



**rare!** From Sanderson Young



**Thornbrae**  
Alnmouth Road, Alnwick







# THORNBRAE, ALNMOUTH ROAD, ALNWICK, NORTHUMBERLAND, NE66 2PS

Thornbrae offers a fabulous and unique lifestyle opportunity as a luxury holiday homes portfolio in the centre of Alnwick, comprising - Thornbrae, a large four bedroom period detached house, The Cottage, a two bedroom detached single storey cottage, The Lodge, a two bedroom original lodge house, The Retreat, a two bedroom mews house, and The Apartment, a one bedroom annexe apartment. The portfolio is currently a successful business opportunity available online via Travel chapter with further information available upon request.

The imposing stone built detached house and cottages are set within extensive mature gardens and grounds of approx. 1 acre and have a prestigious position on the much sought after Alnmouth Road in Alnwick, within walking distance of the town centre, Alnwick Garden and Alnwick Castle. The main house and Lodge have been refurbished to a high standard throughout, along with the newly built bungalow, the creation of The Retreat from former annexed accommodation, and the creation of the triple garage, with The Apartment above and an impressive and versatile gym/games room at the rear.

The sympathetic refurbishment of the main house and Lodge has seen many traditional features retained, with decorative ceiling coving, roses and moulding to the high ceilings, deep skirtings and oak architraves, and double-glazing sash windows throughout. The new stone built holiday properties have been created with the period of the main house in mind, with oak internal doors and floors in keeping with the original houses. The house is approached via a beautiful stone pillared entrance, with decorative wrought iron railings and a stone wall, leading to an extensive tarmac driveway area with parking for several cars. Secure gates open at the side to a private lawned garden with South facing aspect, with a large decked terrace, incorporating covered hot tub and barbecue area, along with children's' play area and three timber pods, used as additional storage.

## THORNBRAE

Vestibule with original tiled floor | Stunning reception hallway with an oak bespoke staircase to the first floor | Superb 19ft living room overlooking the garden | Impressive formal dining room | Family kitchen breakfast room with central island, gas range cooker and integrated appliances | Utility room and Cloakroom/WC | Fabulous first floor landing with excellent natural light from the glass atrium roof and glazed gallery to the second floor | Principal bedroom with fitted wardrobes | Ensuite shower/WC including underfloor heating | Guest double bedroom with fitted wardrobes | Ensuite shower/WC with underfloor heating | Two further double bedrooms with fitted wardrobes | Family bathroom with spa bath and separate shower and underfloor heating | Second floor - Versatile 32ft reception space with three Velux windows and glass Atrium roof, ideal as a cinema/games room or home office/studio | Triple garage with electric doors, power and heating | Externally - to the rear of the property is a stone flagged courtyard leading to a covered decking area with Jacuzzi | Private lawned gardens.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band G | EPC: TBC

### **THE COTTAGE**

From the main driveway, a beech hedge screens the access to The Cottage for privacy. A stone flagged pathway gives access to the front door | Entrance hallway giving access to all accommodation which has underfloor heating throughout. The hallway has oak floor and double-glazed traditional sash style windows | Double doors give access to a superb open plan reception room, incorporating spacious modern fitted kitchen in a shaker style with granite work surfaces. Integrated appliances include gas hob, extractor hood, electric oven, integrated fridge/freezer, washer/dryer and dishwasher. There is ample space for table and chairs to a dining area and open lounge with bi-fold doors to the front | Well appointed bathroom/WC which is tiled to walls and floor with inset mood lighting. Over bath shower with screen, concealed cistern WC and wash basin to vanity unit with storage | Double bedroom with ensuite shower room/WC | Second double bedroom | Externally - a side gate leads to a private garden area, with decking suitable for outdoor seating and there is a covered Jacuzzi.

