



SWANSFIELD VIEW

Alnwick | Northumberland



rare!
From Sanderson Young

Swansfield View

Alnwick | Northumberland | NE66 1EJ

A superb detached house with landscaped gardens and fabulous open views over surrounding farmland and Alnwick Golf Course

Guide Price: £1,000,000

Alnmouth Railway Station 4.4 miles, Morpeth 20.2 miles, Berwick-upon-Tweed 29.5 miles, Newcastle International Airport 34.6 miles, Newcastle City Centre 35.8 miles (all distances are approximate)

- Stylish & contemporary architect designed family home with excellent natural light
- Beautiful garden site of circa 0.4 acres with fabulous south facing open views
- Impressive design features including full height windows, Juliet balconies & glass veranda
- Constructed 9 years ago with a highly insulated timber frame

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DESCRIPTION

A stylish & contemporary, architect designed house located on a beautiful garden site of approx. 0.4 acres with fabulous, south facing open aspect views over the surrounding farmland, Alnwick Golf Course and Camphill Column - the part walled gardens incorporate the original wall of Swansfield House, with a driveway leading to an integral double garage.

A superb four bedroom, highly insulated, timber framed detached house, constructed 9 years ago and finished in render and stone with a slate roof. The accommodation, set over two floors, benefits from an air source pump heating system, underfloor heating to the ground and first floors, a cast iron wood burning stove to the living room and a shared treatment plant for drainage. The house design incorporates large fully double glazed, full height windows to both floors for excellent natural light. On the first floor, French doors open to a balcony with a glass and steel balustrade, and there are two Juliet balconies to the south facing bedrooms.

The impressive family home has an excellent covered Weinor glass veranda with electronically operated canopy providing a sheltered outdoor seating area.

Ground Floor - Vestibule with a tiled floor and oak doors leading to a cloaks cupboard and ground floor WC | Lovely reception hallway with an oak and glass balustrade staircase to the first floor - doors lead to the study, sitting room and family kitchen/dining room | Generous sitting room with a cast iron wood burning stove set into a brick inset fireplace and French doors opening to the terrace with open aspect views | Versatile home office/snug with a fitted bookshelf unit incorporating manifold for CH system | Impressive open plan kitchen/dining and living space, forming the heart of this family home, with two sets of sliding doors opening to the terrace and windows giving fantastic uninterrupted views | The kitchen has an extensive range of cream cabinets with black granite worktops, with a large central island with breakfast bar, two Smeg ovens, steam oven, microwave, induction hob with extractor, integrated fridge freezer and dishwasher | Utility/boot room with built in storage and access to the garage









First Floor - Impressive first floor landing area, with excellent natural light from the French doors opening to the south facing balcony | Access to floored loft and a double door storage cupboard housing the CCTV, manifold for the central heating system and CAT5 hub | Fabulous master bedroom suite with a full height vaulted ceiling and full height windows opening to a Juliet balcony overlooking the fields to the open countryside, Alnwick Castle Golf Club and towards the historic Camphill Column in the distance | Dressing room fitted with a range of open hanging, shelving, wardrobes and drawers | Luxury ensuite bathroom with a freestanding oval bath, twin wash hand basins with vanity units, walk in double shower, wc and windows to both the front and rear elevations | Bedroom two has French doors to a Juliet balcony with great views, and fitted wardrobes | Ensuite shower room with a walk in double shower, wc and basin | Bedroom three, overlooking the gardens, has fitted wardrobes, and access to a well appointed Jack and Jill bathroom with a bath, twin wash hand basins, wc and a separate walk in double shower | Bedroom four is a twin bedroom, also with access to the Jack and Jill bathroom, with fitted wardrobes and a window overlooking the gardens

Externally - Swansfield View is one of only six individual dwellings, accessed via the private Hill View Lane | Stunning south facing garden plot of approx 0.4 acres, retaining the beautiful, original wall of the garden to its northern boundary | Landscaped lawned garden with stone terrace seating areas | Excellent 'Weinor' electronic canopied glass veranda/seating area | External covered storage area | Integral double garage with two electric roller doors and an EV charger point | The house is wired for electric gates and lighting to the approach

