



Laburnum Cottage, Percy Terrace

Alnwick,
£450,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three Bedroom Stone-Built Home
- Walking Distance To The Market Town Of Alnwick
- Refurbished in 2018
- En-Suite Bathroom to Primary Bedroom
- Exposed Stone Feature Walls
- Private Courtyard To The Rear
- Spacious Entrance Hallway
- Currently Run As A Successful Holiday Let



Northumberland
Properties

Nestled in the heart of Alnwick, Laburnum Cottage is a beautifully refurbished three-bedroom stone-built home offering a rare blend of character, comfort, and convenience. Ideally situated on Percy Terrace, this charming cottage is just a short stroll from the town centre, making it perfect for those seeking town living with a touch of rural Northumberland charm.

The property has been thoughtfully updated and is currently run as a successful holiday let, presenting an excellent investment opportunity as well as an ideal home or second residence.

Step inside to discover bright and airy living spaces, showcasing tasteful modern touches while retaining the character of the original stone construction. A spacious entrance hall welcomes you into the home, flowing into a generous family room and continuing through to the kitchen-diner, which boasts original stone feature wall. From the kitchen a spacious utility room with WC adds practicality to the ground floor, while the private rear courtyard offers a quiet and sheltered outdoor space, perfect for morning coffee or evening relaxation.

To the first floor the primary bedroom benefits from a stylish en suite bathroom, while two further well-proportioned bedrooms provide ample space for guests or family with the main bathroom consisting walk in shower and stand alone bath, with original feature stone wall.

