



## Beaconsfield Terrace

### Alnwick

Centrally located within walking distance to the shops and attractions in the historic town of Alnwick in Northumberland, this beautiful stone bay window residence stands proud in an elevated position on a prestigious street within the conservation area.

The decorative and original tiled floor in the hall, together with the impressive carved newel post and turned staircase set the tone for the charm and character of the property that follows, which includes sash windows, period style open fireplace, and original cornices. With four bedrooms and two formal reception rooms, there is a generous amount of accommodation available, and the spacious rooms are accentuated by the tall ceiling height and large sash windows. The ensuite attic room is ideal accommodation for visiting family and guests, and offers fabulous views over rooftops and over to Alnwick castle.

Outside space is also available as the kitchen at the rear leads out to a delightful private and enclosed courtyard with stone walls and gate access to the lane beyond.

Guide Price: **£350,000**

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MATTHEWS  
SAYER

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# 4 Beaconsfield Terrace NE66 1XB Alnwick

## VESTIBULE

Entrance door | Original cornice | Original decorative tiled floor | Stained glass door to hall

## HALL

Original decorative tiled floor | Radiators | Cornice | Carved decorative newel post and spindle stair case to first floor | Understairs cupboard

## LOUNGE 15' 1" x 17' 4" (4.59m x 5.28m)

Double glazed sash bay window | Original cornice | Radiator | Picture rail | Cast iron fireplace incorporating a solid fuel fire, tiled inset, slate hearth, and wood surround

## DINING ROOM 14' 1" x 13' 4" (4.29m x 4.06m) Max into alcove

Double glazed window | Radiator | Single cupboard in alcove

## KITCHEN 17' 9" x 8' 2" min x 4' 6" max (5.41m x 2.49m min x 1.37m max)

Double glazed window and door | Radiator | Tiled floor | Part-tiled walls | Fitted wall & base units | Space for washing machine | Integrated double electric oven | 1 ½ stainless steel sink | Gas hob | Extractor fan



## SPLIT /HALF LANDING

Door to bathroom | Over-head feature window

## STORAGE AREA 4' 11" x 6' 10" (1.50m x 2.08m)

A storage/dressing area that leads through to the bathroom | Tiled floor



## BATHROOM

Double glazed UPVC sash window | Close coupled W.C | Pedestal wash hand basin | Bath with tiled surround, mixer tap and hand-held shower attachment | Radiator | Tiled floor | Downlights | Extractor fan

## FIRST FLOOR LANDING

Dado rail | Cornice | Understairs cupboard | Doors to bedrooms and to attic room

## BEDROOM ONE 13' 6" into alcove x 17' 5" into bay (4.11m x 5.30m)

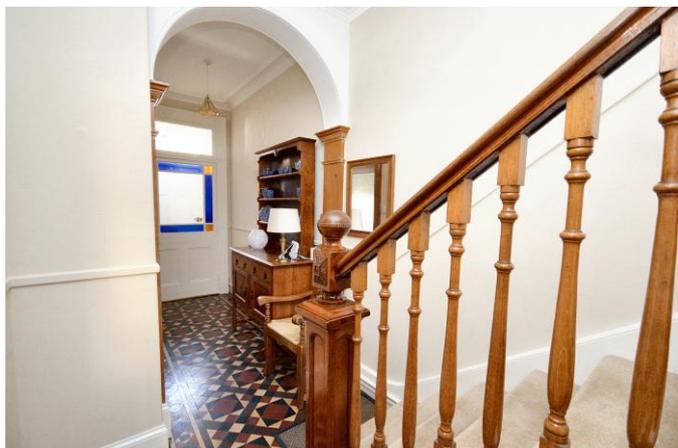
Double glazed UPVC sash bay window | Original cornice | Radiator

## BEDROOM TWO 14' 1" x 11' 1" plus alcove (4.29m x 3.38m)

Double glazed UPVC sash window | Radiator | Cornice | Fitted wardrobes in alcoves

## BEDROOM THREE/STUDY 6' 2" x 9' 8" (1.88m x 2.94m)

Double glazed UPVC sash window | Radiator



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No known issues

Parking: On street

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

The property is located in the Alnwick town Conservation Area

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

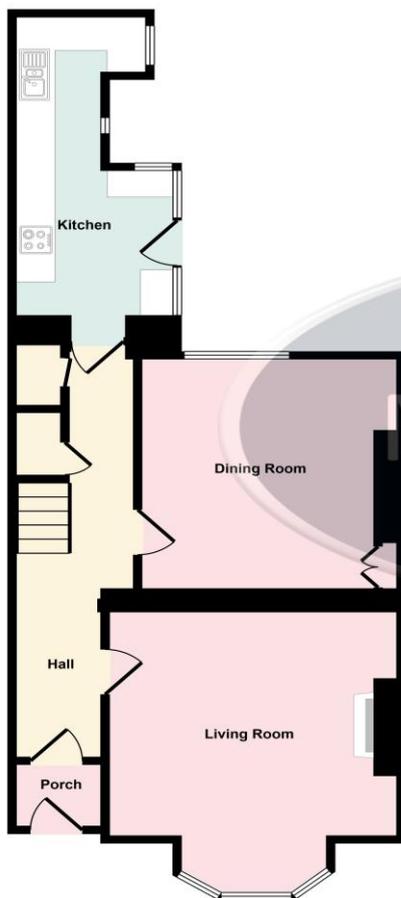


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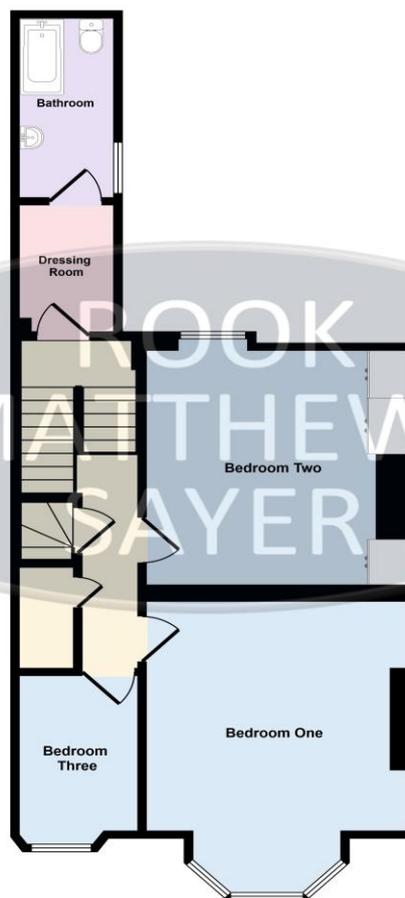




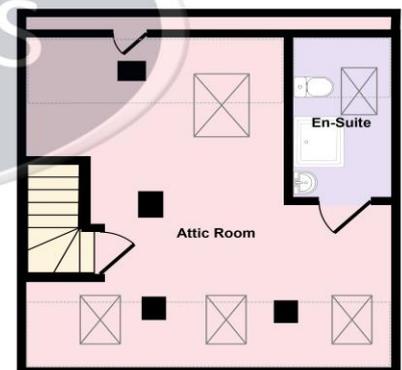
Approx Gross Internal Area  
167 sq m / 1795 sq ft



Ground Floor  
Approx 66 sq m / 707 sq ft



First Floor  
Approx 64 sq m / 694 sq ft



Second Floor  
Approx 37 sq m / 394 sq ft

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

