# Northumberland Street, Alnmouth, Alnwick, Northumberland

## £1,500,000



### Full Description

Welcoming Seafield House. This stunning stone-built 6 bedroomed three storey property is one of the most desirable in the locality with two successful holiday rental apartments generating significant income and high occupancy. New owners can take on the turnkey business if they desire. Seafield House itself has previously been a hotel but is currently a residential dwelling offering spacious and elegant living within one of the most sought-after coastal villages in the area. The property also benefits from a rear courtyard accessed beneath an archway leading from the main street where there is off street parking and access to a private and peaceful rear garden which captures gorgeous estuary views.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The historic market town of Alnwick is a 5 minute drive away and is a town full of history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. There is an excellent selection of local food

retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

The substantial wooden front door opens into an entrance hallway which is finished with a tiled floor and a Victorian style radiator which adds to the sense of grandeur offered by this wonderful property. A pair of double doors open into the main hallway which showcases a stunning plaster archway and engineered oak flooring.

This hallway provides convenient access to the living room, dining room, kitchen and the ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a Heritage style toilet and a full pedestal hand wash basin with Victorian style taps above. A window to the rear allows for natural light. Returning to the hallway, a grand staircase ascends to the first floor and a separate flight of stairs descends to the cellar which has been configured into two separate rooms both of which offer excellent storage potential. The consumer unit is housed here for ease of access.

With an exposed wooden ceiling, the formal dining room is a superb space in which to entertain family and friends. A large window, with colonial shutters, overlooks the front of the property and allows a wealth of natural light to circulate illuminating the feature fireplace, with black hearth and surround, perfectly. There is built in storage and shelving which would be ideal for housing books or displaying treasured ornaments.

A considerable stone lintel above the door leading into the kitchen-dining-family space is another wonderful feature within this gorgeous family home. The kitchen can be accessed from the courtyard at the side of the property where there is a useful porch, with flagstone flooring, which offers additional space to house coats and store shoes. The bespoke kitchen offers a good number of wall and base units with a rustic wooden shaker style door complemented by a contrasting block wooden work surface and white brick style splash back tiling. The original sandstone inglenook fireplace, with brick insert, houses a range cooker and is a superb focal point which works in harmony with the flag stone floor. In terms of fitted equipment, there are two double ovens, an induction hob beneath a large extractor fan with a stainless-steel splash back behind, two dishwashers and a large Belfast sink beneath a window capturing views over the rear courtyard. There is a beneficial pantry unit offering further storage potential and there is space for an American style fridge freezer. A peninsular provides additional work surface and storage including a wine cooler.

The room flows freely into the family room area, finished with cream floor tiles, which offers space for comfortable seating before a two sash windows which allow plenty of natural light to circulate making this a lovely light and bright space. This in turn leads to a dining area where there is plenty of space to accommodate a dining table and accompanying chairs. A large door opens out onto a decked area at the rear of the property which captures views towards the estuary with the open countryside beyond: a simply stunning place in which to enjoy al fresco dining with family and friends during the warm summer months.

An oak door opens from the dining area into a beneficial utility space which offers plumbing and space for two washing machines and a tumble dryer and a sink. Natural light enters via two windows.

The spacious lounge is an inviting room in which to relax with family and friends. There are two distinct areas within this space the first being a more formal area before an attractive feature fireplace with an arched stone surround and grey tiled hearth. There is storage to either side and large window overlooks the front. The space then flows freely into an extended part of the room to the rear which enhances the space beautifully. This room also benefits from a feature fireplace and a pair of double doors which open into the courtyard to the rear.

Sweeping up to the first floor, the elegant staircase leads to a half landing with a window allowing for natural light.

The half landing provides access to an office area which offers fitted furniture and a sash window to the side with a Velux window adding additional lighting. The boiler is housed here for ease of access, and the space is finished with LVT flooring. Stairs continue to the main landing which opens out to four bedrooms three of which benefit from en-suite facilities.

The principal bedroom is a generously proportioned super king-sized room with an attractive fireplace with a black stone hearth. There are fitted wardrobes offering excellent storage potential. The en-suite comprises a shower with a water fall shower head and a separate shower head within, a close coupled toilet with a push button behind, a vanity unit with a hand wash basin on top and a wall mounted mirror over. The space has been finished with wood-look wet walling which works in harmony with the wood-look floor tiles.

Bedroom 2 is a spacious super-king sized room with a window overlooking the front. There is plenty of space for a variety of bedroom furniture. The en-suite comprises a bath with a shower over, a close coupled toilet with a push button behind, a pedestal hand wash basin and a wall mounted above.

Bedroom 3 is a substantial super king-sized room bathed in natural light. A Victorian style fireplace with wooden surround and black hearth forms a pleasant focal point. There is wardrobe storage available. The fully tiled en-suite comprises a close coupled toilet with a push button, a Quadrant shower with a shower within and a pedestal hand wash basin with taps over. A window allows for natural light. From here, there is access back to the hallway if you so wished allowing flexibility of use.

