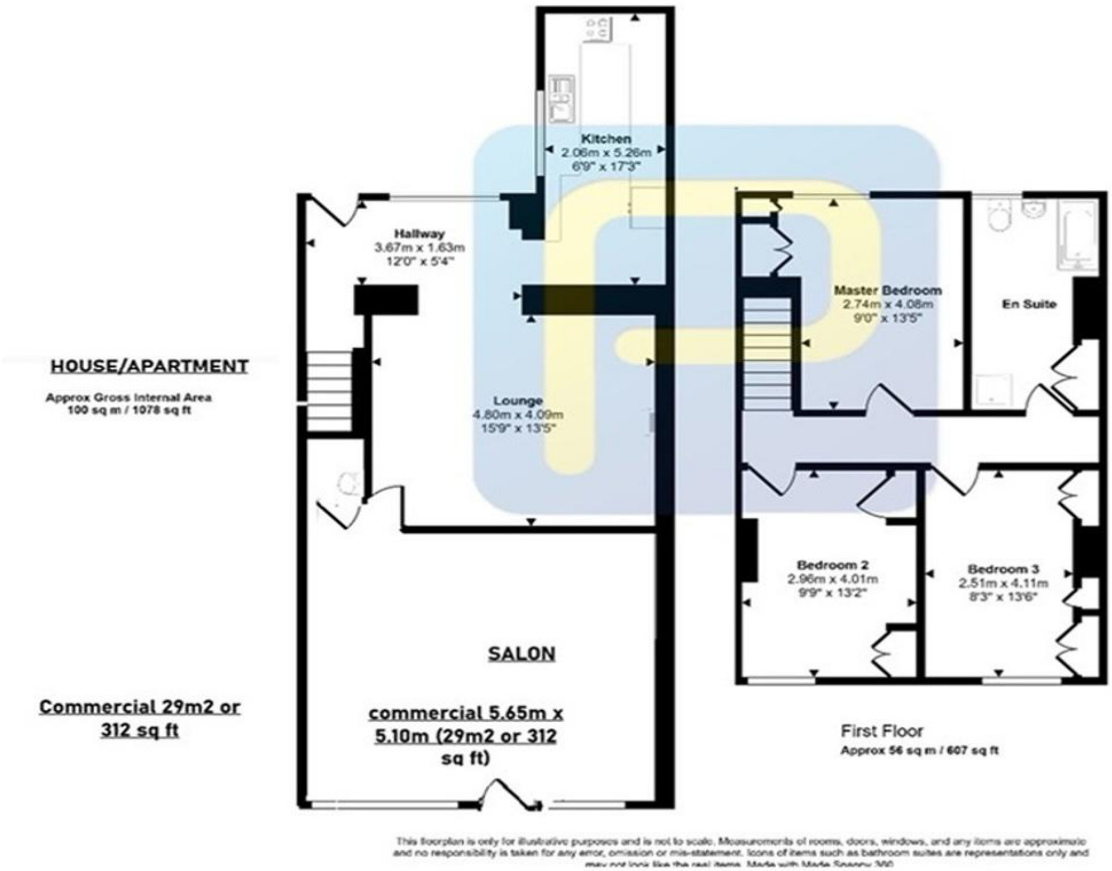
Prominent double-fronted stone-built mixed-use property
Former hair salon occupying the ground floor frontage
Spacious three-bedroom residential accommodation
Approximately 100 sq.m (1,078 sq.ft)
Lounge and fitted kitchen
Large bathroom with separate shower
Enclosed rear courtyard
Extensive loft with conversion potential (STPP)
Significant opportunity for redevelopment
Potential luxury holiday home or holiday let
Scope to create apartments (STPP)
Stone's throw from Amble Harbour and town centre
Excellent investment opportunity in one of Northumberland's most popular coastal locations

EPC

Available upon request (rating D).

ADDITIONAL INFORMATION

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Queen Street, Amble, Northumberland, NE65 0BX

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

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