

Prospect Place, Alnmouth, Alnwick, Northumberland

Offers Over £325,000



Full Description

Located in the seaside village of Alnmouth, the appeal of this beautifully atmospheric home impresses from the point of entry onwards. Elizabeth Humphreys Homes are delighted to welcome to the market this gorgeous Grade II listed 2 bedroomed property, which was built around 1750 and is part of a former granary. The home is brimming with charm and character and retaining many original features. The property boasts original wooden sash windows to the front, gas central heating, all the other usual mains connections. No holiday letting.

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.

Accessed from a private road with on street parking to the front, a flight of steps lead to the wooden front door which opens to the lounge, the original wooden floorboards of which have been painted white to create a light and bright feel. The original ceiling beams, fireplace with brick surround and quarry tile hearth, and shelved space and storage beneath the stairs add further seaside cottage ambience. An original single-glazed sash window to the front and a window to the rear allow plenty of natural light and a window seat provides a charming space to sit. A small cupboard houses the electrical consumer unit for ease of access.

A quaint staircase leads from the lounge to the first floor which opens into the newly replaced bespoke kitchen-diner. Dual aspect, with windows with deep sills allowing an abundance of natural light and capturing glorious views of the church, this space is wonderfully welcoming. Careful consideration has been given to the décor which reflects the nautical theme perfectly. The kitchen offers a good number of wall and base units with a white-painted solid wood door with a wooden handle complemented by a solid wooden work surface and stunning Heritage-style splash back tiling. There is a stainless-steel sink with an attractive tap above, a four-burner induction hob, an electric oven and an integrated fridge-freezer. There is plenty of space for a dining table and accompanying chairs in addition to a dresser which is the ideal space to display ornaments or tableware.

The rear hallway, with a wooden window taking advantage of views of the church, the grounds and down to the main street, leads to the bedroom accommodation, with cottage-style doors and black latches, and a large floor to ceiling storage cupboard. The wood panelled walls and original wooden floorboards within the bedrooms are steeped in character and impress immediately, taking you back in time to the 1750's.

The primary bedroom is a large double room with a window to the front and one towards the church. Natural light is enhanced by ceiling spotlights. This room offers superb storage options including built-in cupboards and shelves in addition to a pull-out desk area. A radiator ensures added comfort.

Bedroom 2 is a double room with a window capturing views of the period property opposite. This room offers built in wardrobe storage. Both bedrooms are beautifully decorated and carefully styled to reflect the appeal of this gorgeous original granary conversion so deeply steeped in history.

With colours chosen to depict the coastal theme, the newly fitted bathroom mirrors its seaside location and comprises a half pedestal wall hung hand wash basin, a Quadrant shower cubicle with a shower within and a wall hung concealed cistern toilet with a push button behind. A unique window with a tile surround set deep within the wall looks out to the street opposite: a fabulous feature! The space has been tiled beautifully in a Heritage style, ceiling spotlights add to the brightness, and a wide chrome heated towel rail ensures added comfort.

Tenure: Leasehold, with 969 years remaining

EPC : Ordered

Council Tax Band: B, £1,796.77 for the 2024/25 financial year

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

- Built in 1750
- Stone-built
- Grade II listed
- Main original features
- Cobbled street
- New kitchen and bathroom
- Modern mains gas central heating
- Short walk to the beach