Bedroom 4 is a large double room with a window overlooking the rear of the property. The detailed metalwork surrounding the fireplace is beautiful. A doorway within a small hallway area provides direct access to Seafield Coach House. This could be utilised if you so wished or could be kept closed therefore creating a separate dwelling depending on your requirements.

The staircase continues to sweep up to the second floor where the large landing, with exposed roof trusses, opens out to two further bedrooms both

of which offer attic storage in addition to eaves storage. Four Velux windows allow for natural light within these lovely spaces.

Bedroom 5 is a good-sized double which is currently configured as a twin room with plenty of storage options available. One Velux window captures views of the estuary, and the other one takes advantage of the vista to the front of the property. The en-suite comprises a bath with an electric shower over, a full pedestal hand wash basin and a close coupled toilet with a push button behind. The space is fully tiled to the walls with a vinyl flooring completing the look.

Bedroom 6 is a double room with a Velux window capturing pleasant views and a second window allowing further natural light. The en-suite comprises a large shower with wet walling within, a pedestal hand wash basin and a close coupled toilet with a push button behind. The space is finished with wood-look vinyl flooring and there is a walk-in wardrobe available for further storage.

The rear garden is a unique and private space in which you can relax and unwind at the end of the day. There is a decked area, accessed from the dining room, which is the ideal space in which to enjoy al fresco dining with family and friends. A couple of steps lead to a lawn which is framed by a border which offers a pleasant backdrop. The rear garden is hugely desirable as is the private parking space to the rear of the property as both these features are rarely found within properties in this stunning seaside village.

Seafield Granary
This beautiful first floor one bedroomed cottage, currently successful holiday accommodation, is located to the rear of Seafield House accessed via a private driveway. A wooden front door, with privacy glass, opens into an entrance hallway with stairs ascending to the first floor. There is useful space to hang coats and store shoes, and a radiator ensures added comfort.

The landing flows freely into the main sitting area which is flooded with natural light courtesy of a large window capturing estuary views and a second window adding further light. The television is recessed into the chimney breast which forms an attractive focal point before two comfortable armchairs where you can relax and exchange stories of the day. A hallway leading from the side of the living room provides convenient access to the kitchen and bedroom.

The well-equipped country cottage style kitchen offers wall and base units which have been creatively designed to maximise the use of space and there is plenty of room for a dining table and accompanying chairs. The wood block work surface incorporates a large Belfast sink beneath a window allowing for natural light. There is space for an under-bench fridge freezer, an oven beneath an extractor fan and space and plumbing for a washing machine/tumble dryer. The boiler is housed in a wall unit for ease of access and the space has been finished with LVT tile-look flooring which creates a sleek and stylish look. A Victorian style radiator is an attractive addition.

The bedroom, with en-suite facilities, is a super-king sized room which

overlooks the side of the property with colonial shutters providing privacy. There are plenty of storage options, including loft access, available within this restful room where the inglenook fireplace forms an exquisite feature. The en-suite comprises a Quadrant shower with a single shower head within, a close coupled toilet with a push button behind and a pedestal hand wash basin with a mixer tap over and an illuminated mirror above. The room is finished with wet walling within the shower and sandstone coloured tiling to the remaining walls.

Seafield Coach House
Seafield Coach House is attached to Seafield House and is accessed throughout an adjoining door but also benefits from independent access via a wooden front door which opens into a hallway with a spiral staircase ascending to the first floor. Within the hallway, there is useful space to hang coats and store shoes. Offering a wealth of possibilities of uses, this one bedroomed property could appeal to those looking for multi-generational living or an opportunity for holiday accommodation.

A wooden door at the top of the stairs opens into a large kitchen-diner which boasts a sizeable uPVC window to the rear allowing a huge amount of natural light to circulate in addition to capturing pleasing views. An original fireplace forms an attractive focal point before space which comfortably accommodates a dining table and accompanying chairs. The kitchen offers a good number of wall and base units with a contemporary white laminate door complemented by a contrasting wooden work surface and white brick style splash back tiling. In terms of fitted equipment, there is a fridge-freezer, a Whirlpool ceramic hob with extractor fan above and a Whirlpool oven beneath and a light-coloured acrylic bowl and a half sink with a mixer tap above. The space continues to the bedroom accommodation passing the door which opens directly to Seafield House, joining the two properties, and a second set of stairs which ascend to lounge located on the top floor.

The bedroom, with en-suite facilities, is a large king-sized room boasting an original feature fireplace with a black hearth and the addition of a Victorian style radiator is appealing. A window to the front, with colonial shutters, overlooks the village capturing views of attractive properties lining the main street. The en-suite comprises a close coupled toilet with a push button behind, a hand wash basin with a mixer tap over and a shower cubicle with a waterfall shower head within. The space is finished with sandstone coloured wet walling which works in harmony with the white wet walling furnishing the remaining walls.
With a Velux window allowing for natural light, the lounge is a warm and inviting space showcasing exposed beams which add a huge amount of charm. There is plenty of room to accommodate comfortable furniture upon which you can relax and unwind at the end of the day.

Tenure: Freehold
Council Tax Band: F £3671.76
EPC: Ordered
Grade ii listed

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both

sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.

