

# Percy Terrace, Alnwick, Northumberland

Offers Over £380,000



## Full Description

An incredibly well cared for period stone-built property built in the 1830s oozing charm and character, located in a conservation area. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous Grade II listed 3 bedroomed terraced property located in the Northumberland town of Alnwick. This family home retains many original period features and benefits from a beautiful, elevated cottage style front garden, wooden sash windows detailing outstanding carpentry work, gas central heating and all the other usual mains connections. This property is superbly located in a much sought-after residential area and is within walking distance of the town centre, local shops and bus stops.

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 front garden is elevated and offers a private place in which to sit and

relax, the railings at the front are original and survived the second world war. The impressive wooden front door which opens into an entrance porch, with parquet flooring and a high ceiling, offering useful cloaks hanging and shoe storage. A wood and glass door opens from here into the main hallway with an attractive plaster archway leading to the stairs to the first floor. The space is finished with stripped wood floorboards which extend throughout most of the ground floor creating a seamless transition between the different spaces. Doors from the hallway lead off to the elegant lounge, a second reception room, a beneficial storage cupboard beneath the stairs and a spacious light and bright kitchen.

With original working shutters adorning the elegant sash window and an attractive outlook to the front, the lounge is an inviting room in which to spend time with family and friends. A ceiling rose and original coving add charm and character and an original tiled fireplace with a cast iron insert, a black quarry tiled hearth and a marble surround forms a striking feature which works in harmony with the overall elegance of the room. Shelving to one side offers ideal storage.

The second reception room is spacious and airy with period features including a ceiling rose and a picture rail. A stunning black original range made by Revels in Alnwick forms an exquisite focal point, a built-in cupboard with glass doors above offers storage and two large wooden sash windows overlook the rear courtyard and allow plenty of natural light to circulate. This multi-use room could be utilised as a dining room if you so wished or a home office or hobby room.

Located at the rear of the property, the kitchen is a glorious light and bright space with bi-fold doors opening to the rear courtyard facilitating free flow of movement between indoor and outdoor living. There is plenty of space to dine whilst appreciating the pretty courtyard views. The kitchen offers a good number of wall and base units with a shaker style door complemented by a solid wooden work surface which incorporates a bowl and a half twin drainer sink below a window which captures views of the attractive raised planters within the courtyard. There is space for a large range cooker beneath an extractor fan, two further under bench appliances and space and plumbing for a dishwasher. The room is finished practically with a quarry tiled floor matching the tiled splash back. Additional lighting is by way of ceiling spotlights and the brushed chrome switches and sockets add an attractive finishing touch.

Stairs ascend to the first floor, the impressive handrail with ornate carpentry adding appeal as you ascend. The half landing opens to a spacious bathroom with a semi-shaped ceiling. The Heritage suite comprises a pedestal hand wash basin with chrome taps, a cast iron bath with original taps, a white toilet, a corner shower cubicle with an electric shower within and two built in cupboards one of which cleverly houses the washing machine with tumble dryer above. The tiled floor completes the look of this spacious room which is illuminated by natural light entering via two windows, one to the side and one to the rear.

The main landing opens out to lovely L shaped hallway which provides convenient access to three bedrooms and a beneficial storage cupboard. Loft storage is available via ladder access. The stripped wood floorboards extend from the hallway into all the bedrooms working in harmony with the



overall interior design of the property.

The primary bedroom is a large double room with a wooden sash window, with working shutters, overlooking the front of the property. There is a beautiful and intricate original stone fireplace with a cast iron insert which adds charm and character to this restful room.

Bedroom 2 is to the rear of the property and is a spacious double room incorporating another stunning stone fireplace with a cast iron insert. The sash window allows a wealth of natural light to circulate in addition to capturing pleasant courtyard views.

Bedroom 3 is a large single room but due to its orientation could accommodate twin beds if you so wished. This is another lovely light and bright room, with working window shutters. All the bedrooms benefit from high ceilings adding to the sense of space offered.

The rear courtyard is a private space with a substantial stone wall. There are raised wooden planters which are well stocked with attractive plants and shrubs presenting an attractive backdrop with a paved area presenting the ideal space in which to enjoy al fresco dining with family and friends during the warm summer months.

Tenure: Freehold

Grade ii Listed

EPC:

Council Tax Band: C £2234.70

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

- Stunning period home
- Grade ii listed
- Many period features
- Very well presented
- Elevated front garden
- Walk in to town
- Stunning sought-after location
- Enclosed courtyard