### **THE LODGE**

As the original Lodge House to Thornbrae, The Lodge offers a traditional feel with all the needs of modern living. An entrance lobby gives access to a generous lounge with full height ceiling, wood burning stove and oak flooring | Generous kitchen/dining room, fitted in a shaker style with granite work surfaces, integrated appliances include 5 ring gas hob, concealed extractor, electric oven, fridge/freezer, dishwasher and wash/dryer | Rear lobby area with WC | Inner hallway is accessed for the lounge leading to two double bedrooms, both with fitted furniture | Shower room/WC including walk in shower and underfloor heating | Externally - to the rear of the property is a stone flagged courtyard leading to a covered decking area with Jacuzzi.

### **THE RETREAT**

External stone steps give access to the main door to the retreat | Entrance hall with ground floor WC | 23ft open plan reception space, incorporating fitted kitchen in a shaker style with granite work surfaces. Integrated appliances include, electric hob with concealed extractor, electric oven, dishwasher, fridge/freezer and washer/dryer | Spacious lounge and dining area with bi fold doors onto decking overlooking the gardens | To the first floor, two double bedrooms both with en suite shower room/WC including underfloor heating | Externally- Beyond the decking the property has access to a large garden area with play area, decking with covered jacuzzi and BBQ area.

### **THE APARTMENT**

Positioned above the garage block. Access door with staircase leads to the first floor apartment | Open plan reception room, incorporating lounge/dining area and fitted kitchen in a shaker style with integrated appliances, including gas hob with extractor, electric oven, fridge/freezer and dishwasher | Double bedroom which has fitted wardrobes and window seat to the sash window | Shower room/WC including walk in shower tiling to walls and floor with integrated mood lighting and underfloor heating.

### **GYM/GAMES ROOM**

A generous additional space, currently utilised as an entertainment room with gym area. This lovely space offers natural light via a large lantern style roof and has five sets of bi-fold doors to two elevations to open it up to the external garden area. This space also incorporates a separate shower room which has underfloor heating with large walk-in shower and WC, with wash basin to vanity.



