For sellers, the cost of these checks is included within our marketing fee, with no additional charge.

For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- Exceptional coastal lifestyle & investment opportunity in the heart of Alnmouth, a must see property!
- Substantial 6-bedroom, 3-storey main house packed with character, charm, and flexible living space with two additional self-contained
- Annexe properties – ideal for holiday lets, multi-generational living, guest accommodation, or income potential
- Outdoor Space & Rare Village Parking and garden.
- Combines historic charm, modern convenience, and exceptional income potential in an unrivalled coastal setting
- Grand entrance hallway with tiled flooring, Victorian-style radiator & stunning plaster archway
- Spacious formal lounge with two feature fireplaces and double doors to the courtyard
- Impressive formal dining room with exposed wooden ceiling, feature fireplace & built-in storage
- Showstopping open-plan kitchen / dining / family room – perfect for modern family life & entertaining
- Elevated decked terrace with stunning estuary and countryside views
- Perfect for alfresco dining and entertaining
- Some updating required

## Contact Us

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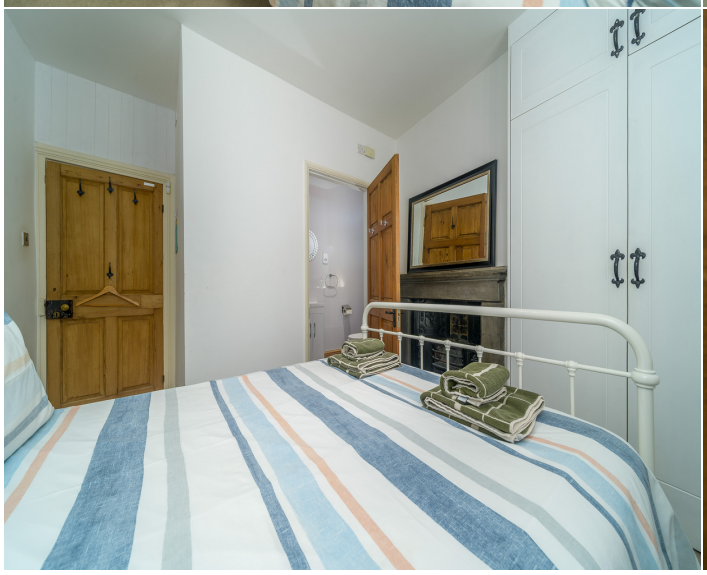












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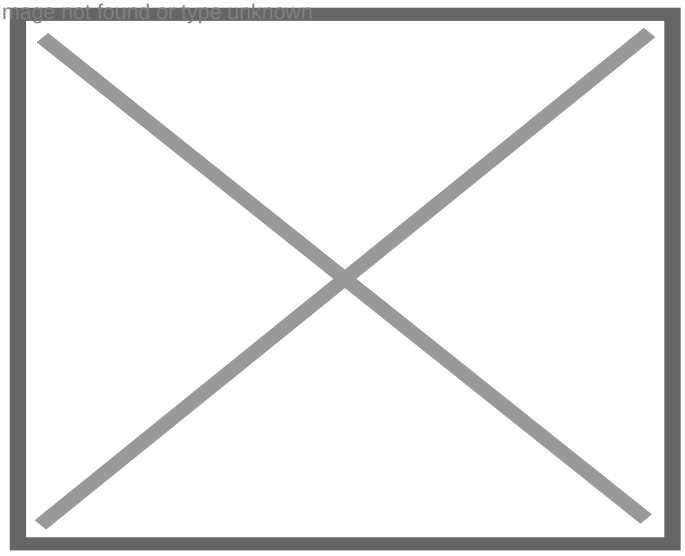
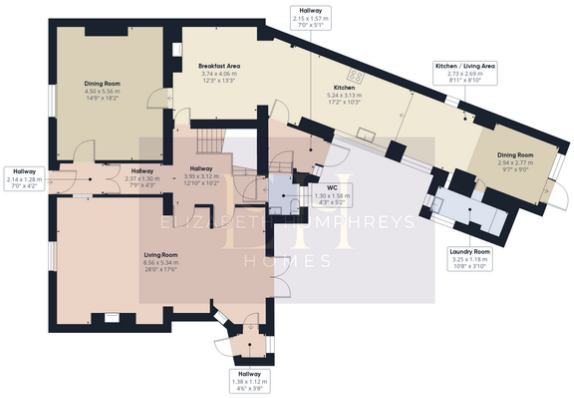
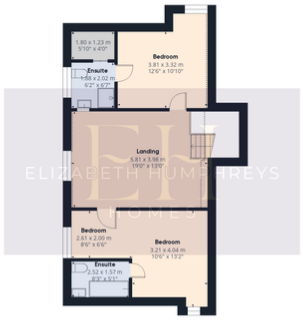





