

4 bed town house to buy in NE66

Bailiffgate, Alnwick, Alnwick,
Northumberland, NE66 1LZ

£385,000 Offers Over

x 4 x 3 x 2

Tenure

Freehold

Permit Parking parking

Garden

Property features

- Four Bedroom
- Separate Guest Accommodation
- Two Ensuite Guest Bedrooms
- Private Courtyard
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Gas

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Four Bedroom | Two Reception Rooms | Three Bathrooms | Enclosed Courtyard | Centrally Located

Pattinson Estate Agents are proud to market this large townhouse ideally located at the heart of the Historic market town of Alnwick, boasting an excellent array of shops, art galleries, tea rooms, pubs and cafes including the well renowned Barter Books. It is also a convenient base for those that enjoy cycling or walking and is just 3 miles from some of Northumberland's' award winning and finest beaches.

Alnwick is also well served by public transport with regular buses running routes to Berwick and Newcastle and with the East Coast mainline trains stopping at nearby Alnmouth Station giving easy access to Edinburgh, Berwick, Newcastle and Kings Cross. Newcastle International Airport is 35 miles to the south.

Arranged over three floors, the layout is perfectly suited to an owner occupier who is looking for a property with private living space and a separate entrance annex for receiving holiday lets or a bed and breakfast guesthouse. Whilst the space is currently utilised as four bedrooms, a communal lounge, dining room and a dining kitchen, there is much flexibility with the seven main rooms in this impressive building. It could also be a fantastic town centre main second home or main residence.

With views over the Alnwick castle walls, the two second floor ensuite bedrooms offer characterful and charming space for guests with a communal lounge below on the second floor. These two rooms together with a third double bedroom at the front of the building can all be accessed from a 'guest' entrance and staircase. The second staircase with its own private entrance leads to the living space for the current owners and a guest dining room. Both sides of the property are interlinked, and a central external passage leads through to a private courtyard.

Viewing by appointment only.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £385,000

Property Type: Town House

USPs: Garden

Parking: Permit Parking

Heating: Gas

Entrance Passageway

A paved passageway, accessed from Bailiffgate and providing access to the guest accommodation entrance on the left, a second entrance to the right and the private courtyard to the rear.



Second Entrance

A lobby area providing access to the Kitchen, Dining Room and stairs to the a first floor landing which provides access to a Bathroom, Bedroom Four and Bedroom Three.

Dining Room

2.84m x 4.50m (9'3" x 14'9")

A ground floor reception room with sash window to the front elevation and accessible from the second entrance lobby, currently used as a Dining Room.



Kitchen / Diner

3.35m x 4.92m (10'11" x 16'1")

A spacious room to the rear of the property, with a country style fitted kitchen including plenty of work surfaces and kitchen cupboards, a Belfast sink, integrated dishwasher, space for a fridge/freezer, inglenook with range gas/electric cooker, sash windows and access to the Utility Room.



Utility Room

A useful room to the rear of the property, attached to the kitchen with, storage cupboards, space for washing machine and tumble dryer, space for undercounter freezer, with exterior door to courtyard.

First Floor Landing

Providing access to Bedroom Three, Bedroom Four and a Bathroom, access to boarded loft space with pull down ladder, equipped with electricity and work desks.

Bedroom Three

3.13m x 4.74m (10'3" x 15'6")

A double bedroom with sash window to the front elevation, fitted wardrobe, access to both first floor landings.



Bathroom

2.53m x 1.98m (8'3" x 6'5")

A modern fitted bathroom, integrated W.C. and wash hand basin with cabinets, bath with mains shower and glazed screen, fully tiled walls and floor, ladder heated towel rail.



Bedroom Four

3.30m x 3.46m (10'9" x 11'4")

Sash window to the side elevation, fitted wardrobe.



Guest Accommodation Entrance

A lobby area with stairway leading up to the first floor landing to the front of the property, which provides access to the Communal Lounge and Bedroom Three.

First Floor Landing

Sash window to the front elevation, access to the Communal Lounge, Bedroom Three and stairs to the second floor landing.



Communal Lounge

4.01m x 4.69m (13'1" x 15'4")

A light and spacious living room, with sash windows to the front elevation and a fireplace with gas fire and tiled hearth.



Second Floor Landing

Sash with window to the front elevation, access to the two guest ensuite bedrooms.

Guest Bedroom One

4.04m x 4.73m (13'3" x 15'6")

Sash windows to the front elevation, cast iron fireplace, storage cupboard and ensuite.



Ensuite to Guest Bedroom One

1.70m x 2.11m (5'6" x 6'11")

Wet walling corner shower cubicle with mains shower, close coupled W.C. and pedestal wash hand basin, electric ladder heated towel rail.



Guest Bedroom Two

3.38m x 4.80m (11'1" x 15'8")

Sash window to the front elevation, ensuite.



Ensuite to Guest Bedroom Two

1.52m x 1.49m (4'11" x 4'10")

Wet walling corner shower cubicle with mains shower, close coupled W.C. and pedestal wash hand basin, electric ladder heated towel rail.



Courtyard

Paved enclosed courtyard.



Approx Gross Internal Area
195 sq m / 2103 sq ft

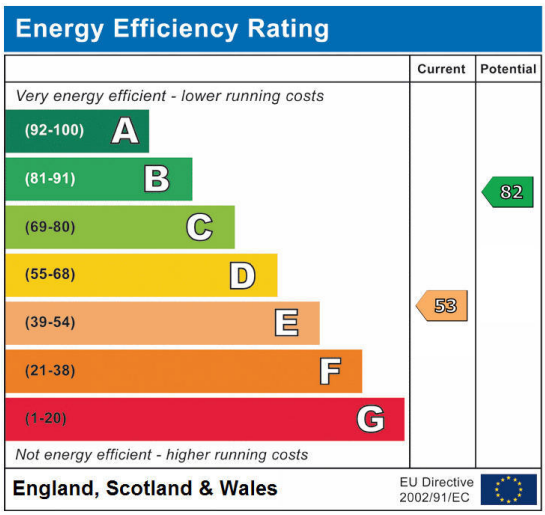


Ground Floor
Approx 59 sq m / 634 sq ft

First Floor
Approx 84 sq m / 900 sq ft

Second Floor
Approx 53 sq m / 569 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bailiffgate, Alnwick, Alnwick, Northumberland, NE66 1LZ

Contact your local branch today for more information on this property:

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