



**Green Batt House**

Green Batt

Alnwick





# Green Batt House, Green Batt, Alnwick, Northumberland, NE66 1TY

Green Batt House is a superb opportunity to purchase a substantial and imposing Grade II Listed Georgian home, set within a fabulous mature walled garden site of approx. 1/3 acre, just a short walk from the heart of this historic market town. The original house was constructed in approximately 1821 and extended, therefore with the addition of the Coach House in the early 1871. In addition to the main house, set within the garden site, is a charming two bedroom Georgian style detached cottage, allowing this home to lend itself to a number of potential purchasers, including those looking for a family home, with accommodation for a dependent or perhaps an excellent lifestyle business opportunity as Boutique Hotel or Bed & Breakfast (subject to planning).

This beautiful home is accessed via a pillared entrance with substantial gravelled area, providing ample parking for several cars and giving access to the main house and the cottage. Glazed double entrance doors lead to the entrance vestibule with decorative tiled floor | Superb traditional reception hallway, with stairs giving access to the first floor | Ground floor cloaks/wc | Beautiful drawing room to the front, enjoying lovely natural light via the traditional sash windows to two elevations. There is built-in shelving and storage to one wall and feature fireplace | Lounge with sash windows to two elevations and French doors onto the garden. This is a lovely traditional room, with decorative cornice roses and marble fireplace with gas stove | The kitchen/breakfast room is located to the rear of the property. The kitchen area is fitted in a traditional style with AGA, Belfast sink and tiled floor. The breakfast room has Parquet flooring, inset fireplace with wood burning stove and glazed door onto the garden | Utility room with additional base units, integrated electric oven, gas hob and extractor | Boiler room which is plumbed for automatic washing machine and pantry storage. An access door then leads to an additional wing of the house | To the first floor of the main house is a half landing, which gives access to a bathroom incorporating separate walk in shower and traditional style towel rail | Separate WC | The half landing also offers access to the wing, as well as stairs to the main landing, leading to double bedroom with fitted wardrobes and steps down to an en suite bathroom with over bath shower | The second double bedroom also offers en suite bathroom/wc | Third double bedroom, which has traditional marble fireplace and open grate, as well as en suite shower area | Bedroom four is a large room which has built-in bed level storage, an access door leading onto a small external roof terrace and a wash basin | Returning to the half landing, a hallway leads down to the Coach House wing with small drying room | Double bedroom | Further double bedroom with vanity and sink | Stairs then lead down to the reception room/bedroom, which has byre style window and exposed stone walling | Door to a further space, currently utilised as storage, ideal to fit out as an additional kitchen to create an independent annexe, with vaulted beamed ceiling, stable style door and brick feature fireplace | Returning to the reception room and on to an entrance hallway with separate access form the main house | Wet room and separate WC.

## THE COTTAGE, GREENBATT HOUSE

Entrance door to hallway | Double bedroom to the front with fitted wardrobes and storage | Tiled wet room | Separate WC | Single bedroom with built in storage | Living room which has recessed fireplace, two sash windows and open access to a generous kitchen/dining room, including oak shaker style wall and base units, integrated double oven, electric hob, concealed extractor and fridge/freezer | Two sets of French doors lead out onto the gardens. Externally - sitting in 1/3 of an acre of mature walled garden which is lawned to the rear, with separate small cottage garden. There are a number of mature trees and shrub beds, as well as patio extending across the rear of the main house and wrought iron gate provides access to the front.

Services: Mains Electric, Gas, Water & Drainage | Tenure: Freehold | Council Tax: Band G | Council Tax Band: B (The Cottage) | Grade II Listed | EPC: D (The Cottage)



Guide Price £975,000







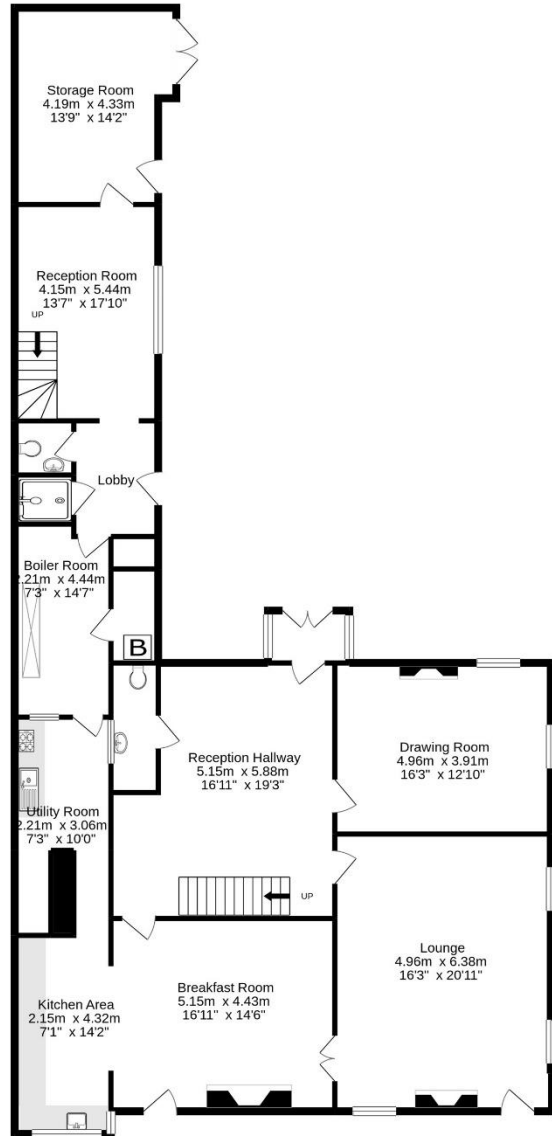




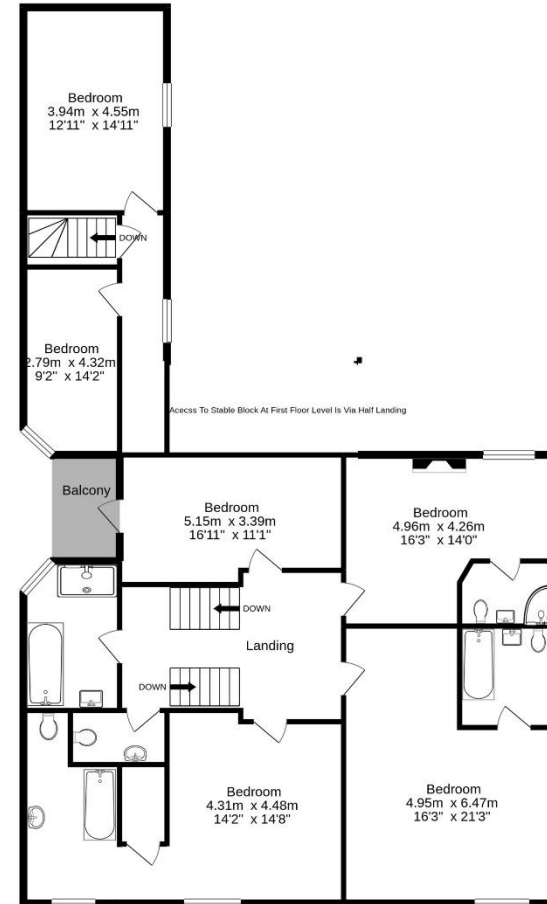




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# The Cottage







All enquiries to our Alnwick Office | 35 Bondgate Without, Alnwick, Northumberland NE66 1PR

T: 01665 600 170 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

