

# Dalbeattie House, Oaky Balks, Alnwick, Northumberland

£800,000



## Full Description

A uniquely designed and fully re-modernised home located in a peaceful residential area appealing to those looking to easily commute north or south but who would prefer to be close to beautiful countryside. Elizabeth Humphreys Homes are delighted to welcome to the market this magnificent 4 bedroomed property located in the historic market town of Alnwick. This breath-taking home offers stunning and contemporary living and oozes style and charm from every angle. The property is approached via a long Tarmac private drive leading to expansive parking and garage before steps ascend to a paved patio which extends around the front of the property. This beautiful home features a private and secluded plot, a large rear and side garden, quality internal oak doors, fixtures and fittings and benefits from newly fitted uPVC windows, new plumbing, a full re-wire, a new insulated GRP roof, ultrafast broadband, gas central heating and all the other usual mains connections. This stunning property, distinctive in every way, is ready and waiting to welcome its new owners! One that must be viewed!!

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between

Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

The attention to detail and quality of finish is evident from the point of entry onwards and you are continually impressed by the sense of style and design which permeates each room. The black composite front door opens into an airy hallway which offers excellent cloaks and shoe storage in addition to convenient access to the main living spaces and bedroom accommodation as well as to the utility room. Passing into the main living area, you are struck by the large windows, each overlooking the central courtyard, allowing plenty of natural light to illuminate this welcoming entrance hall which is finished with quality LVT flooring extending throughout the ground floor creating a seamless transition between the different spaces. The central courtyard, finished with composite decking, is a superb sun trap and an idyllic place to relax and unwind while listening to the leaves blowing in the breeze and the birds singing.

Incredibly spacious and open plan in its design, the L-shaped living-kitchen-dining room is suffused in natural light and wonderfully airy with many windows overlooking the central courtyard. Appealing to modern living this gorgeous space is the perfect place in which to spend time with family and friends in addition to comfortably accommodating guests when entertaining and hosting parties. There is plenty of room to sit and dine before the space flows freely into the newly fitted kitchen centred around a gorgeous roof lantern accented by additional atmospheric lighting: a stunning feature. There are a superb number of wall and base units with an industrial-look dark grey door complemented by a delicately marbled Silestone work surface. A central island, directly beneath the roof lantern, offers further storage, two chilled wine fridges, an AEG four place induction hob with a draw down extractor fan and breakfast bar seating in addition to a perfect place to watch the stars at night. A peninsula offers further spaces to sit and dine. More units to the side, with cashmere-coloured gloss doors, incorporate a fridge-freezer and a display cabinet, a built-in microwave with warming drawer beneath and two built-in (AEG and NEFF) ovens. A large picture window overlooks the rear of the property in addition to bi-fold doors which open to the garden, views of which can be enjoyed from the sitting room whilst you relax and chat with family and friends.

The spacious utility room, with plenty of handleless units with high gloss cashmere-coloured doors complemented by a Silestone work surface matching that of the kitchen, offers a single bowl sink, plumbing and space for a washing machine and space for a tumble dryer. A WC is conveniently located in this area and the suite comprises a unit incorporating a concealed cistern toilet and a sink with storage beneath. A window allows for natural light. A door leads to the garage, with a remote controlled electric roller shutter door, which offers further storage in addition to housing a vehicle. The boiler and hot water cylinder are located here for ease of access. A window allows for natural light and a door provides external access to a large paved area used for external garden and utility storage, as well as being a link between the drive and the rear garden. The garage features a gardening toilet which is beneficial for when working and spending time outside as it negates the need to frequent the facilities



within the house itself: ideal for muddy boots and shoes. The suite comprises a toilet and a pedestal hand wash basin.

The primary bedroom is a large super king-sized room capturing beautiful views of the garden: a lovely restful room offering plenty of storage options.

Bedroom 2 is a spacious super king-sized room with en-suite facilities and a view over the established garden. The ensuite comprises a walk-in shower space with a waterfall shower head and a separate shower head within, a chrome heated towel rail, a close coupled toilet with a push button behind and a wall hung vanity unit with storage beneath and a hand wash basin on top with a mirror above. Cut stone effect wet walling completes the look and a slim window allows for natural light.

Bedroom 3 is a large super king-sized bedroom featuring a pair of double doors leading outside. The en-suite, comprises a walk-in shower with a waterfall shower head and a separate shower head operated via a digital display control. The room is also fitted with a wall mounted towel rail, a vanity unit with storage beneath and a hand wash basin on top and an illuminated mirror above and a tall seat close coupled toilet with a push button behind. Dark coloured stone effect wet walling completes the look.

The snug is another beneficial living space with a window to the front of the property. This room features patio doors which open to the front. This is a lovely quiet room.

The family bathroom is stunning and oozes boutique hotel style. The suite comprises a sunken bath, a concealed cistern toilet, a double sized shower cubicle with a glass shower screen with a waterfall shower head and a separate shower head within, the controls externally mounted for ease of access, a vanity unit with a hand wash basin on top with an illuminated mirror above and a chrome heated towel rail ensures added comfort. High gloss bronze-toned industrial look wet walling and Silestone work surfaces complete the look perfectly and reflect the light from the spotlights beautifully. A window, with privacy glass, allows for natural light.

