



The Dovecot

3 Longdyke Steading, Shilbottle



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The Dovecot 3 Longdyke Steading, Shilbottle, Alnwick, Northumberland, NE66 2HQ

STUNNING, GRADE II LISTED THREE BEDROOM STONE BARN CONVERSION, IN A SMALL COURTYARD SETTING, JUST A SHORT DISTANCE TO COASTAL VILLAGES OF ALNMOOUTH & WARKWORTH, WITH FABULOUS OPEN ASPECT VIEWS TO THE SURROUNDING COUNTRYSIDE, SOUTH FACING GARDEN TO THE FRONT, DRIVEWAY PARKING AND GARAGE WITHIN A BLOCK - NO UPWARD CHAIN

The Dovecot is a very special and unique home with one bedroom detached Dovecot, dating back to 1825, and is only one of seven individual dwellings within the former steading, in this fabulous coastal location converted by Stephen Willcox Builder & B. Weightman in 2007 - offering excellent flexible living accommodation with two bedrooms into the main house, and an additional one bedroom detached former Dovecot which is superb, with a living area to the ground floor and bedroom to the first floor.

This charming and characterful conversion has been carefully designed to create a rustic, heritage home with contemporary accents, finished to a high standard throughout. With open plan spaces and high vaulted ceilings, natural light is abundant throughout this gorgeous home.

Price Guide:
Offers Over £425,000

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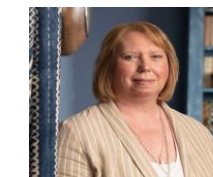


As a Grade II Listed building, the exterior and internal design were subject to strict conservation planning rules, resulting in a splendid piece of history restored to its former beauty, whilst retaining many original features including exposed stonework, arched windows and vaulted beamed ceilings.

Ground Floor - Entrance timber hardwood door with glazed strip panel leading through to the well appointed breakfasting kitchen with natural stone flooring, fitted with a quality range of Shaker style oak units, solid granite work surfaces, double Belfast sink with Franke tap and Rangemaster 'Professional' range cooker with 2 electric ovens, separate electric grill and 5 ring gas hob. Integrated appliances include full length Hotpoint fridge/freezer, Bosch dishwasher and Bosch washing machine | 26ft charming lounge with reclaimed brick fireplace and chimney with cast iron gas stove, and traditional features including impressive exposed Hemmel arches with doors leading to the patio and garden, and double height ceiling with solid oak beams.

First Floor - First floor landing with open aspect views to the surrounding countryside / Principal bedroom - a stunning double height room with exposed rafters, double walk-in wardrobes with oak doors | Second double bedroom, again with double height ceiling, exposed oak rafters and double fitted wardrobes with oak doors | Contemporary shower room with travertine wall and floor tiles, low level wc, wash hand basin, electric heated towel rail and exposed oak beams.

