



# 15 Bondgate Without

Alnwick



SANDERSON  
YOUNG





**15 Bondgate Without  
Alnwick, Northumberland, NE66 1PR**

**A stylish, four bedroom Grade II listed, stone built townhouse, located in the centre of Alnwick, and only minutes from Alnwick Garden, Lilidorei and Barter Books, with driveway parking to the front, private rear garden and terraced seating area - ideal investment opportunity as currently utilised as a successful commercial holiday let with a 5 star rating.**

Bondgate Without is within walking distance of the towns numerous shops, pubs/restaurants, & cafes, The Playhouse Theatre/Cinema as well as the historic Alnwick Castle and Gardens, whilst being a short drive away from Northumberland's stunning beaches and Heritage coastline.

The townhouse is beautifully presented throughout, recently decorated with stylish soft furnishings and a newly fitted ensuite bathroom/wc. The house has retained many period features including sash windows and shutters, period fireplaces and decorative ceiling coving.

**Price Guide:**  
Guide Price £475,000

4 2 3 **Grade II Listed**





Ground floor - Reception hallway with a fitted cloaks/storage unit and Karndean flooring | Impressive 29 ft split level kitchen/dining room with a great feeling of space & light from the high ceilings and large picture window to the front elevation | Kitchen fitted with a range of cabinets with integrated appliances which include; electric hob and double oven with stainless steel extractor, fridge/freezer, dishwasher and washer/dryer - steps lead down to a generous dining area | Double doors open to a lovely ground floor double bedroom, with a decorative wood burning stove, and stable style door | Well appointed Bathroom/wc with a bath with a shower over, wc & basin | Stairs lead to the basement which is suitable for storage

First floor - Half landing leading to a utility room/WC, which has integrated washer/dryer, freezer and WC | Magnificent sitting room with a period feature fireplace with cast iron insert, shelving to the alcoves, traditional panelling and sash style windows with shutters to the front elevation | First floor kitchen fitted in a painted Shaker style, with wood worktops, a Belfast sink, integrated gas hob, double oven, fridge and dishwasher; steps and a glazed door opens onto the roof terrace and gardens beyond.

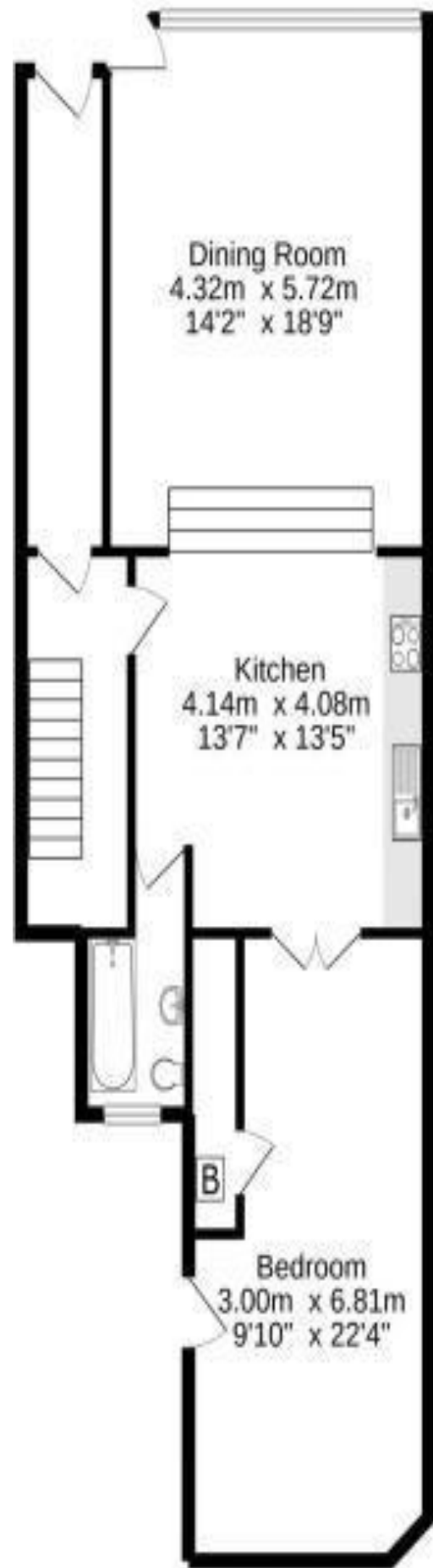


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Ground Floor



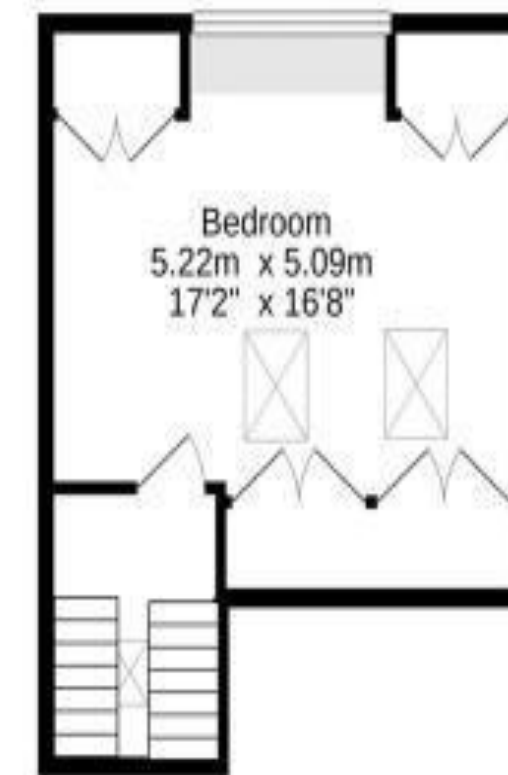
1st Floor



2nd Floor



3rd Floor



Second floor - Double bedroom with an ensuite shower room/wc | Single bedroom | Bathroom/wc with a bath with shower over, basin and WC, part panelled walls and a sash window with shutters

3rd floor - Large attic style bedroom with exposed beams, and a dormer window with window seat and storage, and additional storage to eaves.

Externally - To the front of the building there is parking for two cars, and to the rear is a lovely roof terrace, which extends to the rear garden, which is lawned with decking, borders and a timber storage shed.

Services: Mains Electric, Gas Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Business Rates | Grade II Listed

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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