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## Thornbrae

Alnmouth Road, Alnwick



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £550,000



# Thornbrae, Alnmouth Road

## Alnwick, Northumberland NE66 2PS



### SITUATION AND DESCRIPTION

Thornbrae is an imposing stone built detached house, set within extensive mature gardens and grounds of approximately one acre including stone built detached lodge and separate garage block. Occupying a prestigious position on Alnmouth Road towards the Eastern Periphery of Alnwick Town, Thornbrae, retains a character in keeping with its age and style and offers generous versatile accommodation with a floor area in excess of 4000sq ft, to include the single storey lodge and garage block.

Currently owned by Northumberland County Council and utilised as a residential Children's Home the property will require a degree of updating and decorative works.

There are four generous reception rooms to the ground floor, a fitted kitchen, telephone room and wc. To the first floor there are eight bedrooms, two bathrooms and an en suite shower room. There is a separate external laundry, boiler/plant room and store and a basement store area within the main house.

The detached Lodge to the main entrance has a living room, bedroom, kitchen and bathroom, laundry room and external fuel store.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. Northumberland's Heritage Coastline is just a few miles away with its dunes, picturesque harbours and sandy beaches. Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth with direct regular services to Newcastle Central, London's King Cross and Edinburgh's Waverley Station.

### SERVICES

The property has mains gas, electricity, water and drainage services.

### TENURE

Freehold

### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

Thornbrae: Tax Band G

Thornbrae Lodge: Tax Band C

### ENERGY PERFORMANCE RATING

Thornbrae: Grade E

Thornbrae Lodge: Grade E

VIEWING BY APPOINTMENT ONLY.



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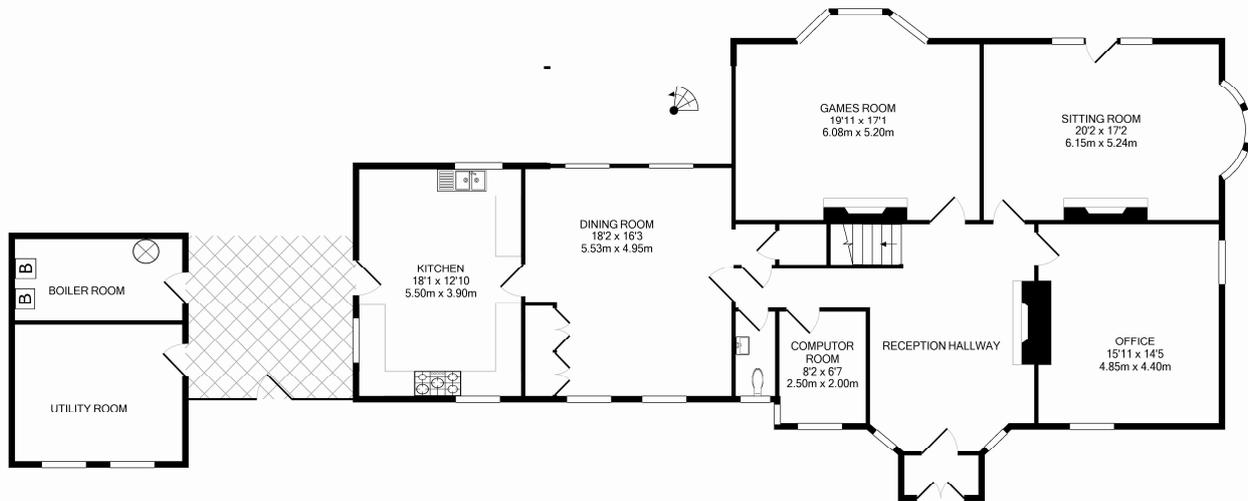
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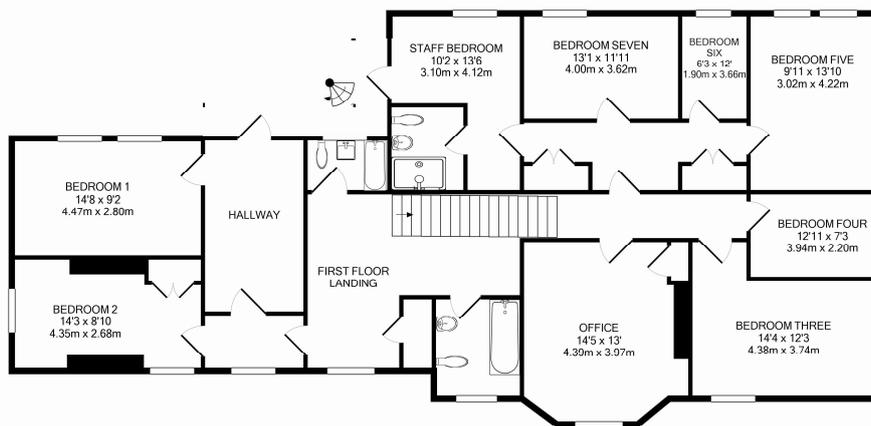