Ground Floor




Floor 1




Floor 2

S
E W
N

**Approximate total area**(1)

297.1 m²
3196 ft²

**Reduced headroom**

1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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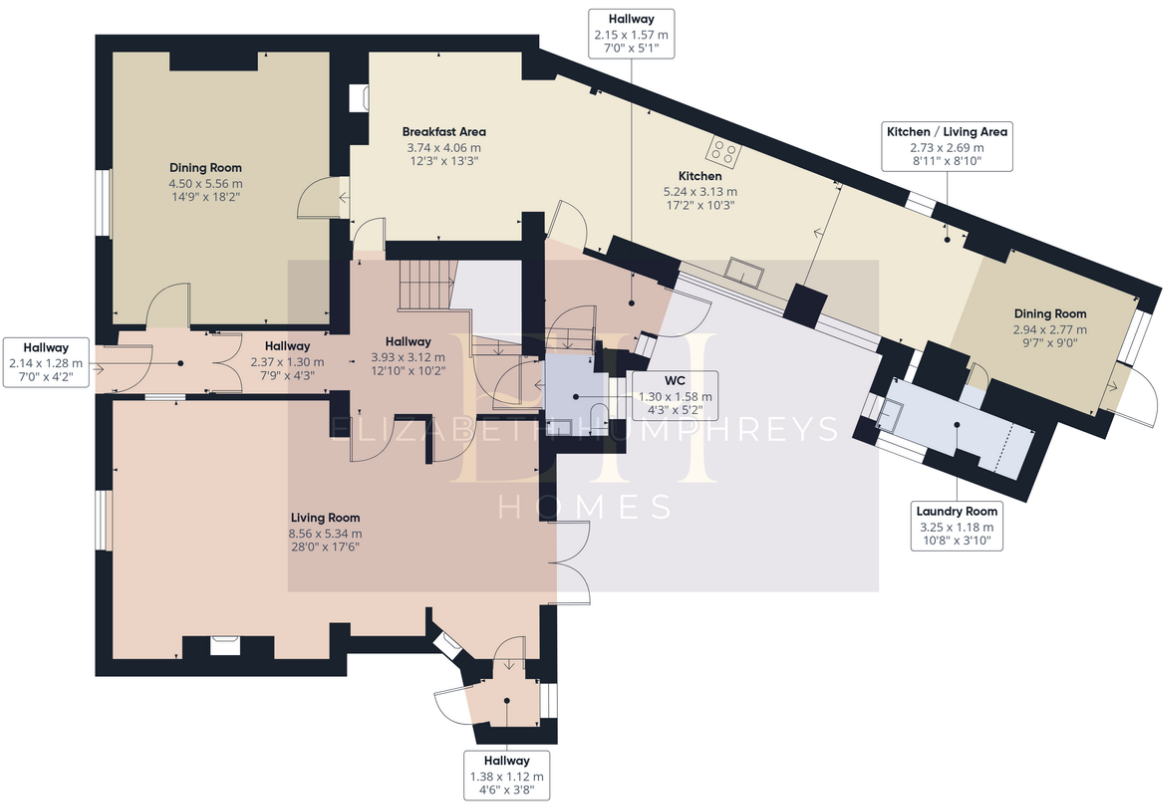


S
E W
N

Ground Floor

**Approximate total area**(1)

140.8 m²
1515 ft²

**Reduced headroom**

0.6 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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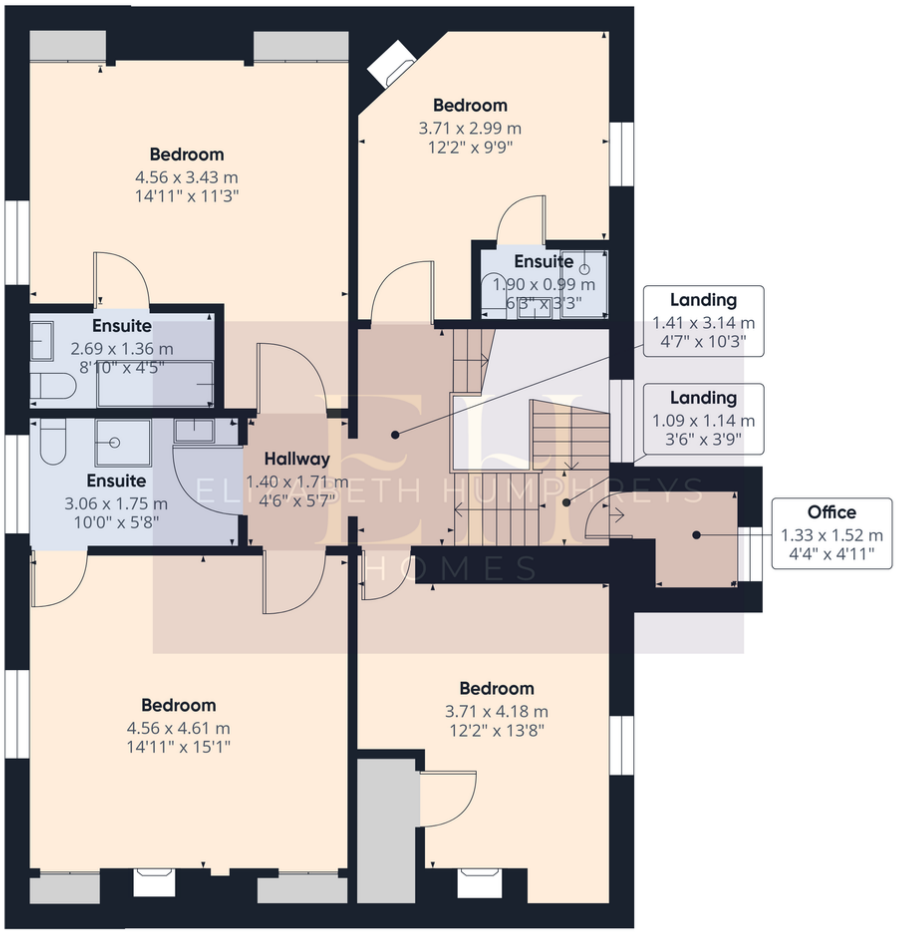


