



Old Ale House

Dunstan Village

- Currently used as a holiday let
- Two bedrooms
- Characterful cottage
- Off street parking to front
- No chain

Guide Price £ 325,000



01665 510044
3-5 Market Street, Alnwick NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk

Old Ale House

Dunstan Village, Alnwick, Northumberland NE66 3TB

Offering quirky and rustic charm, this delightful 18th Century cottage is situated in the small desirable village of Dunstan, near Craster on the Northumberland coast. Currently in use as a holiday cottage, this refurbished property is immaculately presented and offers quality accommodation in a sought-after area that is popular with visitors exploring the Northumberland Heritage coast, as well as second home owners and full time residents that enjoy a home near the sea.

The stylish decor and beautiful kitchen and bathroom fittings are enhanced by other characterful features in this two-bedroom property such as the inglenook fireplace in the lounge with a wood burning stove, plantation shutters to the windows, exposed beams, and stripped wood floors and doors. At the front, the living room offers a spacious but cosy seating area, whilst the kitchen at the rear accommodates a central dining area, separate utility, and a porch that leads out to the rear garden. Upstairs the luxurious bathroom is fitted with a shower cubicle in addition to the freestanding roll top bath. The two bedrooms are currently arranged as a large double room at the front, and twin bedroom at the rear. Externally to the front there is parking for approximately three cars, and the gravelled courtyard style garden at the rear offers space for entertaining, as well as additional storage in the stone outbuilding.

ENTRANCE HALL

Entrance door, radiator, stripped wood floor, staircase to first floor, and door to lounge.

LOUNGE 14'10 x 13'6 (4.52m x 4.12m)

Double glazed window to front with Plantation Shutters, exposed stone chimney breast with Inglenook fireplace and multi-fuel stove, radiators, understairs storage cupboard, and stripped wood floor.

KITCHEN 14'3 x 12'9 (4.34m x 3.89m)

Double glazed window to rear with Plantation Shutters, fitted base units with slate work surface and Belfast porcelain sink, integrated dishwasher, Inglenook with space for an electric range cooker, part tiled walls, slate tiled floor, radiator, doors to utility and rear porch.

UTILITY 6'10 x 5'0 (2.08m x 1.52m)

Double glazed window to side, base units with work surface, space for washing machine, and slate tiled floor.

REAR PORCH

Slate tiled floor, and door to garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom, and loft access.

BEDROOM ONE 14'10 x 12'1 (4.52 x 3.68m)

Double glazed window to front with Plantation Shutters, and radiator.

BEDROOM TWO 12'10 x 7'7 (3.91m x 2.31m)

Double glazed window to rear with Plantation Shutters, part wood panelling along bedsides, and radiator.

BATHROOM

Double glazed frosted rear window with Plantation Shutters, freestanding roll top bath with mixer tap and handheld attachment, shower cubicle with mains powered shower and tiled walls, pedestal wash hand basin, close coupled W.C., part tiled walls, slate tiled floor, chrome ladder heated towel rail, and downlights.

EXTERNALLY

To the front there is a gravelled driveway with parking for approximately three cars. The rear garden is gravelled with a stone outhouse, oil tank, and electric points.

OUTHOUSE

Stone outhouse with electric points, and window to the side.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

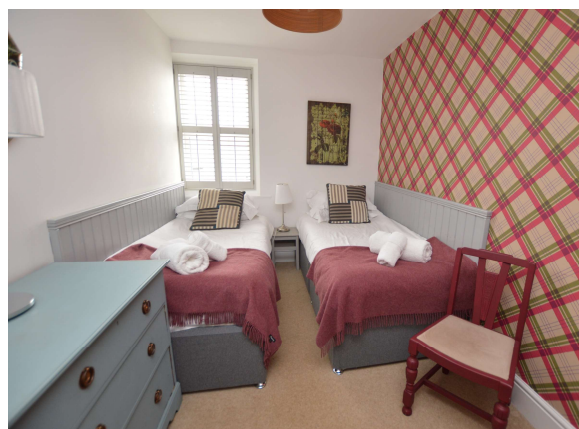
TENURE

Freehold. Right of access - a gate from the rear garden provides access to the main road through the garden of the neighbouring property.

EPC RATING E

COUNCIL TAX BAND – Business Rates

AL007970/DM/RAJ/24.04.2023/V2



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Insert Floor Plans Here



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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