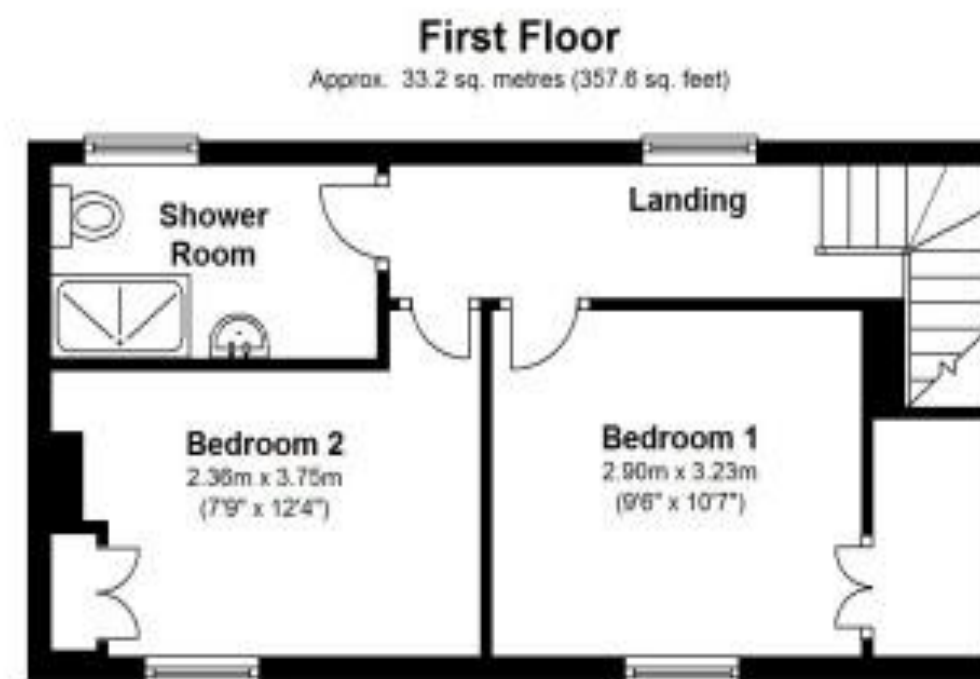
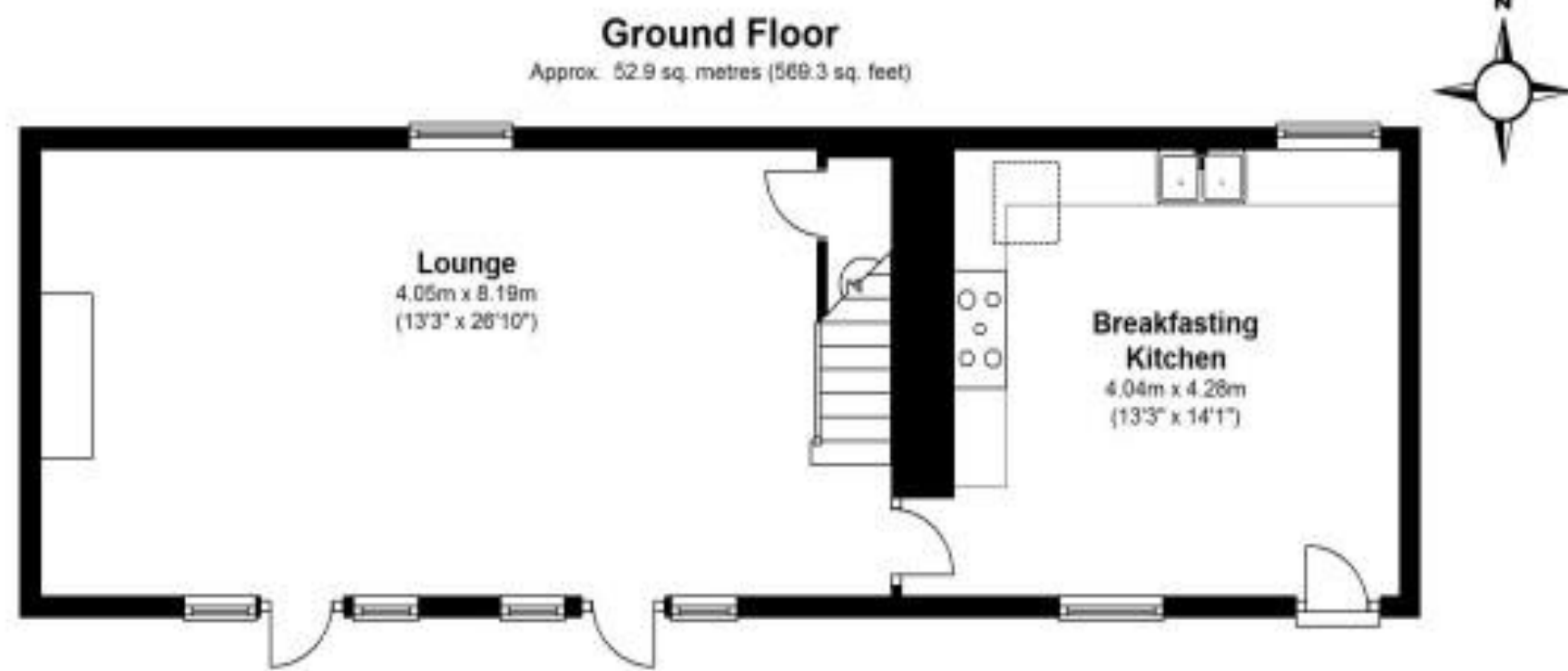
Additional One Bedroom Dovecot - Accessed from the garden - to the ground floor is a fabulous lounge/reception room with impressive exposed stonework and Hemmel arched double glazed window, currently utilised as a study/office space | Ground floor shower room with low level wc and wash hand basin | A spiral staircase leads up to the spacious double bedroom with Juliette double glazed door to the south, with views over the open fields and countryside, and three heritage skylights flooding the room with natural light.