Floor 1

**Approximate total area**(1)

93.4 m²

1004 ft²

(1) Excluding balconies and terraces

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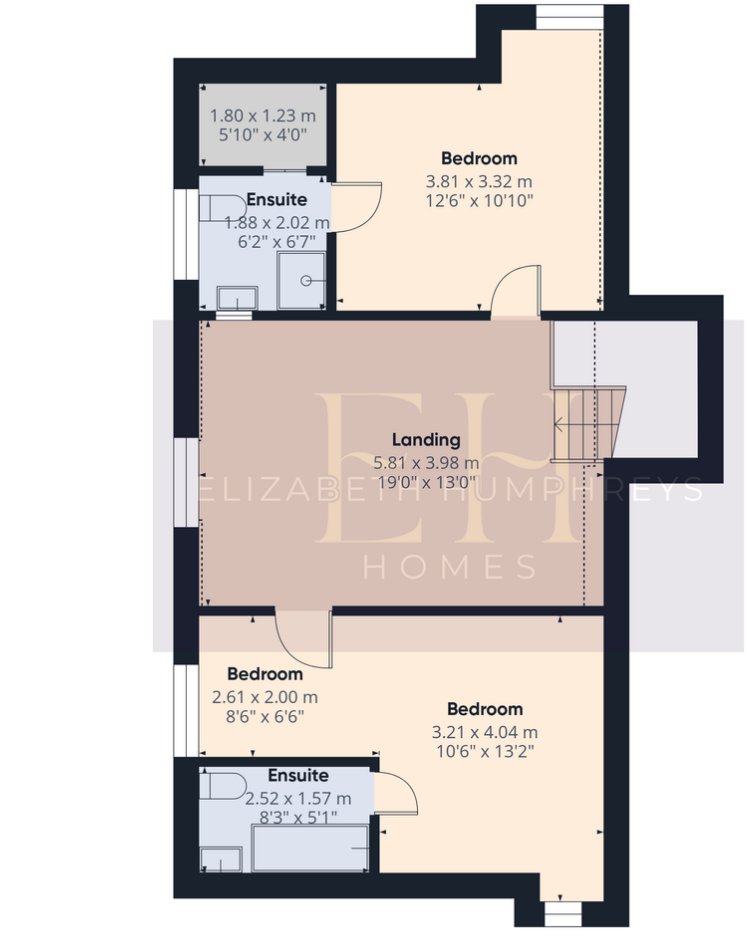


Floor 2

**Approximate total area**(1)

62.9 m²

677 ft²

**Reduced headroom**

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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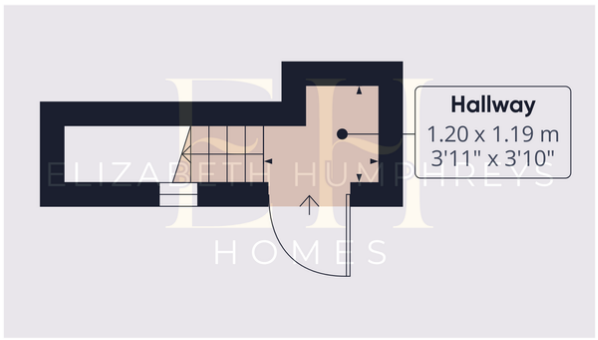
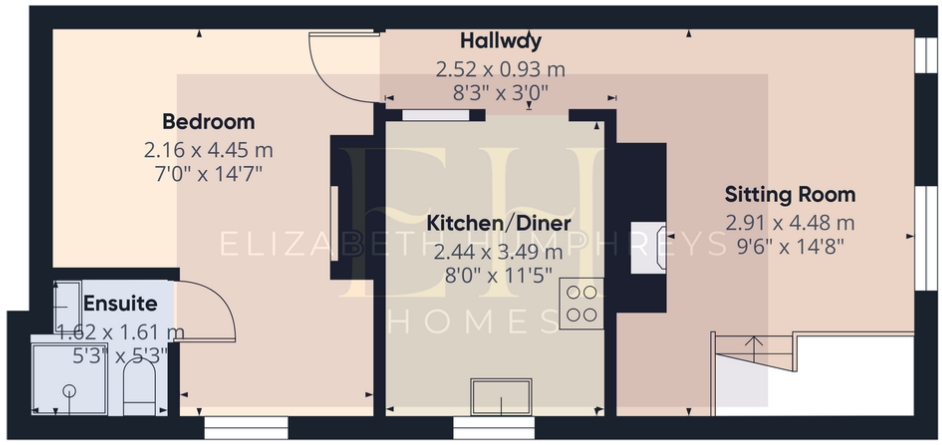