## Contact Us

### **EH Homes**

Casey Lodge Park Road,  
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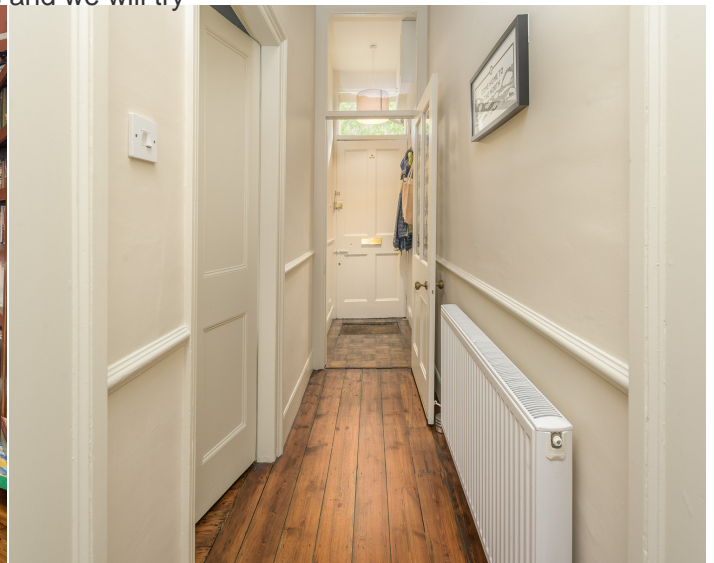
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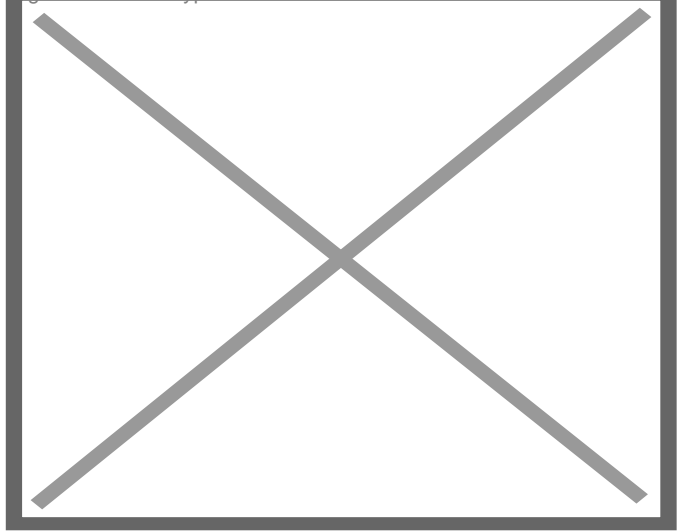




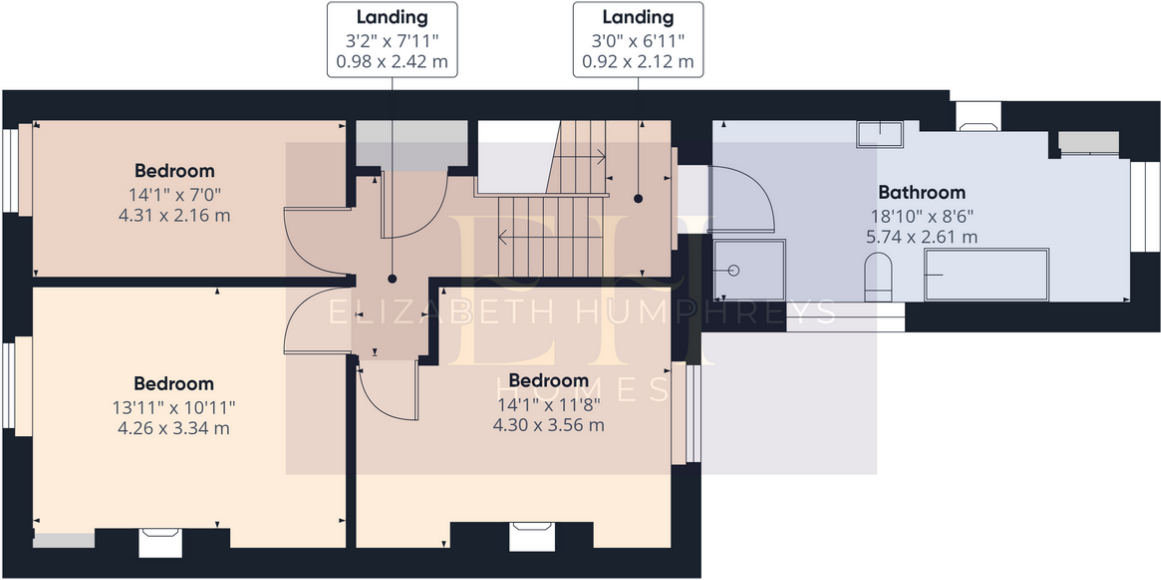












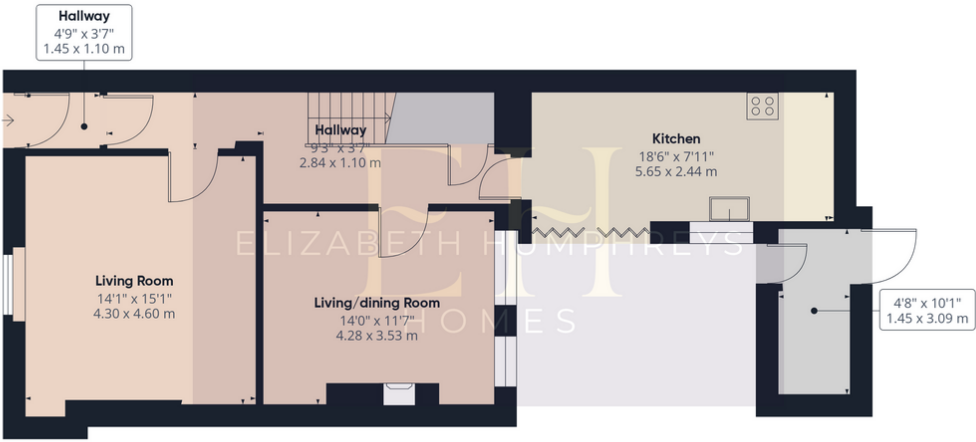
Approximate total area<sup>(1)</sup>  
657 ft<sup>2</sup>  
61.1 m<sup>2</sup>

(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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Floor 1



Approximate total area<sup>(1)</sup>  
1388 ft<sup>2</sup>  
129 m<sup>2</sup>

(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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Floor 1