

# 2 Sycamore Cottages

Embleton | Alnwick | Northumberland

**Galbraith**



# A charming coastal cottage in the highly sought-after coastal village of Embleton



Embleton Bay 1 mile | Seahouses 7.5 miles | Alnwick 8 miles | Newcastle upon Tyne 40 miles  
(All distances are approximate)

Open-plan sitting area and kitchen

Large Conservatory

2 Bedrooms

Family Bathroom

Self-contained 1-bedroom annexe

Established gardens with driveway parking

## Galbraith

Hexham Business Park | Burn Lane | Hexham | NE46 3RU  
T: 01434 693693 | E: [hexham@galbraithgroup.com](mailto:hexham@galbraithgroup.com)

[galbraithgroup.com](https://galbraithgroup.com)

## The Property

2 Sycamore Cottages is a characterful and beautifully presented semi-detached cottage that perfectly captures the spirit of its coastal setting. The heart of the home is a bright, open-plan living space comprising a comfortable sitting area with a feature fireplace and wooden flooring, which flows seamlessly into the well-appointed kitchen. The kitchen features classic pale blue units, wooden worktops, and modern appliances. Sliding glazed doors open into an extensive conservatory that runs the length of the rear, providing a versatile space for dining and relaxation while enjoying views over the private garden. Both well-proportioned double bedrooms are decorated in a light, neutral palette with high-quality wooden flooring. These are served by a modern family bathroom featuring a bath with an overhead shower and stylish timber-clad detailing.

The separate, self-contained timber-clad annexe comprises its own double bedroom, a compact kitchen, and a shower room, offering excellent potential as guest accommodation, a home office, or a holiday rental opportunity.

## Outside

Externally, the property is set back from the road behind a stone wall and established hedgerows. A five-bar gate opens onto a gravel driveway providing off-road parking. The gardens feature a variety of mature trees—including striking cherry blossoms—and vibrant flower beds. To the rear, the lawned garden offers a peaceful retreat with a gravelled seating area, perfect for outdoor entertaining.

## Location

The property is situated in the heart of Embleton, one of the most desirable villages on the Northumberland Coast Area of Outstanding Natural Beauty. The village offers a range of local amenities including traditional pubs, a village shop, a primary school, and a doctors' surgery. It is best known for its proximity to the stunning Embleton Bay, a wide sweep of sandy beach overlooked by the ruins of Dunstanburgh Castle. Nearby Alnwick provides a wider selection of shops, supermarkets, and cultural attractions, including the famous Alnwick Castle and Gardens. The area is a haven for outdoor enthusiasts, with countless coastal walks and golf courses nearby. For commuters, the A1 is easily accessible, providing links to Berwick and Scotland to the north, and Newcastle to the south. Mainline rail services are available from Alnmouth station, offering direct connections to London Kings Cross and Edinburgh.



## Viewings

Strictly by appointment through Galbraith:

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<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>	<b>EPC</b>
Freehold	Northumberland County Council	Band C	Band E

## Services

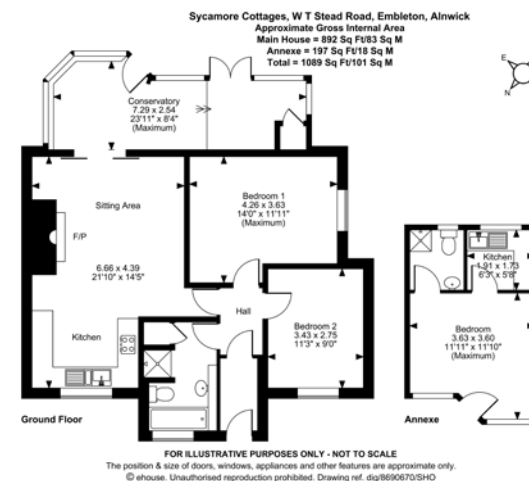
Mains water, electricity and drainage are connected. Oil fired central heating within the cottage and electric heating within the annex.

## Directions

From the A1, take the turning signposted for Embleton and join the B1339, following signs towards the village. Take the first right onto W T Stead Road and 2 Sycamore Cottages is the first cottage on the right after the Creighton Memorial Hall.

**Postcode: NE66 3UP**

**What3words:///same.identity.relishing**



**IMPORTANT NOTES:** 1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4. If there are matters of particular importance please raise this with us and we will try to check the information for you. 5. Particulars prepared May 2026. 6. Photographs taken May 2026.

**ANTI MONEY LAUNDERING (AML) REGULATIONS:** Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.