



Prospect place | Alnmouth | NE66 2RL

£280,000

A charming and characterful Grade II listed terraced home, dating from circa 1750 as part of a former Granary in a sought-after coastal village, blends original period features with modern comforts, offering characterful living areas and two double bedrooms in a vibrant community within walking distance to the beach, amenities and scenic routes.

ROOK
MATTHEWS
SAYER



MID-TERRACE RENNOVATED STONE HOUSE

OPEN PLAN DINING KITCHEN

GAS CENTRAL HEATING

999-year peppercorn lease from 1999

TWO DOUBLE BEDROOMS

LOUNGE WITH OPEN FIRE

SHOWER ROOM

CHARACTER FEATURES

For any more information regarding the property please contact us today

8 Prospect Place, Alnmouth NE66 2RL

Presenting an immaculate Grade II listed property dating back to circa 1750 and forming part of a former Granary, centrally located in the highly sought after coastal village of Alnmouth. This fully renovated residence radiates charm and character, boasting a wealth of original features that create a warm and inviting atmosphere throughout.

The entrance leads into the main reception room which is a real highlight, featuring a beautiful fireplace and a charming window seat. Period details have been meticulously preserved, including original wide wooden floorboards and classic wooden sash windows to the front, offering a glimpse into the property's heritage. Located on the first floor, the open-plan kitchen and dining space is a superb light and bright room with dual aspect. There are two double bedrooms, each offering storage. One-bedroom benefits from bespoke cabinets and shelves while the other is fitted with built-in wardrobes. The home is serviced by efficient gas central heating, ensuring year-round comfort.

Set within a vibrant local coastal community, the property is central to essential amenities, within walking distance to Alnmouth beach and estuary, and has easy access to extensive walking and cycling routes. This characterful property can be used as a distinguished main residence, long term rental investment, or a delightful second home.

Golf enthusiasts are sure to appreciate its close proximity to the Alnmouth Village 'oldest 9 hole links course in England', as well as Alnmouth Golf club located just over 1 mile away at Foxton.

This is a rare opportunity to acquire a property that captures the essence of historical village life, balanced with modern practicality and immense character.

ENTRANCE

Stairs up to the entrance door

LOUNGE (Ground floor)

8'2" min (13'5" max) x 14'5" (2.49m min (4.09m max) x 4.39m)
Entrance door | Exposed painted wood floorboards | Staircase to first floor | Brick fireplace with open fire | Sash window with window seat to the front and a window to the rear | Exposed ceiling beams | Radiator | Fitted shelving under the stairs and in window recess

KITCHEN (First floor)

14'8" x 7'5" min (10'5" max) (4.47m min x 2.26m min 3.17m max)
Windows to the front and rear | Part-tiled walls | Wood panelled walls | Wood floor | Radiator | Cupboard housing boiler

Fitted units with oak worktops incorporating; 'FRANKE' under counter sink, electric induction hob, electric oven, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer

HALL

Window overlooking church grounds | Radiator | Storage cupboard

BEDROOM ONE 8'5" x 10'10" (2.56m x 3.30m)

Wood panelled walls | Window to front & rear | Original wide exposed floorboards | Fitted cabinets and shelves

BEDROOM TWO 14'8" x 9'6" (4.47m x 2.89m)

Wood panelled walls | Windows to the front | Original wide exposed floorboards | Radiator | Fitted wardrobes

SHOWER ROOM

Window | Part-tiled walls | Tiled floor | Corner shower cubicle with mains shower | Wall-mounted wash-hand basin & W.C. with a concealed cistern | Wall mounted mirror door cabinet | Downlights | Chrome ladder style radiator

EXTERNALLY

Storage cupboard (formerly used coal house)





PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas central heating and open fire
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No known issues
Parking: On street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Grade II listed building
Conservation Area: Yes
Restrictions on property: No holiday let use

TENURE

Leasehold - Length of Lease: 999 years from 1999 (973 years remaining) – a peppercorn rent
Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: C

EPC RATING: B

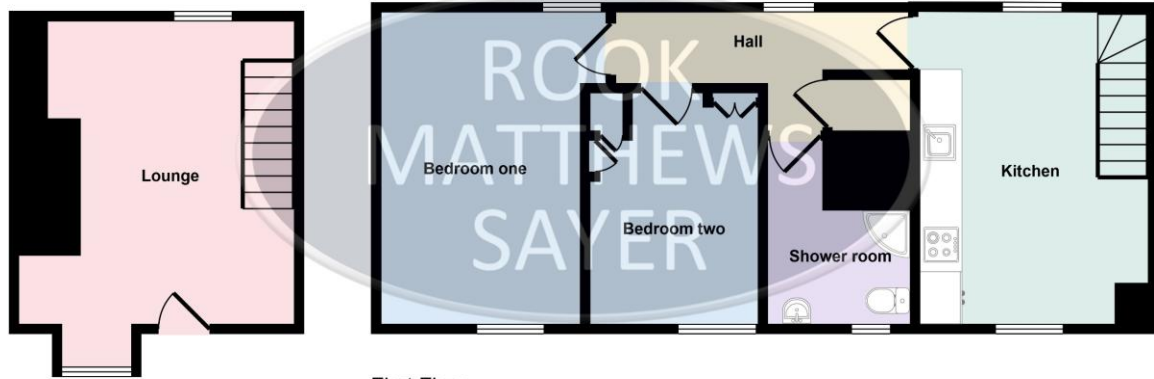
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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FLOOR PLAN

Approx Gross Internal Area
68 sq m / 727 sq ft



Ground Floor
Approx 18 sq m / 193 sq ft

First Floor
Approx 50 sq m / 534 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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