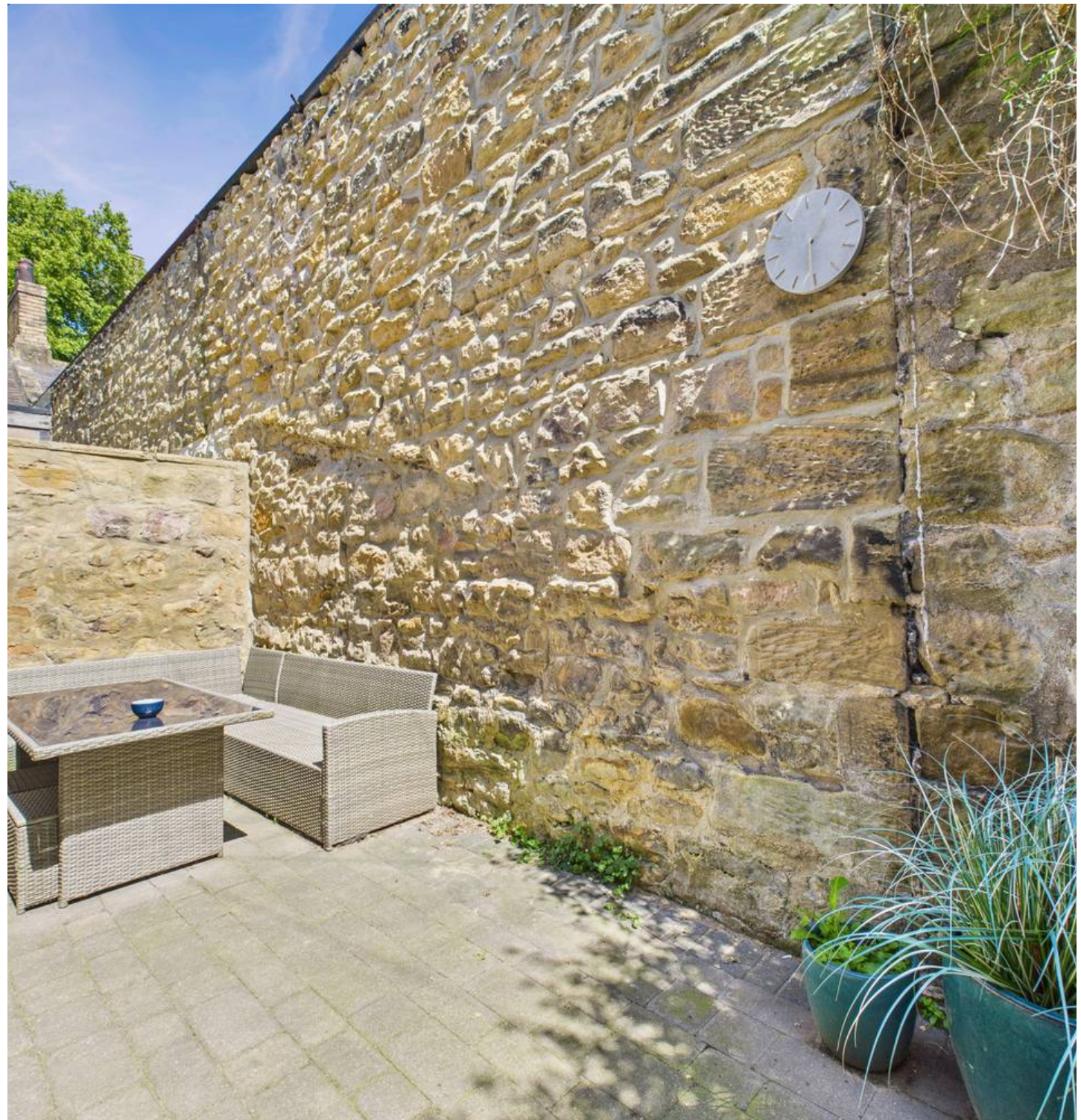


Alnwick is a historic market town in the heart of Northumberland, renowned for its rich heritage, charming architecture, and vibrant community. Best known for the iconic Alnwick Castle, the town offers a unique blend of cultural attractions, independent shops, cosy cafés, and award-winning restaurants. Surrounded by stunning countryside and just a short drive from Northumberland's breathtaking coastline, Alnwick is perfectly placed for those seeking both town convenience and access to nature. Excellent road links via the A1 and nearby rail connections make it a well-connected base for exploring the wider region.

Whether you're looking for a family home, an investment, or a stylish town-centre retreat, Laburnum Cottage is a property not to be missed.

Rear Garden

Courtyard style garden to the rear with ample space for outside dining and entertaining.

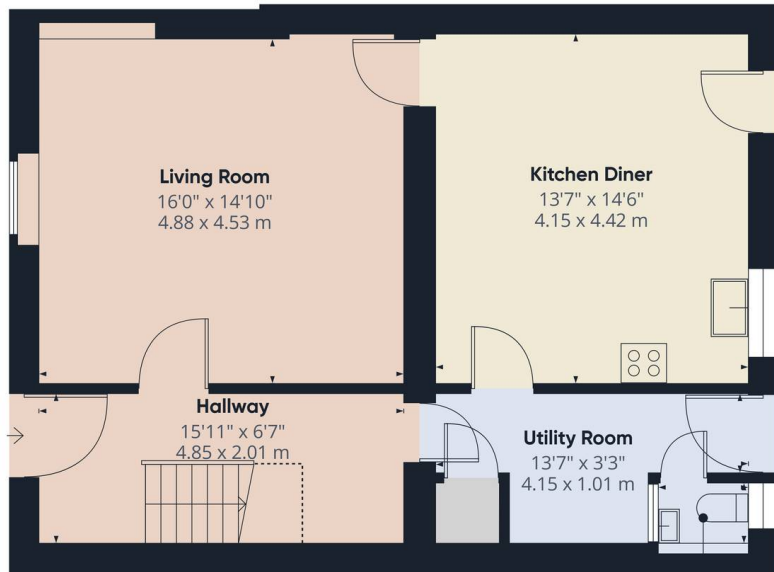




Approximate total area⁽¹⁾
648 ft²
60.1 m²
Reduced headroom
18 ft²
1.6 m²

(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE 360



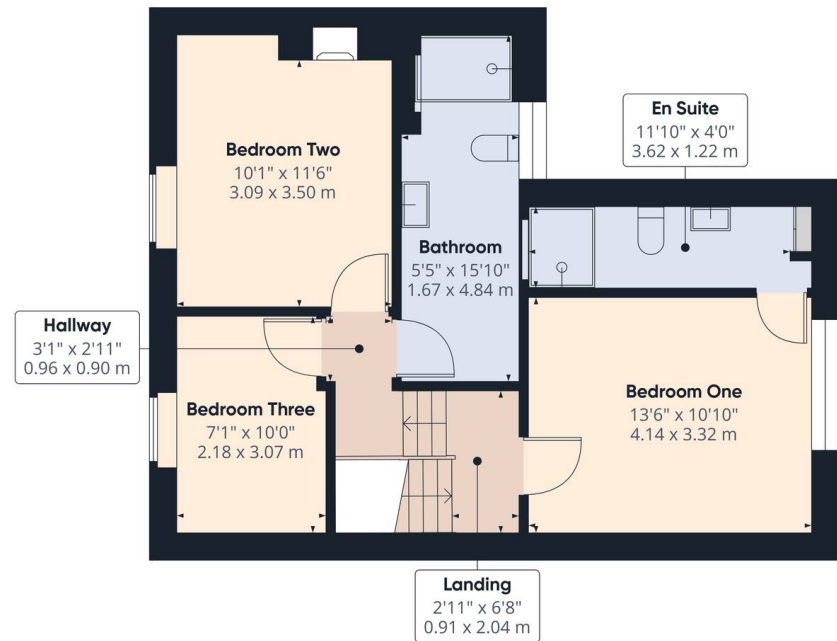
First Floor



Approximate total area⁽¹⁾
531 ft²
49.3 m²

(1) Excluding balconies and terraces

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Floor 1



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