



Northumberland Street Alnmouth

- Ground floor flat
- Three bedrooms – master ensuite
- Coastal village
- Off street parking
- One bedroom studio



Guide Price: £585,000

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The Old Granary

60 Northumberland Street

Alnmouth, Northumberland NE66 2RS

As a landmark Grade II listed sandstone property in the picturesque coastal village of Alnmouth, 'The Old Granary' occupies a prominent and central position on Northumberland street and is therefore is an ideal location for perfect proximity to the coffee shops, restaurants, pubs, gift shops and stores within this desirable village, as well as the coastal golf course, golden sandy beaches, and grassy dunes that shoulder the shoreline. This extensive ground floor property offers versatile space that is suitable to use for either a holiday let property, second home, main residence by the sea, or as a successful guesthouse as it is currently used.



From a square stone arch on the street and through a sheltered garden area, the entrance to the main accommodation is positioned at the rear of the building. Arranged around the centrally positioned lounge and modern dining kitchen there are two ensuite guest bedrooms and a residents bedroom and bathroom. Aside to the property stands a bijou studio with its own kitchen area, lounge, bedroom and shower room. The contemporary guest bedrooms are spacious, bright and airy, with coastline and ocean inspired interior design and styling.



In addition to the facilities in Alnmouth, the nearby railway station on the East Coast Main line connects the village to London and Edinburgh. Alnmouth is ideally positioned on the Northumberland Coastal route, and therefore has easy access to the local villages of Warkworth, Amble, Craster, and further north to Seahouses and Bamburgh. There is a local Primary School at Hipsburn. The historic town of Alnwick is only approximately 4 miles away inland, and has a retail park, town centre shopping, leisure facilities, schools and tourist attractions.

Viewings on this popular bed & breakfast accommodation will be scheduled around guest bookings and strictly through Rook Matthews Sayer.

ENTRANCE VESTIBULE

Composite double glazed entrance door, tiled floor, downlights, doors to kitchen and inner lobby.

KITCHEN 15'0 x 14'7 (4.57m x 4.45m)

Sash window to front with secondary glazing, fitted wall and base units incorporating a stainless steel sink and drainer, integrated dishwasher and fridge/freezer, double oven, integrated microwave, island with a five ring gas hob with extractor hood over, part tiled walls, central heating boiler, and TV point.

LOUNGE 19'6 x 12'4 (5.94m x 3.76m)

Sash window to front with secondary glazing, double glazed window to rear, radiators, doors to inner lobby, kitchen, bedrooms and inner hall.

BEDROOM ONE 18'3 x 9'11 (5.56m x 3.02m)

Double glazed window to rear, coving to ceiling, and radiator.

ENSUITE

Double shower cubicle with wet walls and mains shower, wash hand basin, W.C., part tiled walls, and chrome ladder heated towel rail.

INNER HALL

Sash window to front with secondary glazing, door to lounge, radiator, and shelved storage cupboard.



SHOWER ROOM/W.C.

Double shower cubicle with wet walls and mains shower, close coupled W.C., pedestal wash hand basin, and part tiled walls.

BEDROOM TWO 15'0 x 10'5 (4.57m x 3.18m)

Double glazed window to front and side, and radiator.

INNER LOBBY

Radiator, doors to kitchen, bedroom three, bathroom and storage cupboard.

BATHROOM

Sash window to side with secondary glazing, bath with mains rainhead shower and handheld attachment and glass screen, close coupled W.C., wash hand basin with drawer cabinet, fully tiled walls, and ladder heated towel rail.

BEDROOM THREE 11'1 x 9'5 (3.43m x 2.87m)

Sash window to front and side with secondary glazing, radiator, and downlights.

THE STUDIO**OPEN PLAN LIVING/KITCHEN 14'4 x 7'5 (4.37m x 2.26m)**

Double glazed window and door to front, kitchen units incorporating a stainless steel sink, integrated fridge, and downlights.

BEDROOM 7'11 x 7'10 (2.41m x 2.39m)

Downlights and door to ensuite.

ENSUITE

Double tiled shower cubicle with mains shower, pedestal wash hand basin, close coupled W.C., electric chrome ladder heated towel rail, downlights and extractor fan.

EXTERNAL

There is a stone arch with driveway parking leading round to the entrance to the property and the studio. There is an enclosed garden with patio areas, pergola and seating areas, and slate chippings.

SERVICES

Mains electricity, gas, water and drainage. Gas central heating.

TENURE

Leasehold. The lease is for a term of 999 years from 1 July 1997. Ground rent - peppercorn rent.

EPC Rating : To follow**Council Tax Band B**

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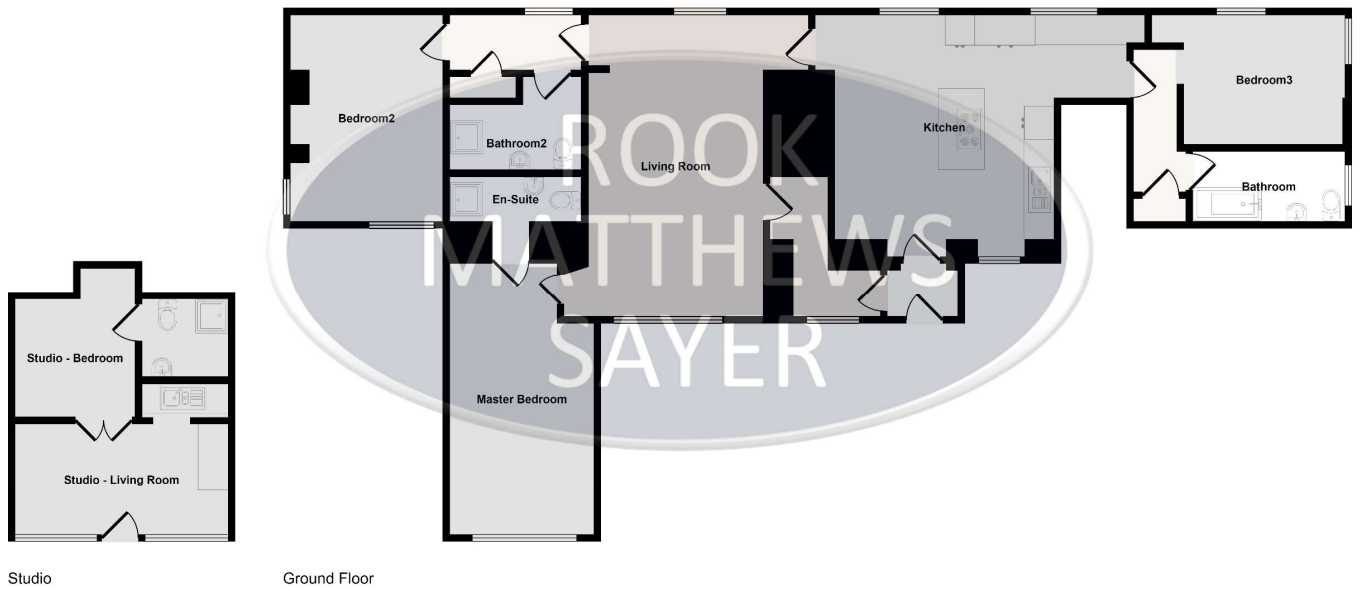




Studio - Kitchen



Studio – Bedroom



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.

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