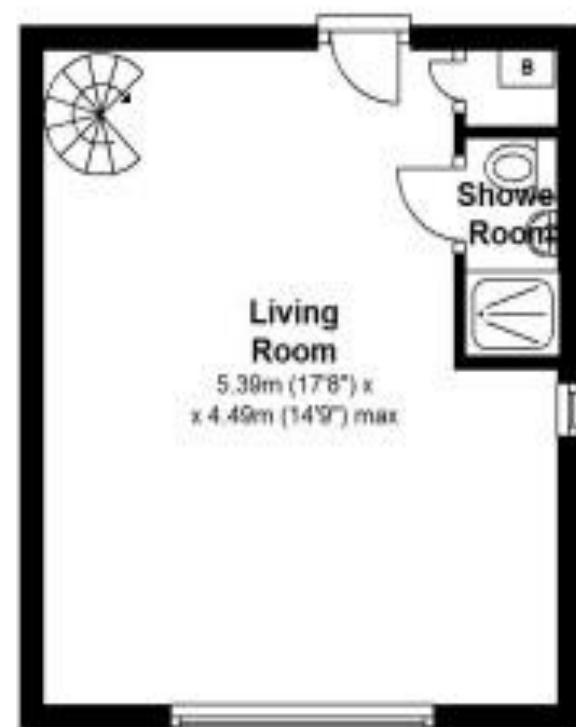
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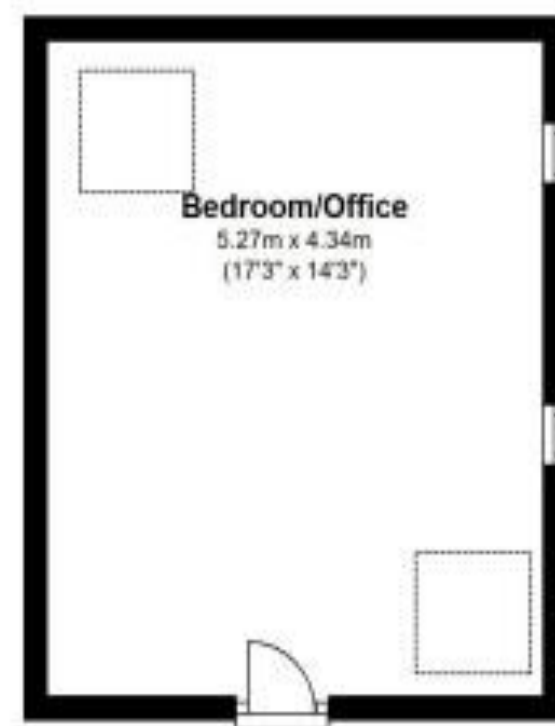




Ground Floor
Approx 24.2 sq. metres (260.4 sq. feet)



