



# Brandling Cottage

19 Northumberland Street  
Alnmouth



SANDERSON  
YOUNG





## Brandling Cottage

19 Northumberland Street, Alnmouth,  
Alnmwick, Northumberland, NE66 2RJ

**Brandling Cottage is a very special and unique, four bedroom detached stone built house, circa. 1894, in a superb central location in Alnmouth village with house and gardens extending to approx. 0.25 acres - gated courtyard and driveway for 5-6 cars, large detached garage/Coach House, a mature enclosed rear garden with a Summerhouse overlooking the Estuary and further large tiered garden.**

The excellent family home, lived in by four generations, has traditional accommodation set over three floors, and has retained many original features including the internal solid wood latch doors, oak balustrade staircase, exposed beams and panelling, picture rails, and beautiful feature bay window to the sitting room with the built in wood bench seating. The house benefits from gas central heating and uPVC double glazed windows.

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### Price Guide:

Guide Price £895,000

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Ground floor - Attractive timber portico entrance to the main side entrance | Generous reception hallway, with a wood balustrade staircase and doors leading to main reception rooms | Lovely large sitting room with a feature double glazed bay window overlooking the rear garden with wooden seating, a cast iron wood burning stove, beams to the ceiling and picture rail | Fabulous open plan dining/living room comprising of two versatile living spaces, with a square bay window overlooking the courtyard on the approach, a period fireplace and two storage cupboards | Split level galley style kitchen and utility area - the kitchen is fitted with a range of cabinets with a double oven, hob, dishwasher, and within the utility area, plumbing for a washing machine | Store room housing the gas boiler and a ground floor WC.

First floor - First floor landing with exposed beams, a storage cupboard and a concealed staircase to the second floor bedrooms | Good sized Master bedroom with a window overlooking the garden to the Estuary, picture rail and space for free standing bedroom furniture | Generous Jack & Jill ensuite bathroom, formerly a 5th bedroom, with a bath, separate shower, WC, and basin | Double Bedroom two has a window to the front elevation with original corner storage cupboard | Shower room with a separate shower, WC, basin, and two windows to the front.