Ground Floor




Floor 1

**Approximate total area**(1)

42.3 m²

455 ft²

(1) Excluding balconies and terraces

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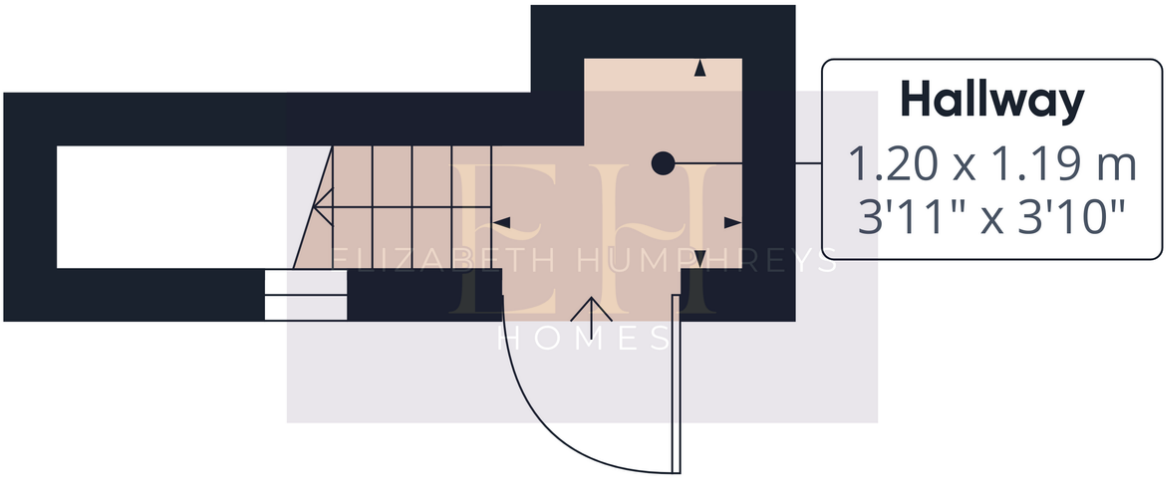


Ground Floor

**Approximate total area**(1)

3.3 m²

36 ft²

(1) Excluding balconies and terraces

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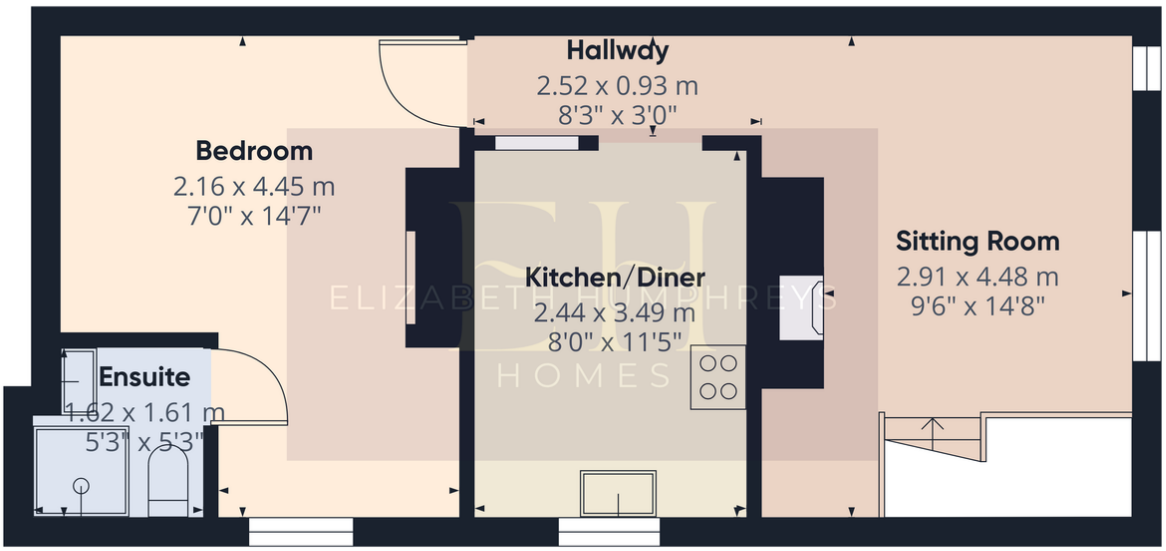