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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been looked and no guarantee as to their operability or efficiency can be given.  
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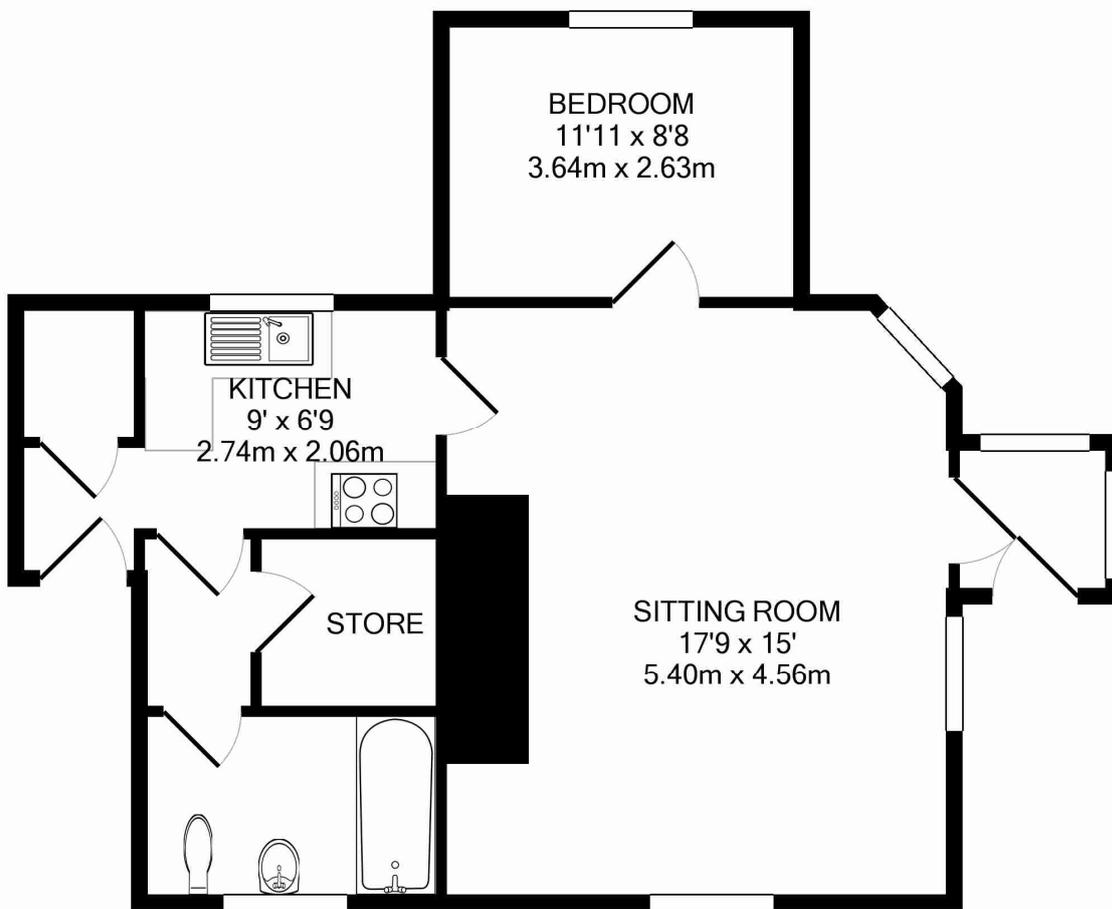
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## THORNBRAE LODGE



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