



## Holystone Edlingham

- Detached bungalow
- Panoramic views
- Five bedrooms – two with ensuite
- Rural location
- Double garage



**Guide Price of : £575,000**

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# Holystone

Edlingham, Alnwick,

Northumberland NE66 2BL

Situated on an elevated position within a beautiful valley just under 6 miles from the historic town of Alnwick in Northumberland, the most amazing panoramic views can be enjoyed from this fantastic property located in the small hamlet of Edlingham. Whilst being immersed in tranquillity and countryside views, this impressive five bedroom detached property has convenient access to the A697, making it a great location for heading north up to the Scottish borders, across to Rothbury, and south to Morpeth and Newcastle. Although surrounded with mature gardens, there are uninterrupted views of hills and farmland, and a short walk down to the medieval church of St John the Baptist, and the striking ruin of the 13th Century Edlingham Castle.



The internal accommodation offers substantial living space, particularly the sizeable split-level lounge at the front which is the perfect space for entertaining or relaxing and getting lost in the epic valley views. At the rear, a luxury bespoke kitchen and island has been fitted and is open to the dining area. The conservatory at the side of the house offers additional living space and access out to the rear garden. A large hall, utility, downstairs W.C. and four bedrooms are located on the same level as the reception rooms, and a staircase at the end of the hall leads up to the master bedroom with ensuite. The domestic lift from the double garage at basement level is a genius installation that overcomes any mobility issues, and an easy route for taking supplies in or out of the property. Whether accommodating guests or a resident large family, this beautiful home certainly offers an abundance of space, but could also be extended and developed further into the remaining attic or gardens. With stunning views, spacious rooms, and an idyllic setting, the next fortunate residents are sure to be forever besotted with this incredible 'forever home' in Northumberland.



## VESTIBULE

Double glazed stained glass feature window, radiator, stained glass door to hall.

## HALL

Double glazed window to front, radiator, eyeball spotlights, double doors to lounge, door to kitchen, double door storage cupboard with hanging rail, door to cloaks and door to conservatory.

## SPLIT LEVEL LOUNGE 26'6 x 20'10 (8.08m x 6.35m)

Double glazed windows to front, feature stone fireplace with open fire, radiators, Karndean flooring, double doors to hall, and door to inner hall.



## KITCHEN AREA 15'1 x 10'1 (4.59m x 3.07m)

Double glazed windows to rear, John Lewis of Hungerford wall and base units with solid wood worktops, incorporating a sink and drainer, electric Rangemaster Range oven with extractor hood over, integrated NEFF dishwasher, and kitchen island with storage below, and tiled floor.

## DINING AREA 15'1 x 12'1 (4.59m x 3.68m)

Double glazed window to rear, radiator, and Karndean flooring.

## UTILITY 15'1 x 6'5 (4.59m x 1.96m)

Double glazed window and door to rear, fitted units incorporating a gas hob, Belfast sink, space for washing machine, space for tumble dryer, radiator, part tiled walls, and tiled floor.

## CONSERVATORY 20'5 x 7'1 (6.22m x 2.16m)

Double glazed doors and windows, and electric radiator.

**W.C. 6'5 x 6'0 (1.96m x 1.83m)**

Double glazed frosted window to side, integrated wash hand basin, concealed cistern W.C., heated towel rail, and part tiled walls.

**INNER HALL**

Doors to reception rooms and bedrooms, dado rail, staircase to first floor, feature circular window and radiator.

**BEDROOM FIVE 11'7 x 7'9 (3.53m x 2.36m)**

Double glazed window to rear, radiator, corner wash hand basin and cabinet, and door to ensuite shower room.

**ENSUITE**

Shower cubicle with electric shower, concealed cistern W.C., fully tiled walls and extractor fan.

**BATHROOM**

Double glazed window to rear, integrated wash hand basin and concealed cistern W.C., mirror, double ended bath, double corner shower cubicle with electric shower, double cupboard with shelving, downlights, heated towel rail, and part tiled walls.

**BEDROOM TWO 13'4 x 10'8 (4.06m x 3.25m)**

Double glazed window to front, fitted wardrobes, and radiator.

**BEDROOM THREE 11'7 x 10'8 (3.53m x 3.25m)**

Double glazed window to rear, and radiator.

**BEDROOM FOUR/STUDY 13'4 x 10'8 (4.06m x 3.25m)**

Double glazed window to front, fitted wardrobes, radiator, and lift down to garage.

**FIRST FLOOR****BEDROOM ONE 15'6 x 13'7 (4.72m x 4.15m)**

Double glazed dormer window to rear, radiator, door to dressing room, and door to ensuite.

**ENSUITE**

Double glazed Velux window, tiled shower cubicle with an electric shower, integrated wash hand basin and concealed cistern W.C.M, radiator, and heated towel rail.

**DRESSING AREA/WALK-IN WARDROBE 11'5 x 6'1 (3.48m x 1.85m)**

Fitted with shelf and hanging rail, and door to attic space.

**ATTIC SPACE 25'7 x 13'8 (7.80m x 4.17m)**

Partially boarded and shelving.

**GARAGE 21' wide x 22'6 (6.40m x 6.86m)**

Double integrated garage with electric roller door, lift to bedroom four, and central heating boiler, power and light.

**EXTERNALLY**

The front garden is mostly laid to lawn with mature shrubs and a paved patio area with superb views over the open countryside, block paved driveway leading to the garage, and side garden leading to the rear. The rear garden is mostly laid to lawn with patio areas, mature planting and shrubs.

**SERVICES**

Mains electricity and water, septic tank and a separate water treatment tank. Oil central heating.

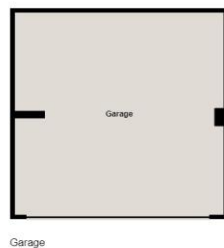
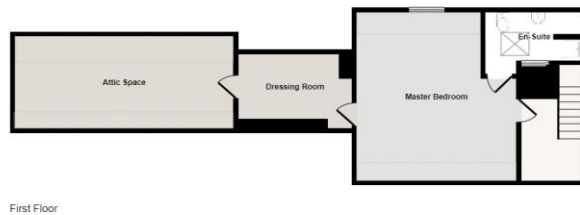
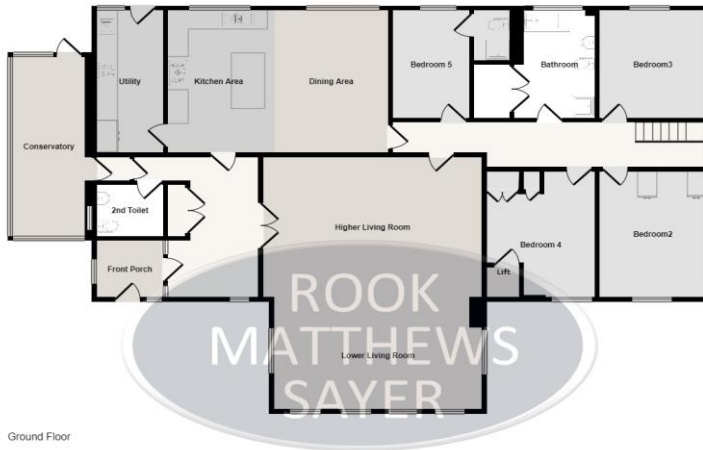
**TENURE**

Freehold.

**COUNCIL TAX BAND F****EPC RATING D**

AL008419/DM/RJ/16.05.2023/V1





Depicts head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bedroom suites are representations only and may not look like the real items. Made with Make Energy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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