

Mews Cottage, Park View, Alnwick, Northumberland

Offers Over £350,000



Full Description

A stunning stone-built property completely refurbished to an incredibly high standard offering styling contemporary living within walking distance of the town centre. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 2 bedroomed cottage located in the Northumberland town of Alnwick. Deceptive in size, this property benefits from a glorious low maintenance private rear courtyard, quality oak internal doors, uPVC sash windows and a composite front door, wet underfloor heating and all the other usual mains connections. This beautiful home would be ideal for edge of town contemporary living in a stunning period building, and is ready and waiting to welcome its new owners.

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.

Originally built in 1841 as a lodge for the Alnwick union workhouse, most

recently this charming mews cottage served as the sale office for Charles Church during the launch of the Park View development. Prior to that it operated for many years as a well-known local farm shop - a place that one welcomed the community through its doors. Following Charles Church completing the Park View development, the building stood empty for nearly 20 years. During that time it sadly fell into disrepair, becoming vulnerable to vandalism and an eyesore for neighbouring residents. Today, that story has changed and, following a comprehensive renovation, the cottage has been carefully restored, preserving its character whilst creating a fresh modern living space ready for its next chapter.

The composite front door opens to a spacious hallway which provides convenient access to the main living spaces in addition to a beneficial cupboard which houses the electrical consumer unit, for ease of access in addition to storing larger domestic appliances and a further cupboard housing the Baxi combi boiler and the underfloor heating system controls. The décor is light and bright showcasing muted beige tones which work in harmony with the light coloured LVT flooring which extends into the main living area creating a seamless transition between the two spaces. The accommodation has been superbly designed to offer comfortable and relaxed living with the addition of quality fixtures and fittings throughout adding elegance and grandeur and lots of light.

A glazed oak door opens into a large and sophisticated kitchen-dining-living room, with lovely vaulted ceilings and exposed beams and trusses which is gloriously light and bright and appeals to modern living as you can relax with family and friends, exchanging stories of the day, whilst creating culinary delights within the kitchen. The bi-fold doors opening into the private rear courtyard add to the wealth of space and allow a tremendous amount of natural light to circulate in addition to facilitating a smooth transition between indoor and outdoor living. Within the well-designed kitchen, there are plenty of wall and base units with a light-coloured door complemented by an extensive delicately veined quartz work surface, and matching upstand, which is mirrored on the large centre island which offers further storage and seating and incorporates an integrated fridge and freezer. In terms of fitted AEG appliances within the main units, there is a dishwasher, a microwave, an angled white and chrome extractor fan above a four-ring induction hob and an under-bench oven. Dropped into the work surface there is a white bowl and a half sink with a drainer cut in at the side and a chrome mixer tap above and there is plumbing and space for an integrated washing machine. The windows overlooking the front of the property have deep sills and are a lovely feature adding further light and character in addition to capturing views of the Tenantry Column set before a green leafy backdrop. Within the living area there is plenty of space for comfortable stylish seating with further room to sit and dine before the glorious bi-fold doors which open into the secluded and sunny rear courtyard.

The main hallway provides convenient access to the bedroom accommodation where both the rooms benefit from a sumptuous carpet adding comfort as you move throughout in addition to independent controls creating ambient temperatures within each space. The high ceilings, with Velux windows, add additional lighting making these rooms superbly light and bright and highlight the exposed beams which add warmth to these beautifully decorated rooms.

The primary bedroom is a spacious double room with a sash window overlooking the rear of the property allowing a wealth of natural light to circulate. A central ceiling light and additional spotlights add brightness. Loft storage is available.

Bedroom 2 is another large light and airy double room with a sash window to the rear. This room also benefits from a central ceiling light and spotlights illuminating the exposed beams perfectly.

Showcasing quality fixtures and fittings, the shower room offers the ultimate in relaxation. The suite comprises an impressively sized shower tray with a water fall shower head and a separate shower head within behind a glass screen, a wall hung vanity unit with a hand wash basin on top with a chrome mixer tap over, an illuminated wall-mounted mirrored cabinet with a shaver point, an extractor fan, a close coupled toilet with a push button behind and a wall hung storage cabinet. A chrome heated towel rail ensures added comfort and the space is attractively tiled creating a stunning finish which is illuminated by natural light entering from a window, with privacy glass, which overlooks the front of the property.