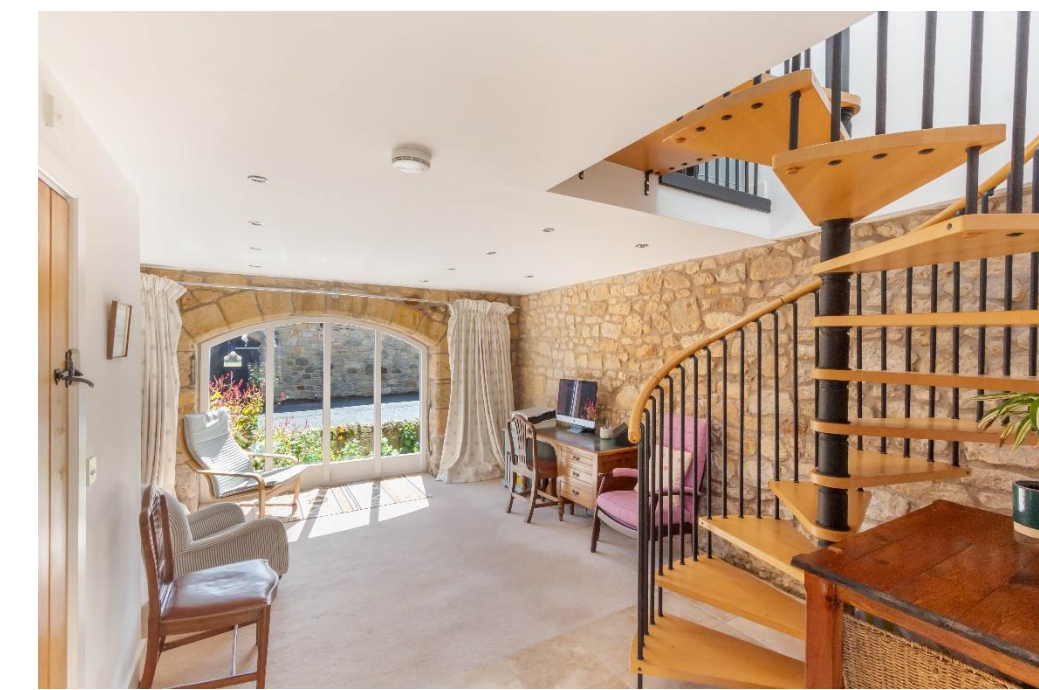
First Floor
Approx 22.87 sq. metres (248.2 sq. feet)



Total area: Approx. 133.17 sq. metres (1433.4 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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Externally - There is a lovely, south facing enclosed garden, with 10 productive cordon apple and pear trees in the east wall with alpine strawberries below, large patio and natural stone boundary walls and path. The garage is positioned opposite within a block, as well as a driveway parking area for two cars, and additional visitors parking.

Garage - Converted from a cow shed with stone arched double wooden door, with 19m² of additional storage in the fully boarded loft.

Eco/Green House - The property benefits from solar panels which is on a fixed tariff, generating around £1200 per annum with gas LPG heating to The Dovecot and to the hob within the kitchen. The heating system installed is underfloor hot water pipes throughout, maintaining a constant warm temperature, with the heating and hot water provided by the air source heat pump.

The estate of the seven properties is managed by a committee of all residents - each household has a share in the Longdyke Management Company Ltd. The shared facilities are LPG gas tanks in the garden of Number 6, which are maintained by Calor, the shared driveways and an aerobic sewage treatment plant. All households currently pay £25 per month (£300 per annum).

Longdyke Steading is approx. 3.7 miles from Alnwick and its shops, cafes, restaurants, and Alnwick Castle & Gardens, and 4.3 miles from the coastal village of Alnmouth, with its magnificent sandy beach only 3 miles down the hill. There is excellent access to the A1 trunk road for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, with Alnmouth main line railway station located close by, for regular direct services to Edinburgh (1 hour), Newcastle (30 mins) and London Kings Cross (3.5 hours).

Services: Mains Electric & Water | Septic Tank | LPG Heating | Air Source Heat Pump | Underfloor Heating to Ground Floor | Tenure: Freehold | Council Tax: Band E | Grade II Listed | EPC: D



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