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St Valery

Northumberland Street, Alnmouth



SANDERSON YOUNG
estate agents &
property consultants

Price Guide £495,000



St Valery , 27 Northumberland Street Alnmouth NE66 2RA

SITUATION AND DESCRIPTION

St Valery offers a unique opportunity to purchase a substantial period property centrally positioned within the beautiful coastal village of Alnmouth. This beautiful stone property was built circa 1900, and offers an excellent standard of accommodation over four floors, retaining many of its original character and features whilst offering stylish and contemporary living, suited to those looking for a family home or substantial second home/holiday investment as well as an excellent investment opportunity with B & B potential.

Accommodation comprises ground floor entrance lobby, reception hallway, living room, formal dining room, and utility room with cloakroom/WC. Lower ground floor, well appointed 22 ft kitchen/breakfast room and walk in pantry. To the first floor, a substantial master bedroom, guest double bedroom with en suite shower room, luxury family bathroom with roll top bath and shower. To the Second floor, a further guest double bedroom with en suite shower room, and two further bedrooms, one of which is currently utilized as a study. Externally, to the rear is a split level decked terrace with bespoke sitting area ideal for outside dining and steps leading down to a large storage area making excellent use of St Valery's outside space.

Alnmouth, famous for its beaches and dunes, forms part of the Northumberland Heritage coastline. Village amenities include local shops, restaurants/hotels, public houses and a Links Golf course. A wider range of amenities are available in the historic market town of Alnwick approximately 6 miles away where there is a theatre/cinema, leisure centre with swimming pool and the impressive Alnwick Castle and more recent Alnwick Garden. Access to the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle-upon-Tyne and via the main line railway station in Alnmouth with regular, direct links to Newcastle, London and Edinburgh.

The property comprises:

ENTRANCE LOBBY

4'5 x 3'11 (1.35m x 1.19m)

A traditional hardwood exterior door with a stained glass leaded light over gives access to the entrance lobby with radiator and part leaded glazed door to the reception hallway.

RECEPTION HALLWAY

A superb reception hallway with original balustrade staircase leading to the first floor, wood floorboards, decorative ceiling cornice, radiator and doors to the principal reception rooms and rear utility.

DINING ROOM

16'1 x 12'10 (4.90m x 3.91m)

An attractive and versatile reception room has as a focal point and original marble fireplace with tiled insert. Wood floorboards, cornice and ceiling rose, two sash windows to the front elevation, radiator, TV and telephone point.

LIVING ROOM

15'5 x 12'8 (4.70m x 3.86m)

A generous principal reception room has an original white marble fireplace with tiled insert, wood floorboards, double glazed sash window to the rear overlooking the decked terrace, decorative cornice to ceiling, ceiling rose, TV point and radiator.

PANTRY KITCHEN/UTILITY

9'8 x 4'11 (2.95m x 1.50m)

Plus 4'8 x 6'10 (1.42m x 2.08m)

A useful ground floor pantry kitchen with cream fronted cabinets, Belfast sink, and solid wood work tops. Double glazed window overlooking the rear decking and UPVC barn style door leading on to the terrace. Stone stairs lead down to the lower ground floor and kitchen/breakfast room.

CLOAKROOM/WC

4'0 x 5'8 (1.22m x 1.73m)

Comprising close coupled wc, traditional pedestal wash hand basin, double glazed sash window to the rear elevation, radiator, part tiled walls and tiled floor.

LOWER GROUND FLOOR KITCHEN/BREAKFAST ROOM

22'2 x 11'7 (6.76m x 3.53m)

A well-appointed and substantial kitchen/breakfast room, fitted with a range of cream fronted wall and base cabinets with contrasting roll top work surfaces, incorporating a gas Range style cooker with extractor hood over, Belfast sink, integrated dishwasher, washing machine and fridge freezer. The kitchen has limestone flooring, halogen spotlights to ceiling, window to the rear courtyard and ample space for a dining table and chairs. There is an archway which leads from the kitchen/breakfast room to the adjoining utility/laundry area.



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PANTRY/LAUNDRY

4'3 x 12'7 (1.30m x 3.84m)

This useful pantry/laundry area has plumbing for an automatic washing machine and space for a tumble dryer and houses the gas boiler.

FIRST FLOOR HALF LANDING

FAMILY BATHROOM/WC

14'0 x 5'9 (4.27m x 1.75m)

A luxury family bathroom with a traditional suite comprising: white freestanding roll top bath with ball and claw feet and antique style mixer shower off the taps, low level wc and pedestal wash hand basin, double shower cubicle with body jets, feature lighting and halogen spotlighting to ceiling, chrome towel radiator, three sash windows to the rear, and limestone flooring.

MASTER BEDROOM

19'10 x 12'10 (6.05m x 3.91m)

A substantial master bedroom, with four sash windows to the front and side elevations, original wood floorboards and imposing original marble fireplace with tiled insert. Deep cornice to ceiling, ceiling rose, and radiators.

BEDROOM TWO

12'9 x 15'6 inclusive of en suite
(3.89m x 4.72m)

This guest double bedroom has an original marble fireplace, decorative cornice to ceiling, ceiling rose, double glazed sash window to the rear elevation, radiator.

ENSUITE SHOWER

A contemporary designed en suite shower room with curved glass shower, low level wc and wash hand basin, halogen lights to ceiling, tiled floor and walls, chrome towel radiator and extractor fan.

HALF LANDING

This half landing has wood flooring, double glazed sash window to the rear and radiator.

SECOND FLOOR LANDING

The second floor landing has a built-in storage cupboard, loft access, and wood flooring.

BEDROOM THREE

13'1 x 10'6 (3.99m x 3.20m)

A good sized guest double bedroom with double glazed sash window to the rear elevation enjoying views over roof tops towards the estuary, wood floorboards, radiator, TV point and door to en suite shower room.

ENSUITE SHOWER

8'5 x 3'7 min (2.57m x 1.09m) Plus 3'7 x 2'2 (1.09m x 0.66m)

This L shaped en suite shower room has a large double length shower, low level wc, basin, tiled floor and walls, and chrome towel radiator.

BEDROOM FOUR

10'7 x 13'0 min (3.23m x 3.96m min)

A double bedroom with an original cast iron fireplace, sash windows to the front and side elevations with views towards the sea, wood floorboards, and radiator.

BEDROOM FIVE

8'9 x 9'2 (2.67m x 2.79m)

A generous single bedroom with a window to the front elevation with views towards the sea, wood floorboards, radiator and TV point.

EXTERNALLY

To the rear of the property is a bespoke split level timber terrace, with two built-in seating areas ideal for outside dining. Stairs lead down to the lower part of the courtyard where there is useful storage under the decked area and gated access to the side lane.

SERVICES

The property has mains electricity, water and drainage services.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band E

ENERGY PERFORMANCE RATING

Grade: E



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