Floor 1

**Approximate total area**(1)

39 m²
419 ft²

(1) Excluding balconies and terraces

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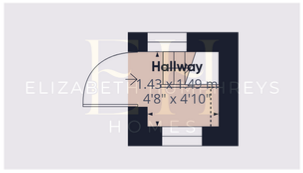
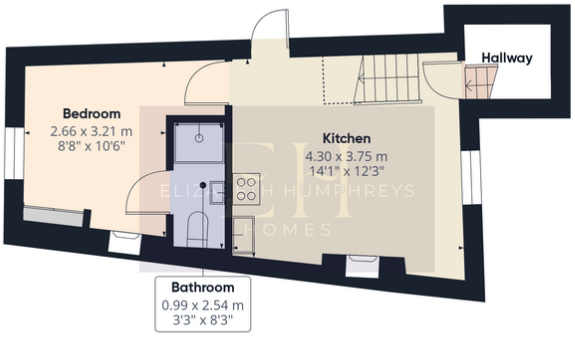



Ground Floor




Floor 1

**Approximate total area**(1)

43.7 m²
471 ft²

**Reduced headroom**

6.7 m²
72 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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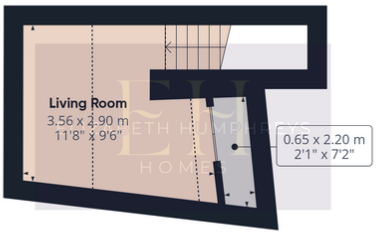
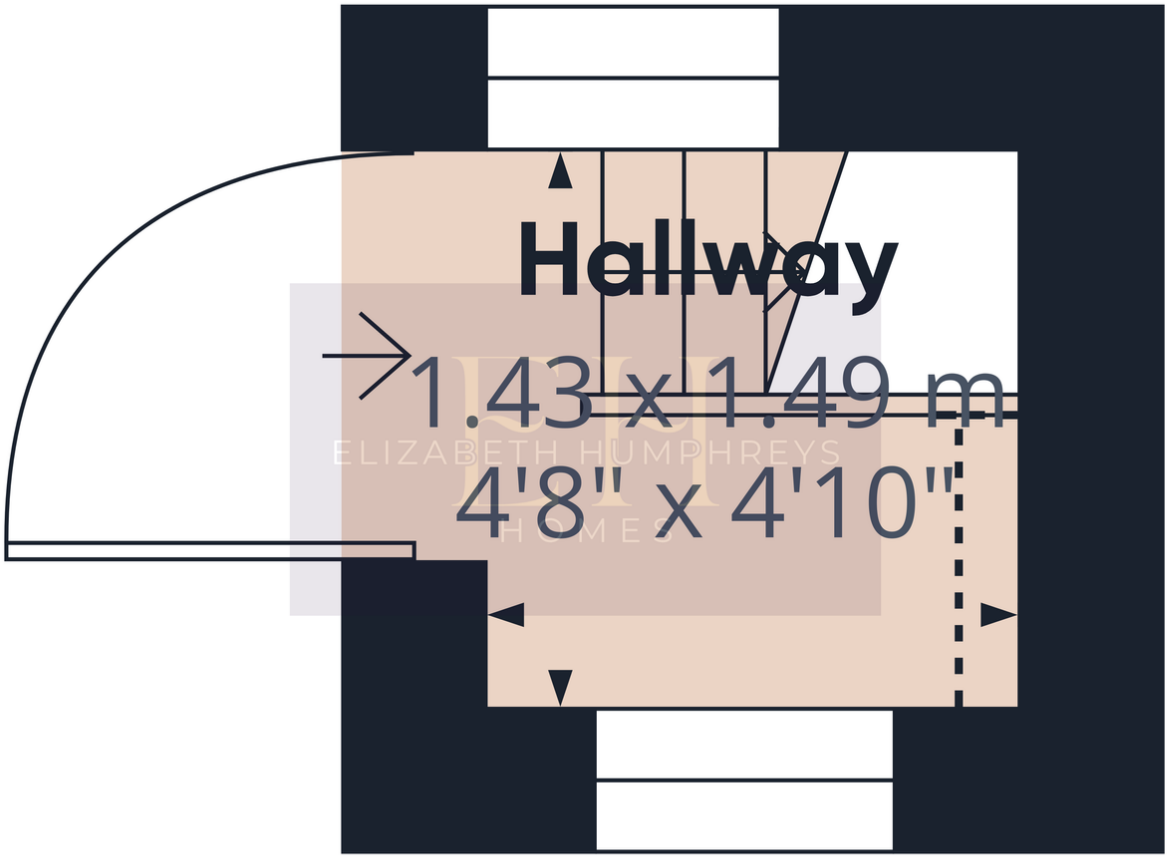



