



Horsley Place | Alnwick | NE66 3FB

£330,000

An immaculate and versatile four-bedroom detached house with two reception rooms, ground-floor en-suite master, open-field rear outlook, private garden, parking and garage, set in the village of Christon Bank near Alnwick with excellent access to the Northumberland coast, local amenities, and commuter links.

RMS | Rook
Matthews
Sayer



DETACHED DORMER BUNGALOW

DOWNSTAIRS GUEST W.C

OPEN ASPECT OVER FIELDS AT THE REAR

ATTACHED GARAGE

DINING KITCHEN

FRONT & REAR GARDEN

LIVING ROOM & SEPARATE DINING ROOM

THREE FIRST FLOOR BEDROOMS & A GROUND FLOOR EN-SUITE BEDROOM

For any more information regarding the property please contact us today

14 Horsley Place, Christon Bank, Alnwick, NE66 3FB

This immaculate four-bedroom detached house is located in the village of Christon Bank, near Alnwick, ideally positioned for access to the Northumberland coastline, including Embleton and Low Newton-by-the-Sea.

The property provides spacious and flexible accommodation with two separate reception rooms, offering options for both formal living and more informal family use. The dining room can be utilised as a fifth bedroom if required, enhancing versatility for families or those needing additional guest or hobby space. There is a well-proportioned kitchen and a useful guest W.C. The master bedroom is located on the ground floor and benefits from its own en-suite, while three further double bedrooms are situated on the first floor, one with built-in wardrobes. A main bathroom serves the first floor, supporting practical everyday living.

Externally, the house enjoys an open aspect to the rear over fields, together with a private garden, parking and a single garage. This setting will appeal to families and retirees seeking a quieter village location with green spaces close by.

Christon Bank is well placed for coastal walks, golf, and the nearby beaches at Embleton and Low Newton-by-the-Sea. Local services and wider amenities are accessible in nearby Alnwick and Seahouses. Road links via the A1 provide routes north to Berwick-upon-Tweed and south towards Newcastle. Rail services from Alnmouth station, approximately a 15–20 minute drive, offer direct trains to Edinburgh and Newcastle, with typical journey times of around 30–40 minutes, making this an appealing base for commuters or regular travellers.

ENTRANCE PORCH

Double-glazed composite entrance door | Radiator | Part-glazed door to hall

HALL

Radiator | Doors to; W.C, dining kitchen, living room, dining room, bedroom, Under-stairs storage cupboard | Staircase to first floor

LIVING ROOM 10' 9" x 16' 0" (3.27m x 4.87m)

UPVC double-glazed windows | Radiator

DINING ROOM 14' 8" x 9' 1" (4.47m x 2.77m)

UPVC double-glazed window | Radiator | Ceiling spotlights

DINING KITCHEN 17' 11" x 9' 10" (5.46m x 2.99m)

Fitted units incorporating; 1.5 stainless steel sink, electric hob, electric oven, extractor hood, space for washing machine, space for under counter fridge & under counter freezer

UPVC double-glazed window | UPVC double-glazed external door | Part-tiled walls | Ceiling downlights | Radiator

BEDROOM ONE (Rear) 10' 7" x 10' 5" (3.22m x 3.17m)

UPVC double-glazed window | Radiator | Door to En-Suite

EN-SUITE

Tiled shower cubicle with mains shower | Close coupled W.C | Pedestal wash-hand basin | Radiator | Downlight | Extractor fan | UPVC double-glazed frosted window | Part-tiled walls

W.C

Close coupled W.C | Pedestal wash-hand basin | Radiator | Part-tiled walls | Downlight | Extractor fan

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

FIRST FLOOR LANDING

Loft access hatch | Doors to bedrooms & main bathroom

MAIN BATHROOM

Panelled bath with tile surround | Close coupled W.C | Pedestal wash-hand basin | Storage cupboard housing hot water cylinder | Radiator | Double-glazed frosted Velux window | Downlights | Extractor fan

BEDROOM TWO (Front)

13' 6" plus dormer recess x 13' 4" plus built in wardrobes (4.11m plus dormer recess x 4.06m plus built in wardrobes)
UPVC double-glazed dormer window | Built-in wardrobes | Radiator

BEDROOM THREE (Front)

11' 4" plus dormer recess x 10' 3" (3.45m plus dormer recess x 3.12m)
UPVC double-glazed dormer window | Radiator

BEDROOM FOUR (Rear)

9' 9" plus dormer recess x 11' 7" (2.97m plus dormer recess x 3.53m)
UPVC double-glazed dormer window | Radiator

GARAGE 18' 5" x 9' 2" (5.61m x 2.79m)

Up-and-over garage door | Double-glazed pedestrian door at the rear leading to the garden | Light & power points | Overhead storage

EXTERNALLY

Front gravel garden with hedge boundary & central path to front door | Block paved drive leading to garage

Rear garden with a superb open aspect looking over fields, mainly gravelled with raised planted beds, fence and wall boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre To the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway & Garage

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.

SHARED UPKEEP CHARGE

Access to the drive is via an unadopted road, with maintenance responsibilities shared between neighboring properties.

ACCESSIBILITY

This property has the following accessibility adaptations:

- Level paved path leading to front door

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: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AL009421/DM/TB/06.02.26/V1 - Price amended 10.04.26 TB



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





14 Horsley Place, Christon Bank, Alnwick, NE66 3FB



Ground Floor
Floor area 94.4 sq.m. (1,017 sq.ft.)



First Floor
Floor area 64.5 sq.m. (694 sq.ft.)

Total floor area: 158.9 sq.m. (1,710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009421 VERSION 1

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.

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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer