

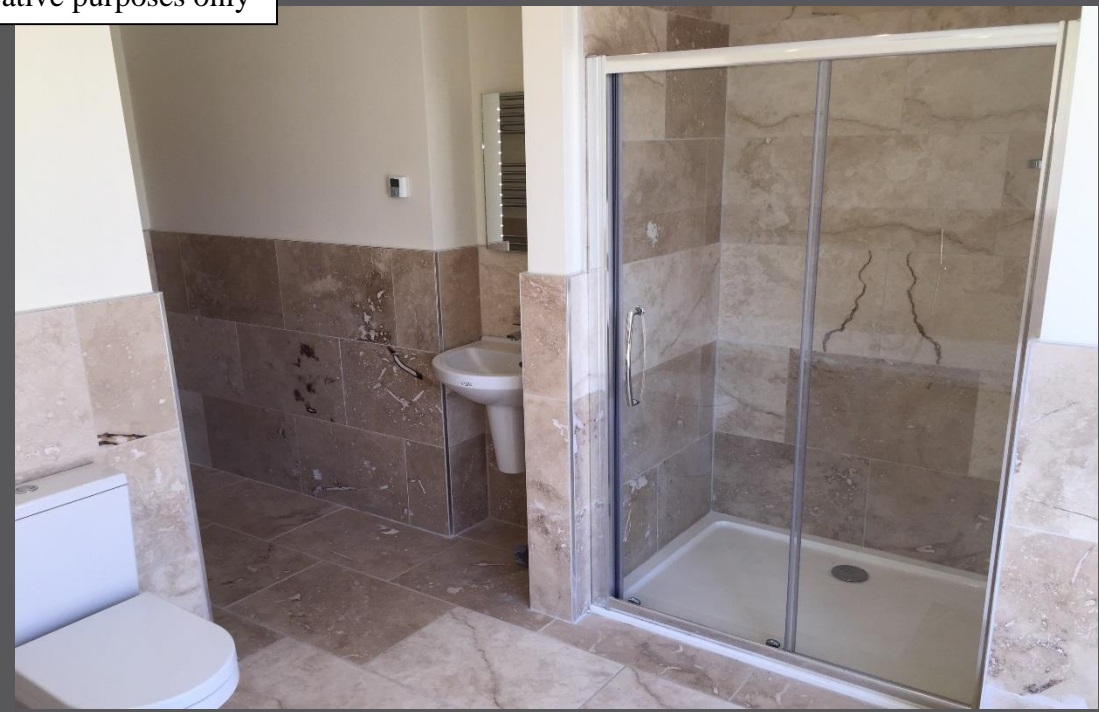


ORCHARD HOUSE
ROCK





Images are for indicative purposes only



ORCHARD HOUSE ROCK ALNWICK NORTHUMBERLAND NE66 3SD

PRICE GUIDE : £595,000

ORCHARD HOUSE IS TO BE A SUBSTANTIAL DETACHED FAMILY HOME BUILT IN NATURAL STONE UNDER A SLATE ROOF OCCUPYING A LOVELY POSITION WITHIN THIS CHARMING TRADITIONAL ESTATE VILLAGE. THE PROPERTY WILL BE CONSTRUCTED BY THE ESTATE AND WILL GIVE A UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFUL FAMILY HOME FINISHED TO A HIGH STANDARD OF SPECIFICATION IN THIS EXCLUSIVE LOCATION.

ROCK VILLAGE IS A DESIGNATED CONSERVATION AREA WITHIN ROCK ESTATE WHICH HAS BEEN UNDER THE OWNERSHIP OF THE SAME FAMILY FOR OVER 200 YEARS AND SITS JUST 5 MILES TO THE NORTH EAST OF ALNWICK TOWN AND IS JUST 4 MILES TO THE WEST OF THE POPULAR COASTAL VILLAGE OF CRASTER OFFERING EXCELLENT ACCESS TO AMENITIES AS WELL AS ALL OF NORTHUMBERLAND'S HERITAGE COASTLINE.

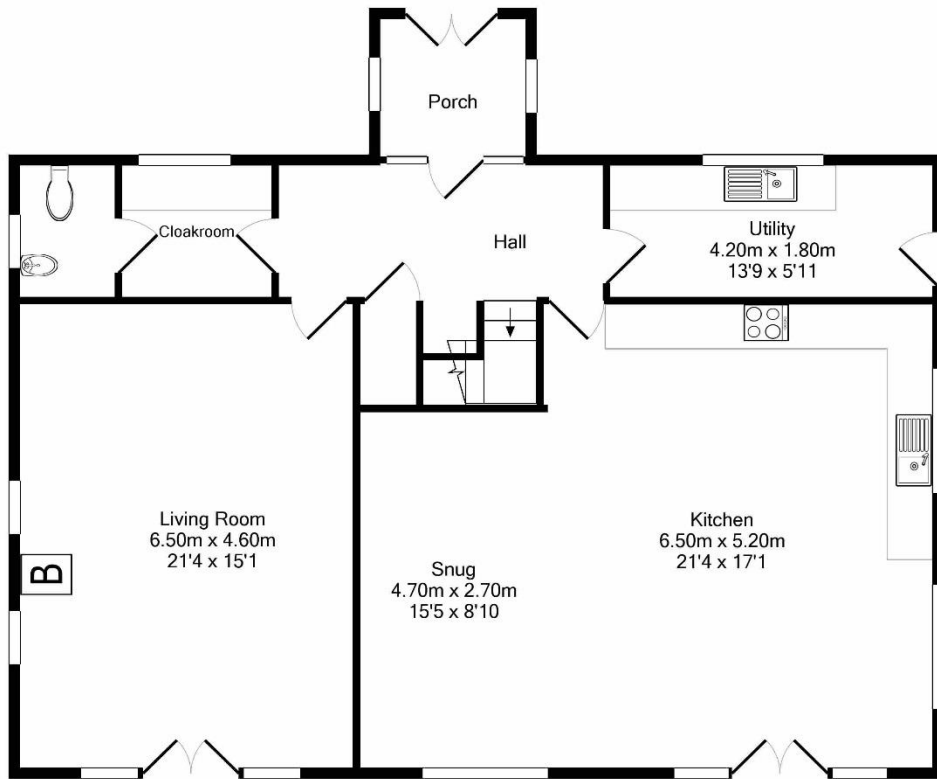
THE PROPERTY WILL BENEFIT FROM UNDERFLOOR HEATING TO THE GROUND FLOOR AND BATHROOMS AND RADIATORS TO THE FIRST FLOOR WITH A SPECIFICATION WHICH WILL INCLUDE OAK FLOORING AND INTERNAL DOORS, BATHROOMS WITH TRAVERTINE TILING, LOG BURNING STOVE TO THE LOUNGE AND QUALITY FITTED KITCHEN INCLUDING INTEGRATED APPLIANCES. EXTERNALLY THE PROPERTY WILL SIT WITHIN A GENEROUS GARDEN SITE WHICH WILL BE LAWNED WITH AMPLE ON SITE PARKING AND A DOUBLE GARAGE WITH ELECTRIC DOORS.

Entrance porch giving access to the main entrance hall with cloakroom/wc and stairs to the first floor | Well-appointed open plan kitchen/dining room with snug which includes quality integrated appliances and French doors to the rear garden | Utility room | Living Room with wood burning stove | To the first floor a lovely master bedroom suite including built-in wardrobes and en-suite shower room/wc | 2nd double guest bedroom with en-suite shower room/wc and built in wardrobes | Two further double bedrooms | Study/5th single bedroom | Family bathroom/wc | Large floored attic

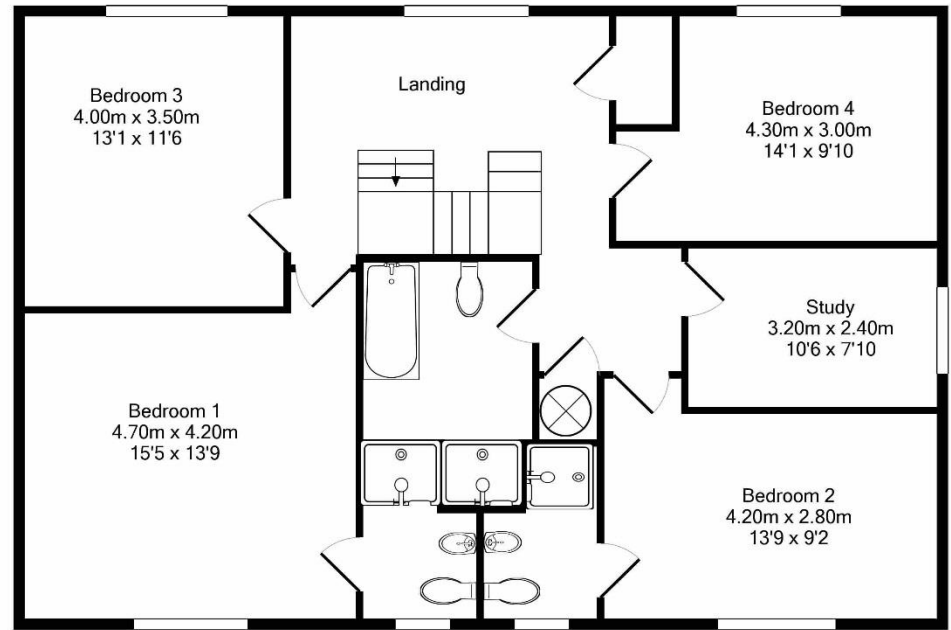
Services – Mains electricity and water, private drainage | Tenure – Freehold | Council Tax Band – www.voa.gov.uk | EPC – N/A







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 tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

All enquiries to our Alnwick Office | 31 - 33 Bondgate Within, Alnwick, Northumberland NE66 1SX

T: 01665 600 170 | www.sandersonyoung.co.uk