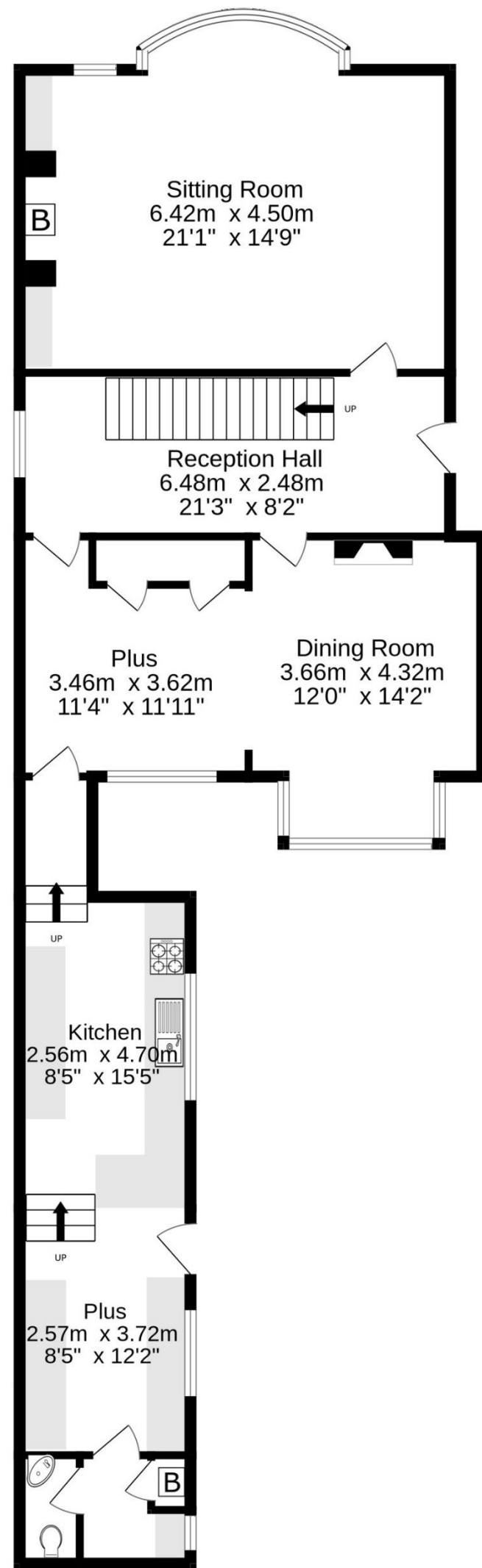


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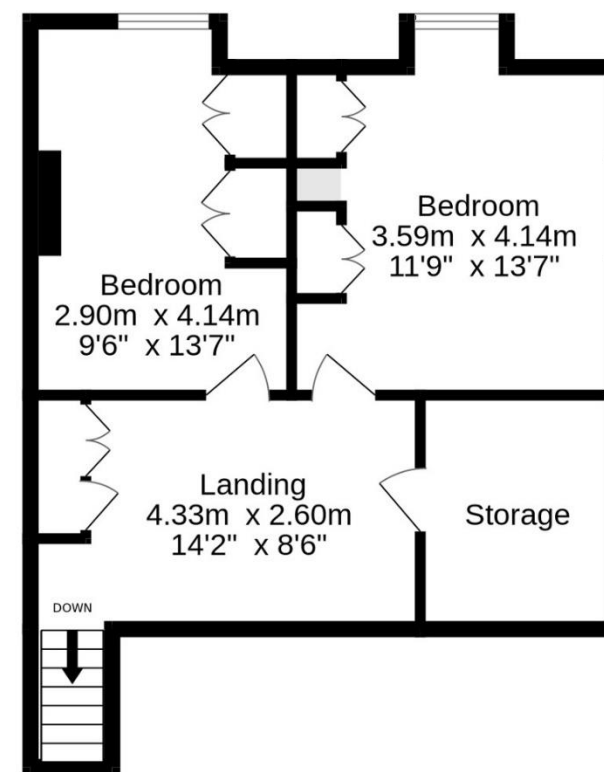
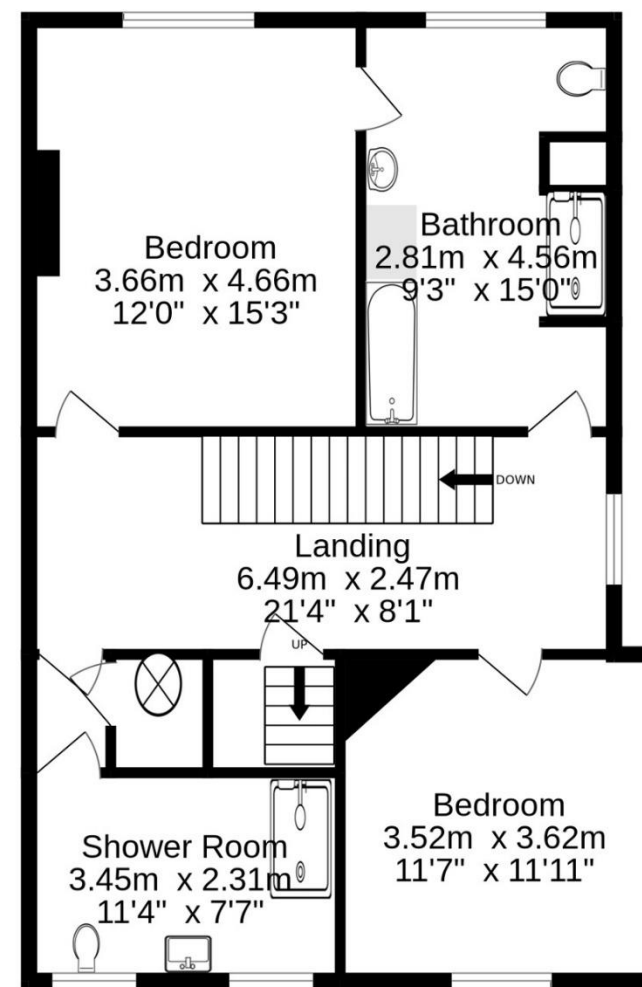




Ground Floor  
102.3 sq.m. (1101 sq.ft.) approx.



1st Floor  
70.0 sq.m. (754 sq.ft.) approx.



2nd Floor  
43.2 sq.m. (464 sq.ft.) approx.

TOTAL FLOOR AREA : 215.5 sq.m. (2319 sq.ft.) approx.

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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Second floor - A concealed staircase leads from the first floor landing to the second floor | Spacious second floor landing with useful storage into the eaves, and a wash hand basin in a vanity cabinet | Bedroom three is a double bedroom with dual aspect windows overlooking the garden to the Estuary, and built in wardrobes and storage | Bedroom four is a single bedroom with a dormer window overlooking the Estuary and built in storage.

Externally - Brandling Cottage is approached via an attractive shared gravel lane, next to the popular 'Red Lion' Public House, with a timber five bar gate giving access to a superb enclosed courtyard parking area for 5-6 cars | Large detached garage/Coach house with double timber doors and storage into the roof space | The west facing rear garden has a central lawn with high hedges for privacy, mature rose beds and planted borders | A lovely Summerhouse/garden room to the bottom of the garden, with views over second larger garden area to the Estuary | Large tiered garden with mature planting, terraced seating areas and pathways.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band G | EPC: E







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