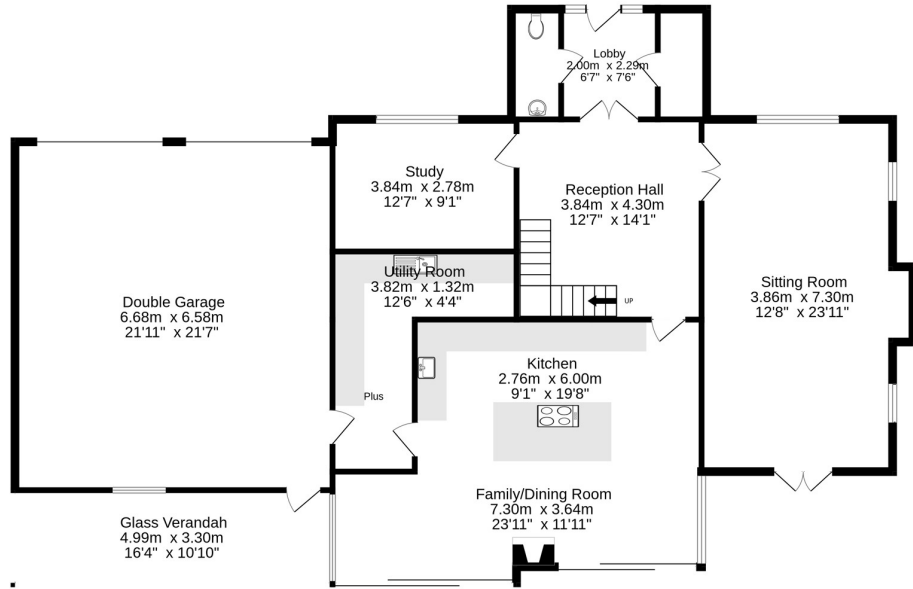
Services: Mains electricity and water | Electric air source heat pump | Underfloor heating throughout | Shared treatment plant for drainage | Tenure: Freehold
Council Tax Band: G | EPC Rating: C



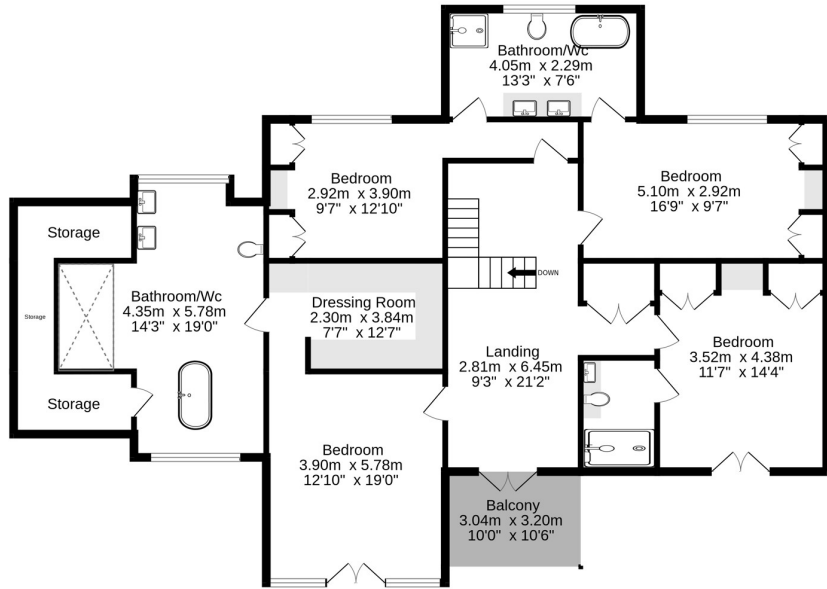


FLOORPLANS

Ground Floor
180.1 sq.m. (1939 sq.ft.) approx.



1st Floor
131.2 sq.m. (1412 sq.ft.) approx.



TOTAL FLOOR AREA : 311.3 sq.m. (3351 sq.ft.) approx.

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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