

Northumberland Street, Alnmouth, Northumberland.

Offers Over £490,000



Full Description

Do you want to live in Alnmouth?

Do you DREAM of a seaside period home?

A gorgeous property centrally located and brimming with character.

Elizabeth Humphreys Homes are delighted to welcome to the market this architecturally pleasing 3 bedroom property. This home features a whole host of stunning original period features, uPVC double-glazed windows and wooden doors, gas central heating and all the other usual mains connections. A stunning home.

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 a bank, GP surgeries, dental practices and a fabulous leisure centre to name

but a few.

Entry is via the solid wooden front door, with a charming window above, into an inviting entrance hallway showcasing an attractive tiled floor. A second wooden door opens into the main hallway with stairs leading to the first floor. The stairs are stunning, with beautifully designed newel posts that complement the wooden floorboards perfectly. Useful cupboard storage is available.

As you ascend to the first floor, the half-landing opens out to a boutique hotel-style bathroom. The suite comprises a free-standing bath, a close-coupled toilet with a push button, a wall-mounted hand wash basin and a useful storage cupboard. A chrome heated towel rail and radiator ensures added comfort. The space is fully tiled with high gloss sandy coloured tiles which are beautifully illuminated by the natural light entering through the two windows.

The stairs continue to the first-floor landing which provides access to the kitchen and the lounge-dining room. The contemporary and stylish kitchen, with high ceilings, coving and LVT flooring, is located to the rear of the property and offers a good number of wall and base units with a high-gloss cream-coloured door complemented by a grey-coloured laminate work surface and a mushroom-coloured splashback. The kitchen is equipped with a built-in dishwasher, a bowl and a half acrylic sink, a built-in washing machine, an integrated fridge freezer, a microwave, and an under-bench Bosch oven beneath an induction hob and a chimney style extractor fan, with the latter two being part of the centre island. The centre island incorporates a breakfast bar which is ideal additional seating.

The relaxing and airy lounge-dining area overlooks the front of the property and allows you to enjoy watching life unfold in this seaside village. The incredibly high ceilings with stunning ceiling rose, chandelier and cornicing impress immediately. The marble fireplace, with a cast iron insert and detailed tile surround, forms an exquisite focal point. The windows, which allow for great people-watching opportunities on Northumberland Street below, are furnished with colonial shutters which add further elegance to this welcoming and comfortable room.

Taking the stairs to the second floor, the half landing with a window allowing for natural light continues up to the main landing, which opens out to three bedrooms and a shower room.

The first bedroom is a good-sized double room, with a shaped ceiling and views to the rear over rooftops to the neighbouring village beyond. There is plenty of space for additional bedroom furniture, and the cast iron fireplace with a tiled insert and a stone hearth forms a beautiful feature.

Bedroom 2 is another generously proportioned double room overlooking the front of the property. This room offers built-in storage and a chimney breast adds to the character of this light and airy space.

Bedroom 3 is a single room with a shaped ceiling and a dormer window. This charming room offers built-in storage.

The shower room is tiled in sandstone hues and comprises a hand wash

basin on top of a vanity unit with a mirrored cabinet behind, a close-coupled toilet with a push button and a single shower cubicle with a waterfall shower head and separate shower head within, a shaver point, and a chrome heated towel rail for added comfort.

Lease 999 years from 27 March 1992 no annual charges made for the lease.

This property currently pays its local taxes via business rates.

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

- Stone built
- Holiday let income
- Period home
- No chain
- The best of modern living with lots of period features
- Short walk to the beach
- Bus route
- Walk to the train station
- Light and spacious
- Very sought-after village location
- Coastal home
- Mains gas central heating

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk











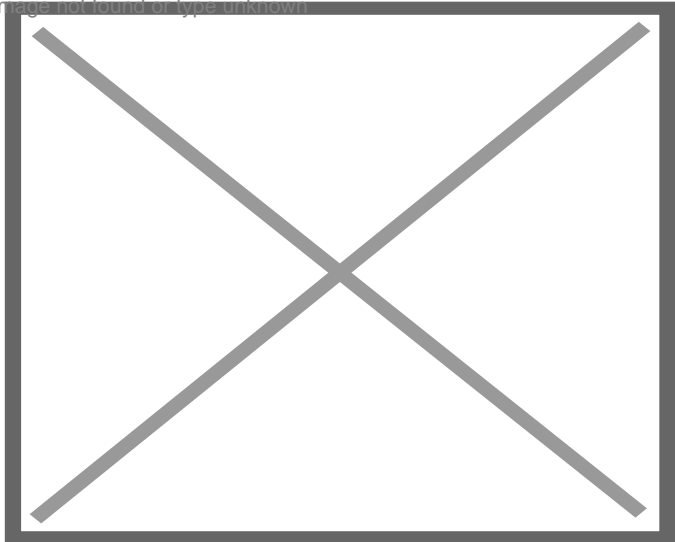
© Richard Knapp 2023

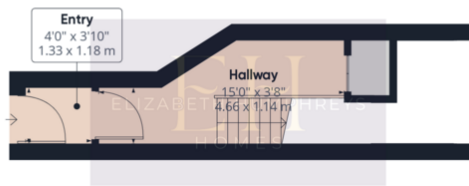
© Richard Knapp 2023



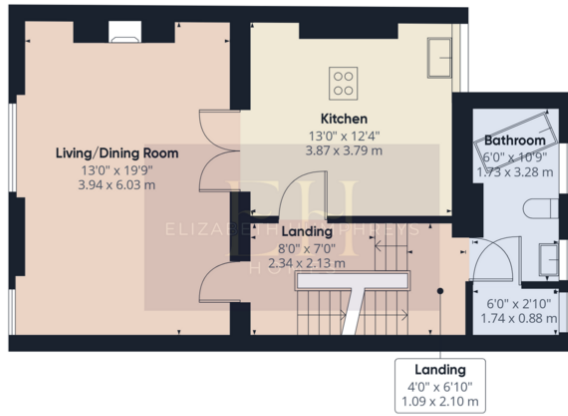
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

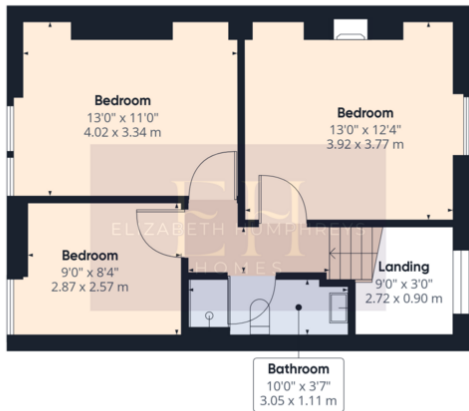




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1183.49 ft²
109.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360