

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Aln Valley Holiday Cottages, Alnwick NE66 4BE

Aln Valley Holiday Cottages

Alnwick NE66 4BE

£695,000

A fantastic opportunity has arisen to acquire this stunning barn conversion, offering three separate buildings, all of which are refurbished and beautifully decorated to an exceptional standard throughout.

The three cottages are currently run as a holiday lets, and the furnishings are available for sale upon separate negotiation.

Situated close to Whittingham, on the fringe of the breath-taking Northumberland National Park, and with the river Aln close by, this wonderful property is in the perfect, rural location, making for a private and tranquil retreat, with endless gorgeous walks and adventures to be had, yet just 8 miles from Alnwick town for all necessary amenities. These fabulous properties showcase a wealth of luxurious and traditional features such as original stone, log burning stoves and exposed wooden beams.

The first of the three cottages is Coach House, which allows entry into the living room via a glass door, with windows on either side, brilliant for drawing natural light and fresh air into the room. This room showcases the beautiful, original architecture of the building, with tall, angled ceilings, exposed wooden beams and a wood-burning stove. An archway, with chic exposed brickwork, then leads into the bedroom and bathroom. The open plan kitchen/diner, similarly presenting trendy, neutral décor and exposed beams on the ceiling, and offering a range of integrated appliances and fitted floor and wall units in a trendy off white finish, perfectly paired with wooden worktops, adding to the cosy yet stylish feel notable throughout. The bedroom presents ample space for a king size bed and other desired furnishings. Completing this property is a three-piece bathroom suite, with a walk-in shower and a bathtub with a delightful wooden exterior.

The second cottage, Groom's Cottage, begins in the open plan living room, kitchen and dining area. This spacious area displays tall ceilings, solid bamboo flooring, wooden beams and a feature wood-burning stove, set in a gorgeous exposed stone fireplace. Numerous large windows and a glass door flood the room with natural light and allow for panoramic views of the stunning fields and woodlands. The kitchen area is equipped with a range of fitted floor and wall cabinets, and sleek granite-style worktops. The bedroom is spacious and presents modern décor and styling, and adjacent is the bathroom, providing relaxing décor, a walk-in shower, and a stand-alone roll-top bath.

The final building, Granary Cottage offers spacious living over two floors and begins in the kitchen diner, with a wonderfully cosy and fairy-tale feel, created by the ceiling beams, quaint cottage windows and a chic spotlight fixture. This room also provides fitted floor and wall units in a lovely cream colour, for extra storage, and incredibly stylish, glossy worktops. Connected is a three-piece shower room, and the living area, providing tasteful décor and ample space for furnishings. Adjacent is the first bedroom, generously sized and equipped with a fully tiled four-piece ensuite. Upstairs to the first floor is the second bedroom, with minimalistic, yet stylish décor and angled ceilings giving a unique character.

Externally, the cottages offer open up onto a courtyard, immaculately maintained with a gravel area, a patio, and planters, made private with surrounding original stone walls, a beautiful space to sit outdoors and relax in the sun, admiring the exclusive, one-of-a-kind views and appreciating the fresh, countryside air.





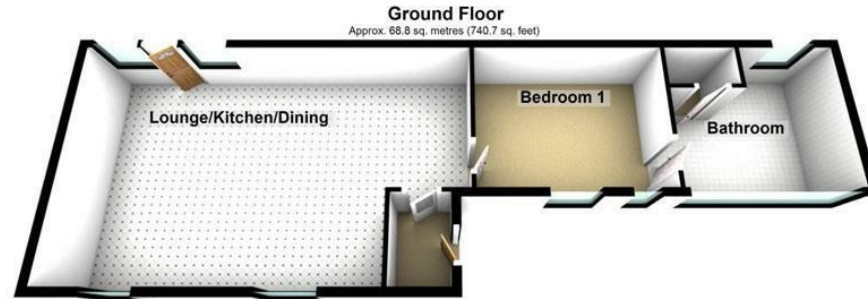
Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

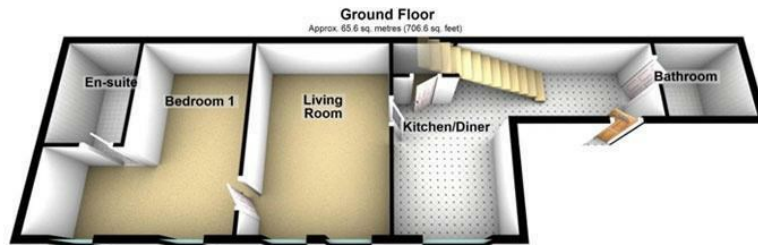
Groom's Cottage



Total area: approx. 68.8 sq. metres (740.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Granary Cottage



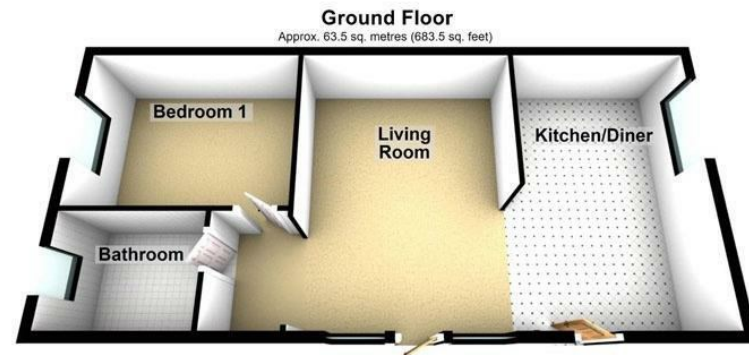
First Floor
Approx. 11.8 sq. metres (127.5 sq. feet)



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Coach House



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

EPC RATING:



More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News