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland

Morpeth

Northumberland

NE65 9JD

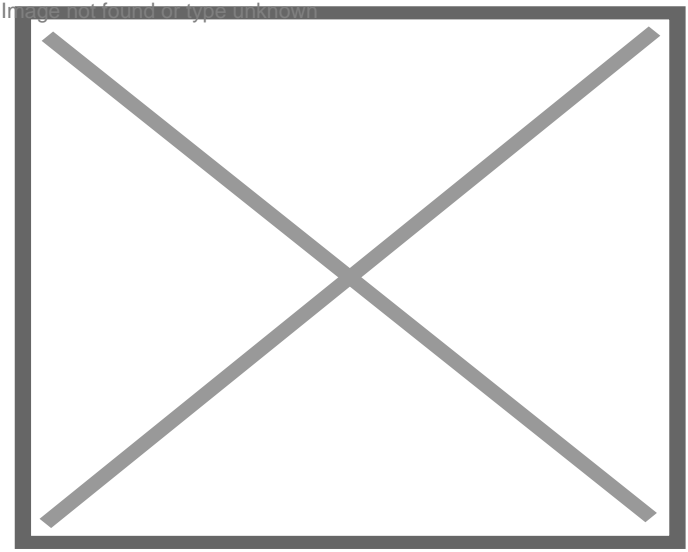
T: 01665 661170

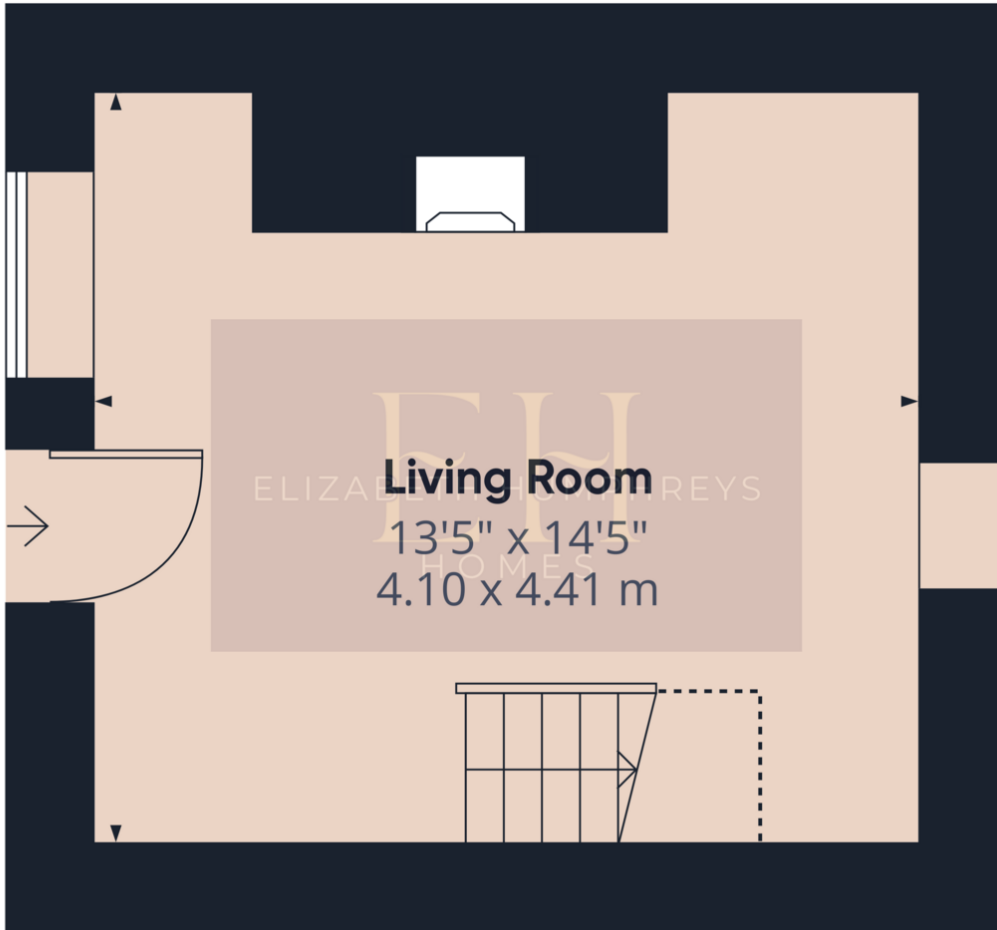
E: info@eh-homes.co.uk











Ground Floor



Approximate total area⁽¹⁾

189.12 ft²
17.57 m²

Reduced headroom

14.03 ft²
1.3 m²

(1) Excluding balconies and terraces

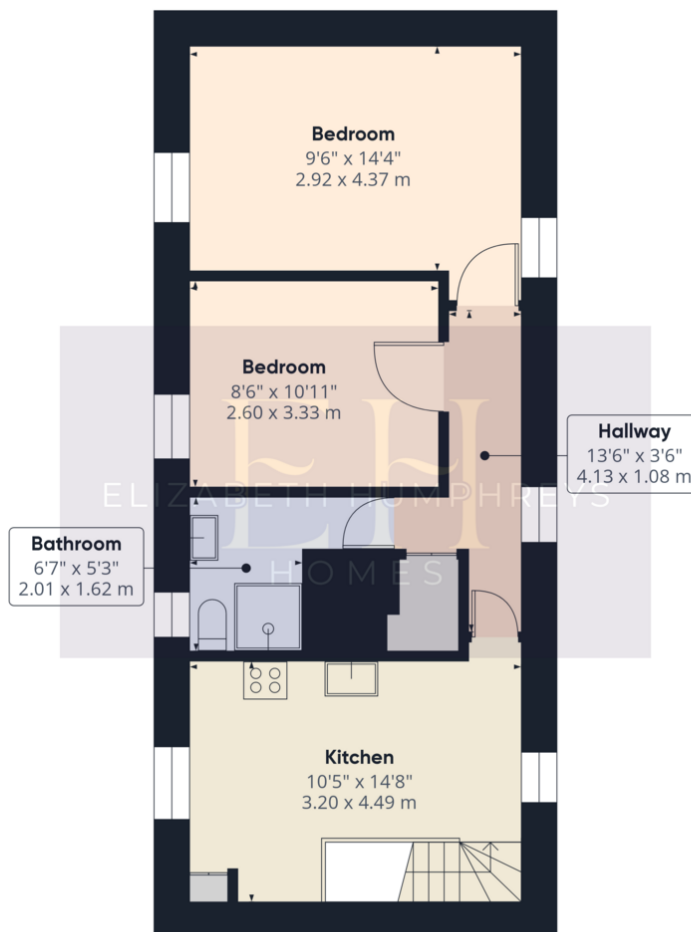
Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾

478.56 ft²
44.46 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360