Floor 2




Ground Floor

Approximate total area(1)
2.4 m²
26 ft²

Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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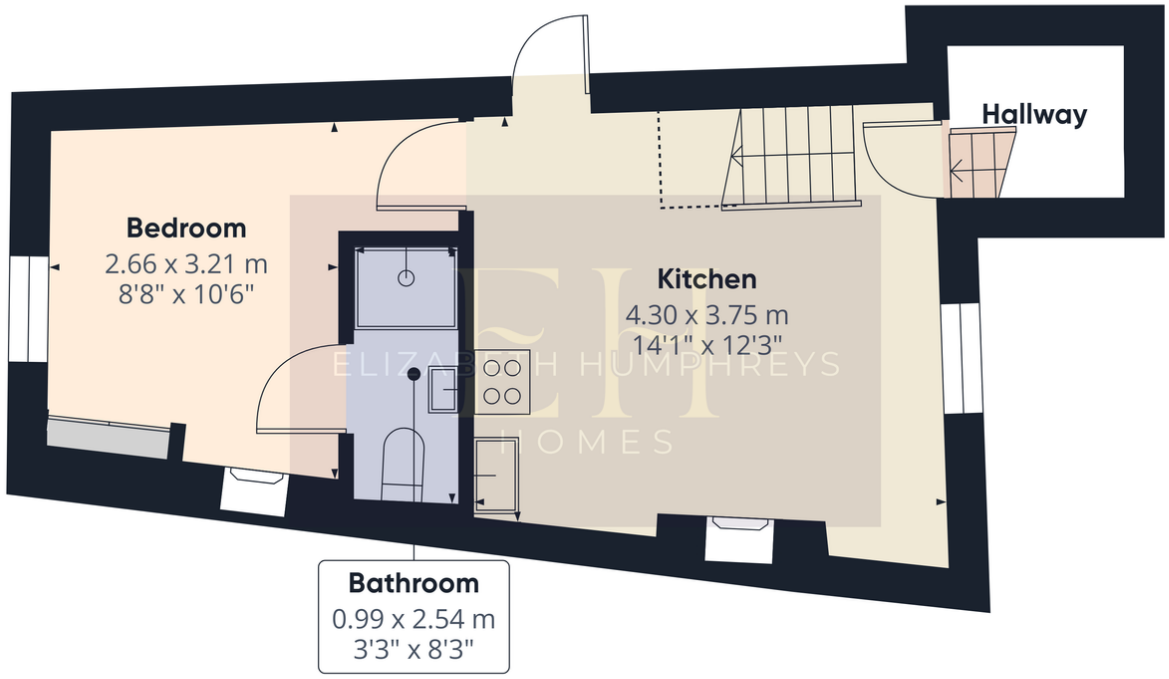


Floor 1

Approximate total area(1)
29.8 m²
321 ft²

Reduced headroom
0.5 m²
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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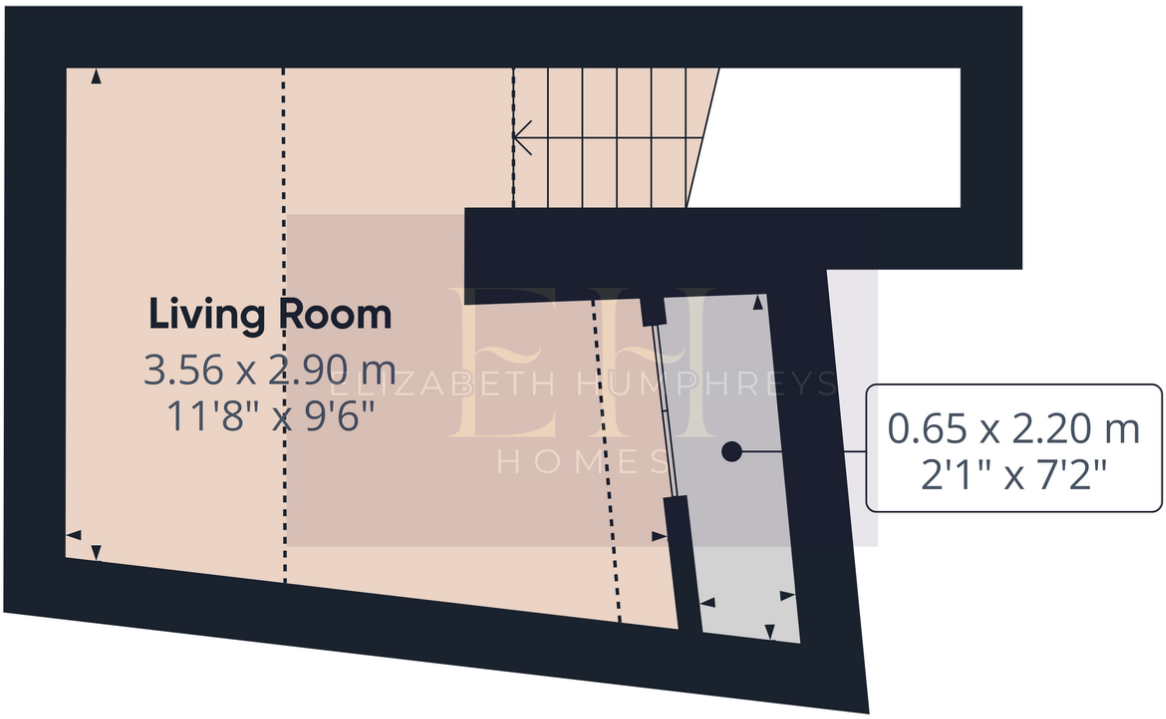


E S N W

Floor 2

**Approximate total area**(1)

11.5 m²

124 ft²

**Reduced headroom**

6 m²

64 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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