The outdoor space is breathtaking and your private oasis of peace and tranquillity. Extending the full width of the property it benefits from the sunshine throughout the day and is the ideal space in which to enjoy al fresco dining with family and friends or to relax with a glass of wine or cup of coffee at the end of the day. The light-coloured rendered wall forms an attractive boundary and works in harmony with the porcelain tiles which finish this secluded and sheltered space beautifully. Outside lights provide illumination and a gate opens to the side of the property. To the front, there is driveway parking for two cars framed by attractive wrought iron railings. There is also easy access to an E V Charge Point. Next to the home is a further stone storage building that could provide a variety of options for the new owner.

Tenure: Freehold
Council Tax Band:
EPC: C

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

- Parking for two cars
- Period building
- Contemporary living
- Two double bedrooms
- No chain
- Fully renovated and converted stone barn
- Fantastic location for walking to the many facilities Alnwick has to offer
- Lovely and light
- Stunning must see home, first to see will buy
- A once in a lifetime opportunity

Contact Us

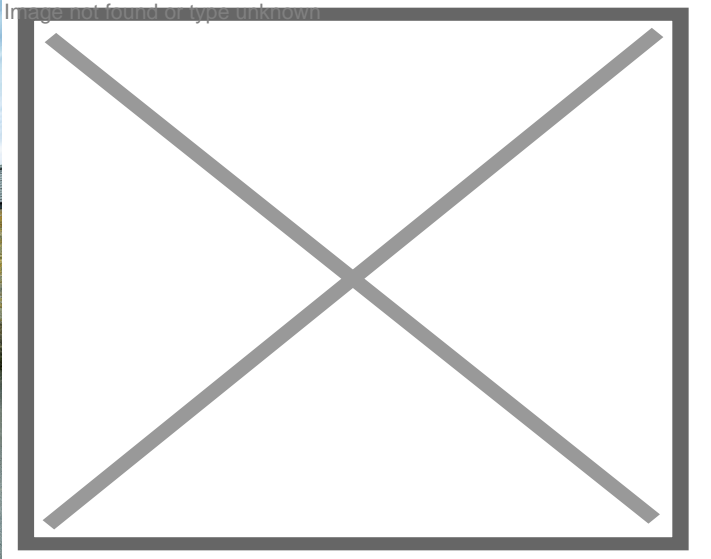
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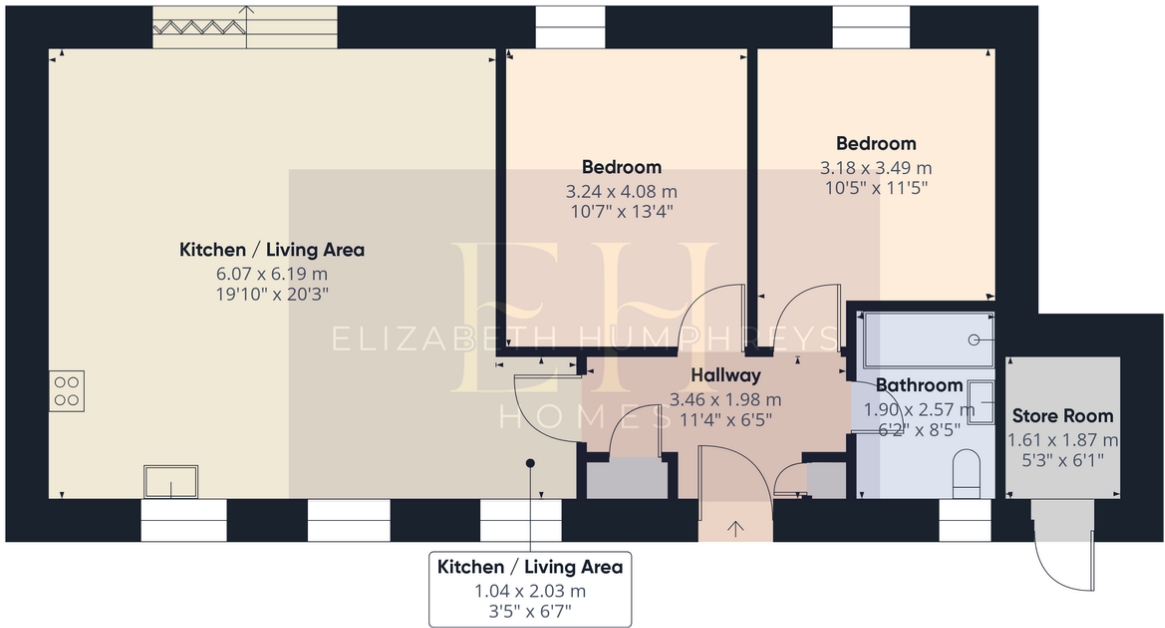
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Approximate total area⁽¹⁾
81.2 m²
874 ft²

(1) Excluding balconies and terraces

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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