# THE COTTAGE





# THE LODGE



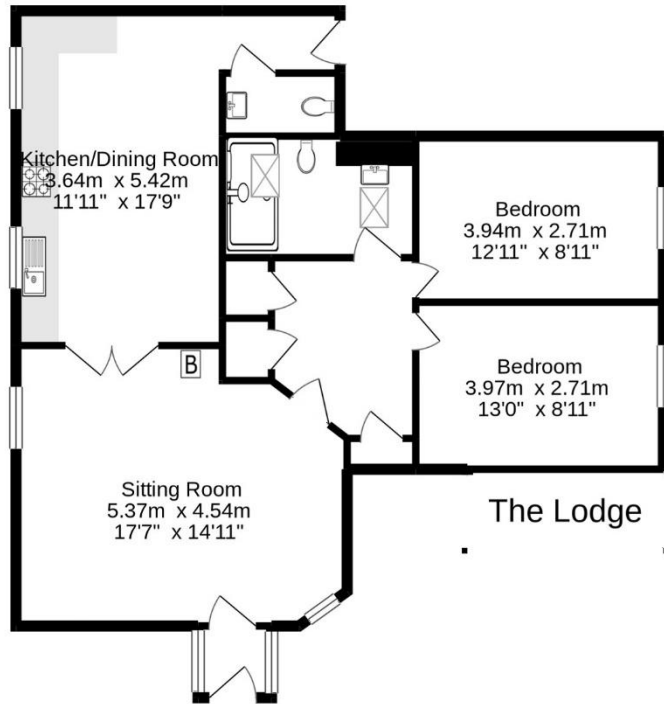


# THE RETREAT

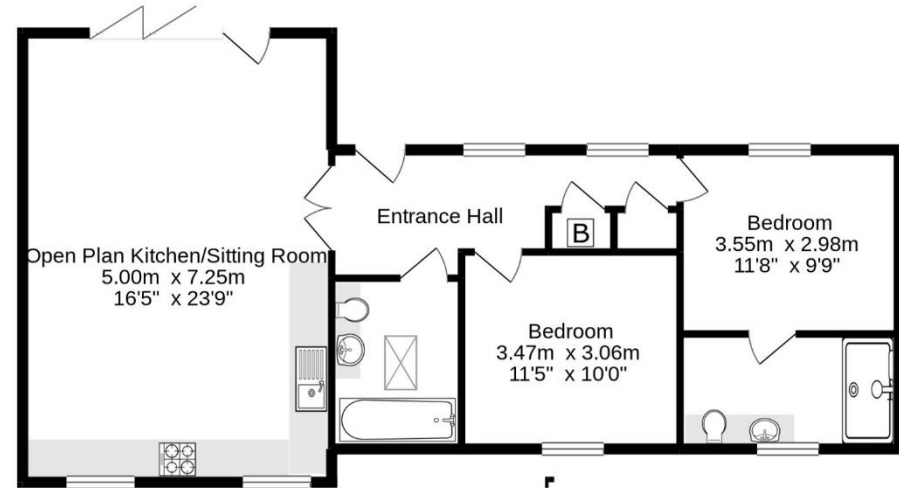




# Ground Floor



The Lodge



The Cottage

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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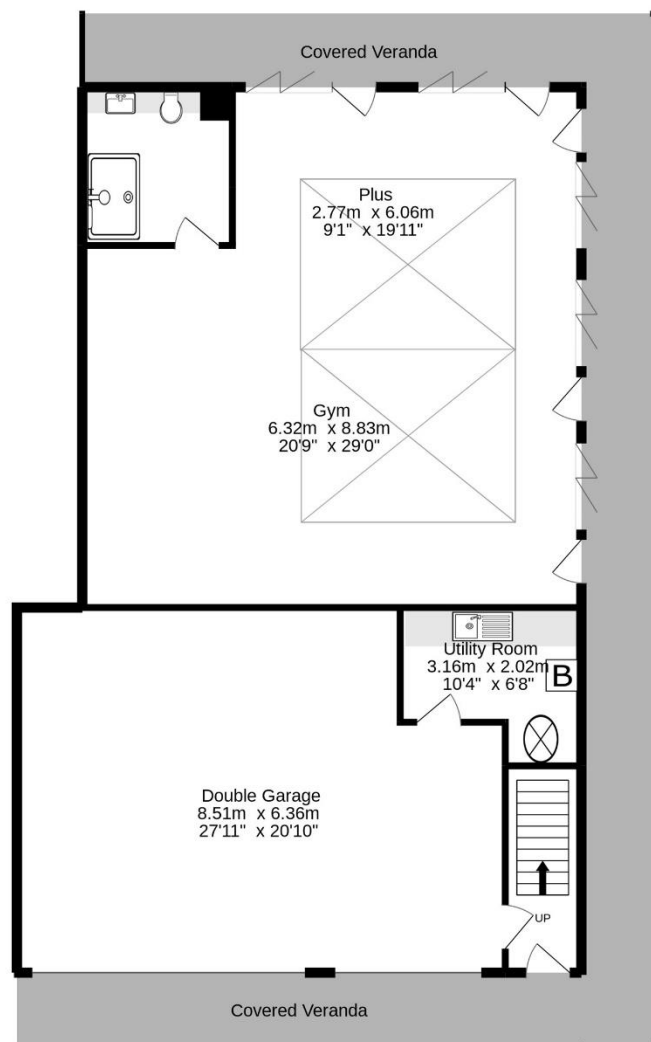


# THE APARTMENT & GYM/GAMES ROOM

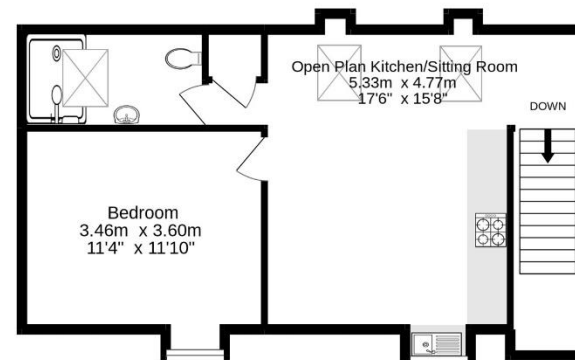




Ground Floor  
141.0 sq.m. (1518 sq.ft.) approx.



1st Floor  
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 194.4 sq.m. (2092 sq.ft.) approx.

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