



Prospect place | Alnmouth | NE66 2RL

£295,000

A charming and characterful Grade II listed terraced home, dating from circa 1750 as part of a former Granary in a sought-after coastal village, blends original period features with modern comforts, offering characterful living areas and two double bedrooms in a vibrant community just moments from the beach, amenities and scenic routes.

ROOK
MATTHEWS
SAYER



MID-TERRACED HOUSE

TWO DOUBLE BEDROOMS

OPEN PLAN DINING KITCHEN

LOUNGE WITH OPEN FIRE

GAS CENTRAL HEATING

SHOWER ROOM

LONG LEASE

CHARACTER FEATURES

For any more information regarding the property please contact us today

8 Prospect Place, Alnmouth NE66 2RL

Presenting an immaculate Grade II listed property dating back to circa 1750 and forming part of a former Granary, centrally located in the highly sought after coastal village of Alnmouth. This residence radiates charm and character, boasting a wealth of original features that create a warm and inviting atmosphere throughout.

The entrance leads into the main reception room which is a real highlight, featuring a beautiful fireplace and a charming window seat. Period details have been meticulously preserved, including original wide wooden floorboards and classic wooden sash windows to the front, offering a glimpse into the property's heritage. Located on the first floor, the open-plan kitchen and dining space is a superb light and bright room with dual aspect. There are two double bedrooms, each offering storage. One-bedroom benefits from bespoke cabinets and shelves while the other is fitted with built-in wardrobes. The home is serviced by efficient gas central heating, ensuring year-round comfort.

Set within a vibrant local coastal community, the property is just moments from essential amenities, Alnmouth beach and estuary, extensive walking and cycling routes, and enjoys the unique appeal of the surrounding historical features. While its use as a holiday let is not permitted, it serves perfectly as either a distinguished main residence or a delightful second home.

This is a rare opportunity to acquire a property that captures the essence of historical village life, balanced with modern practicality and immense character. Early viewing is highly recommended.

ENTRANCE

Stairs up to the entrance door

LOUNGE (Ground floor)

8'2" min (13'5" max) x 14'5" (2.49m min (4.09m max) x 4.39m)
Entrance door | Exposed painted wood floorboards | Staircase to first floor | Brick fireplace with open fire | Sash window with window seat to the front and a window to the rear | Exposed ceiling beams | Radiator | Fitted shelving under the stairs and in window recess

KITCHEN (First floor)

14'8" x 7'5" min (10'5" max) (4.47m min x 2.26m min 3.17m max)
Windows to the front and rear | Part-tiled walls | Wood panelled walls | Wood floor | Radiator | Cupboard housing boiler

Fitted units with oak worktops incorporating; 'FRANKE' under counter sink, electric induction hob, electric oven, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer

HALL

Window overlooking church grounds | Radiator | Storage cupboard

BEDROOM ONE 8'5" x 10'10" (2.56m x 3.30m)

Wood panelled walls | Window to front & rear | Original wide exposed floorboards | Fitted cabinets and shelves

BEDROOM TWO 14'8" x 9'6" (4.47m x 2.89m)

Wood panelled walls | Windows to the front | Original wide exposed floorboards | Radiator | Fitted wardrobes

SHOWER ROOM

Window | Part-tiled walls | Tiled floor | Corner shower cubicle with mains shower | Wall-mounted wash-hand basin & W.C. with a concealed cistern | Wall mounted mirror door cabinet | Downlights | Chrome ladder style radiator

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating and open fire

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No known issues

Parking: On street parking

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

Grade II listed building

Conservation Area: Yes

Restrictions on property: No holiday let use

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1999 (973 years remaining)

COUNCIL TAX BAND: C

EPC RATING: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

AL009177/DM/CM/10.08.2025/V1



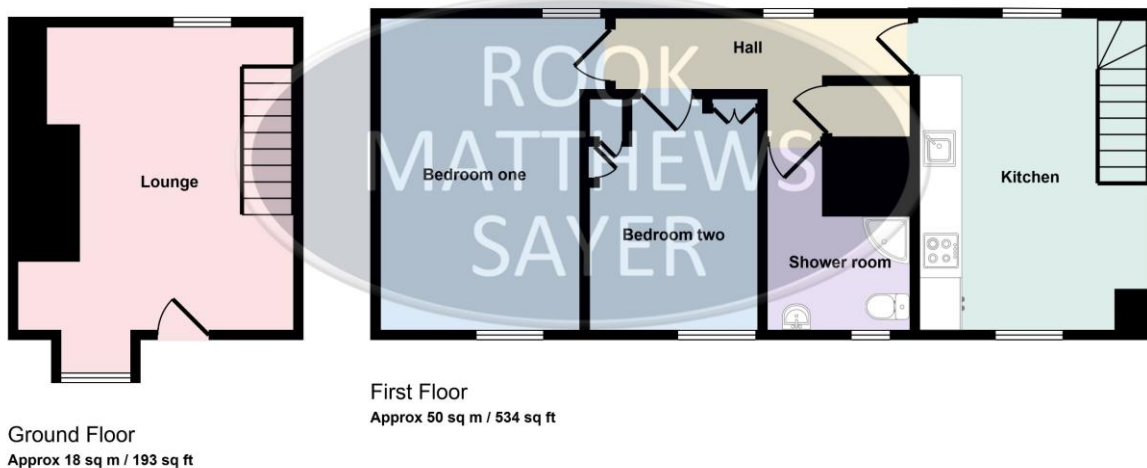
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FLOOR PLAN

Approx Gross Internal Area
68 sq m / 727 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.

VERSION 1 A1009177

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