



Reading Room Shilbottle

- Large meeting room
- Toilet facilities
- Kitchen
- Electric heating
- No upper chain
- Suitable as a studio space

Guide Price: £ 95,000

Energy Performance Certificate: G



01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

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

The Reading Room

Middle Road, Shilbottle, Alnwick, Northumberland NE66 2XS

Reading rooms were a characteristic feature of rural communities, more commonly found in the Victorian period. Situated just outside the town of Alnwick in Northumberland, the village of Shilbottle has its very own Reading room, located on the junction of Middle Road opposite St James Church. A rare opportunity has risen to purchase this fantastic building that may particularly appeal to someone looking for studio space. Whether you're an artist in search of a work space and gallery, a photographer who needs a studio, or a local Yoga teacher looking for a place to hold classes - then we may have the ideal space for you!

The main room has the characteristics of a small village hall and could be split in two or even hold a mezzanine level. Other facilities include a small kitchen and a W.C. Externally at the rear there is a small enclosed section of land with trees and shrubs.

ENTRANCE HALL

W.C.

Frosted window, W.C. and pedestal wash hand basin.

MAIN HALL 20'9 plus alcove x 16'6 (6.33m plus alcove x 5.03m)

Sash windows to the front and side, two built-in display cabinets with shelves and storage below, four electric panel wall heaters, doors to hall and kitchen.

KITCHEN 10'4 x 7'6 (3.15m x 2.29m)

Sash window to rear, base unit incorporating sink, wall water heater, work bench, storage cupboard, wall mounted fan heater and extractor fan.

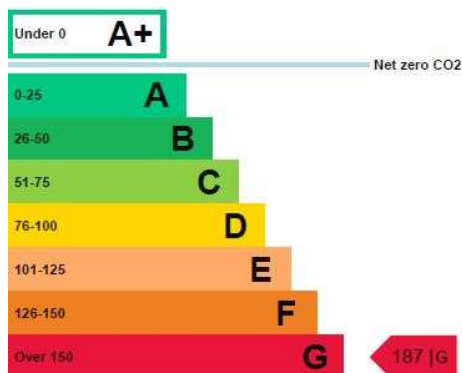
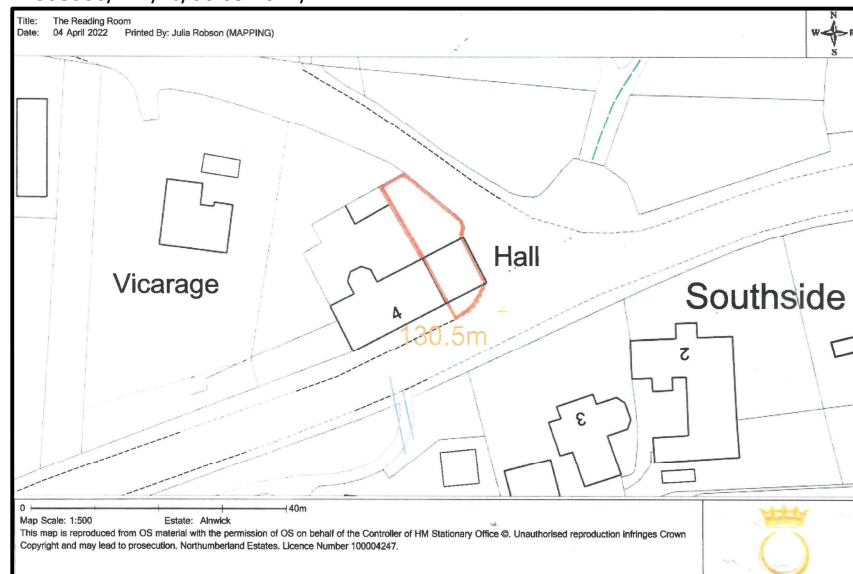
SERVICES

Mains electricity, water and drainage. Heating - electric panel wall heaters.

TENURE

Freehold. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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