The office, with built-in shelving framing the window which overlooks the driveway to the front of the property, is a superb space which could also be utilised as a television room, a further bedroom or music room if you so wished: a beautifully finished room.

Taking the oak and glass staircase to the entertainment room at basement level, the space opens out to a large room which is currently configured as a cinema and music room. This is a fantastic area which could be used as a yoga room, a recording studio, a playroom or a gym. The electrical consumer unit is located here for ease of access.

The garden, framed by a wall with attractive planting, is your oasis of peace and tranquillity and has been beautifully landscaped to provide variety and interest. Stepping stones punctuate the lawn and various hedges afford further privacy. A slightly higher walled section of the garden offers elevated views above an alternative gravelled seating areas and a couple of paths meander around the mature planted areas to the side of the house returning to the front door. There are steps up through the side

garden to a gate which provides pedestrian access to the entrance of the estate ideal for occasions when walking into the town centre. This property is an absolute gem and is your opportunity to own a truly unique and impressive home.

EPC: C

Tenure: Freehold

Council Tax Band: E £3072.72

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Fully modernised to an exceptional standard
- Stunning open plan living dining space
- Amazing central courtyard
- Wonderful spacious light living areas
- Versatile living areas
- Situated on a large hidden plot
- Driveway parking
- Garage
- Utility
- Multiple ensuite bedrooms

## Contact Us

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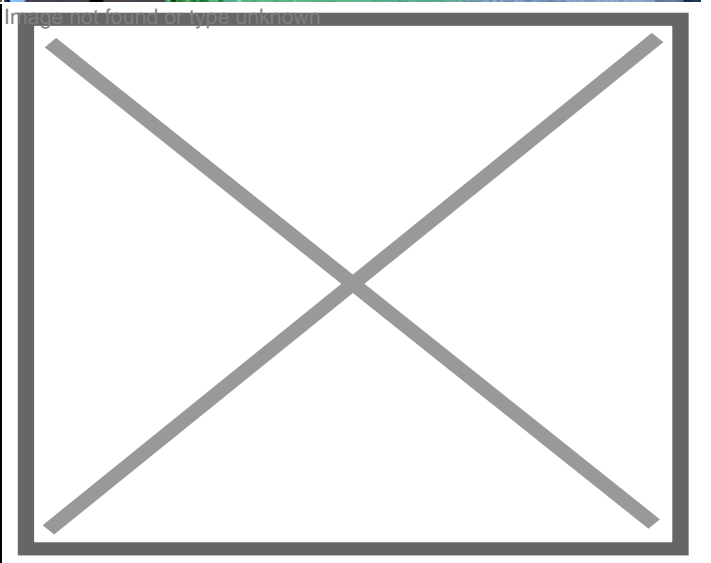




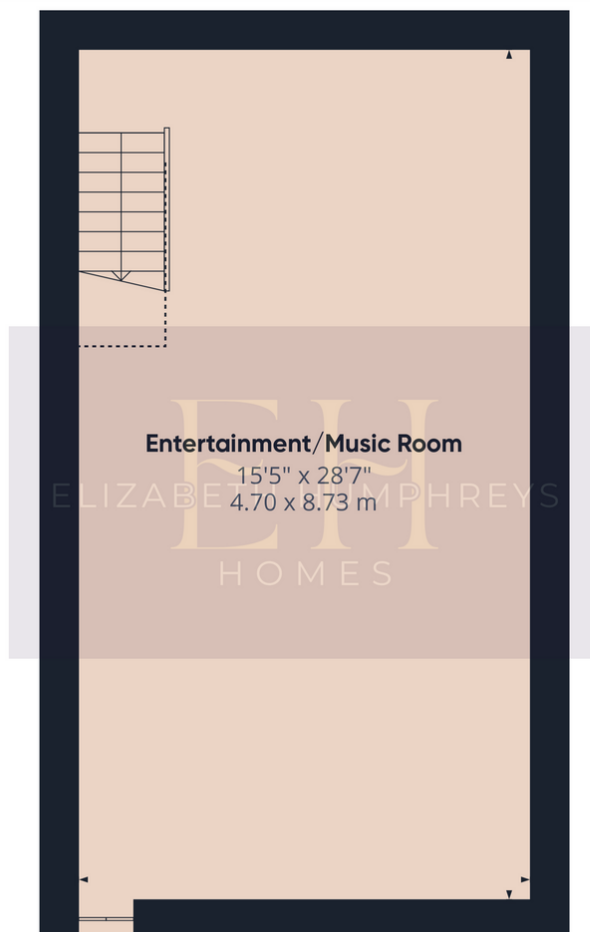




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC







Floor -1



**Approximate total area<sup>m</sup>**

442 ft<sup>2</sup>  
41.1 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



**Approximate total area<sup>m</sup>**

2623 ft<sup>2</sup>  
243.4 m<sup>2</sup>

**Balconies and terraces**

267 ft<sup>2</sup>  
24.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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