



# 28 South Charlton

Alnwick



SANDERSON  
YOUNG





**28 South Charlton  
Alnwick, Northumberland, NE66 2NA**

**A fabulous, three bedroom stone built cottage, on a large corner garden site in the hamlet of South Charlton, with gated gravel driveway parking, a number of stone outhouses, a timber barn/shed and attractive landscaped gardens - Available with vacant possession and No Upward Chain**

The traditional stone end terraced cottage has been substantially extended and refurbished over the last 13 years, from its original Northumberland Estates single storey layout, to a superb three bedroom, two storey cottage finished to an excellent standard throughout - refurbishment works include; new master bedroom and bathroom to the first floor, new 'Kitson' double glazed sliding sash windows, new kitchen fitted in 2022 and the septic tank replaced, now adhering to current regulations, with a new treatment plant in 2021.

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**Price Guide:**

Guide Price £395,000

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The cottage has retained many period features including a stone inglenook fireplace in the sitting room, and original stone fireplaces in the two ground floor bedrooms. The cottage has further development potential, with planning in perpetuity Ref. 16/00508/FUL for a garden room extension to the kitchen into the rear courtyard, and an infill extension between the rear porch and hallway, to adjoin the stone outhouse/utility room.

The impressive family home would be ideal for those buyers seeking a main home in a rural location, with easy access to the A1, Alnwick and the coast, or second home buyers looking for a quiet rural hamlet.

Ground floor - Fabulous sitting room with a stone inglenook fireplace, with a cast iron wood burning stove and sash window to the front overlooking the garden - the lovely sitting room has an open staircase leading to the first floor and doors leading to the two ground floor bedrooms and the kitchen/breakfast room | Lovely Kitchen/breakfast room (2022) fitted with a range of cabinets with wood worktops, integrated hob, oven, dishwasher, and a feature picture window to the gable end overlooking the courtyard garden | Cloakroom wc | Rear lobby with a door to the driveway and rear courtyard garden | Two ground floor bedrooms, each with original corner stone period fireplaces.

First floor - First floor landing with a useful study area, with space for two desks, and a Velux window | Impressive Master bedroom with a large dormer window giving excellent rural views, and storage into the eaves | Excellent Family bathroom with travertine tiling and a double ended bath, separate shower, WC and basin.

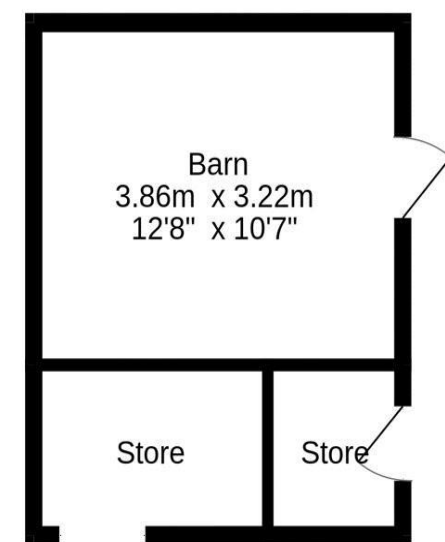
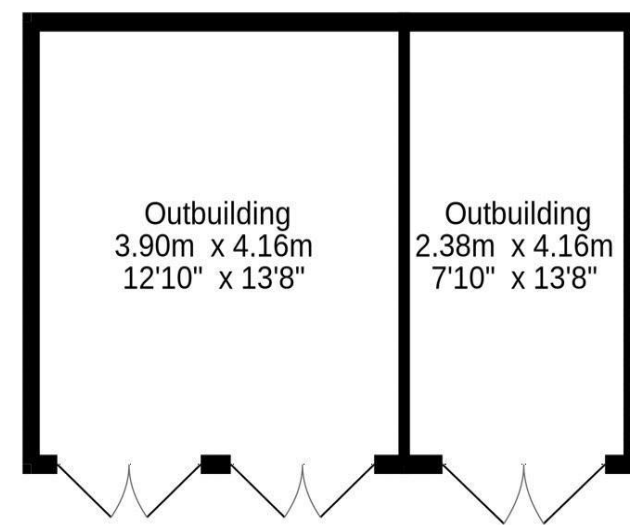
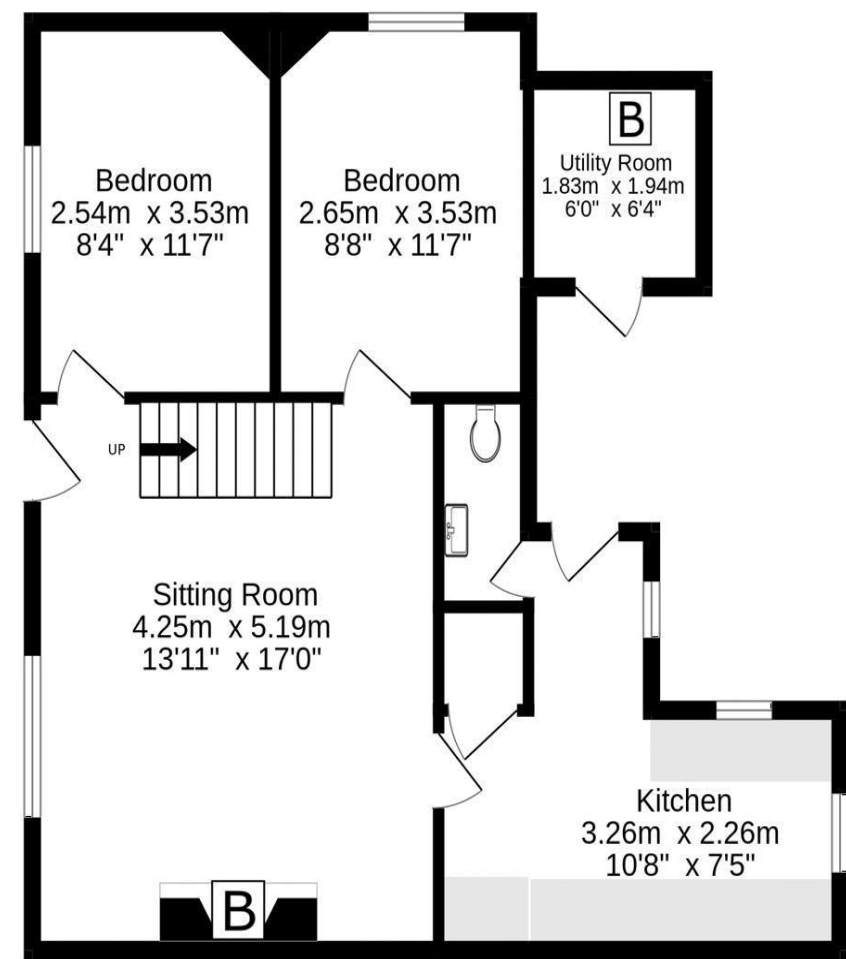


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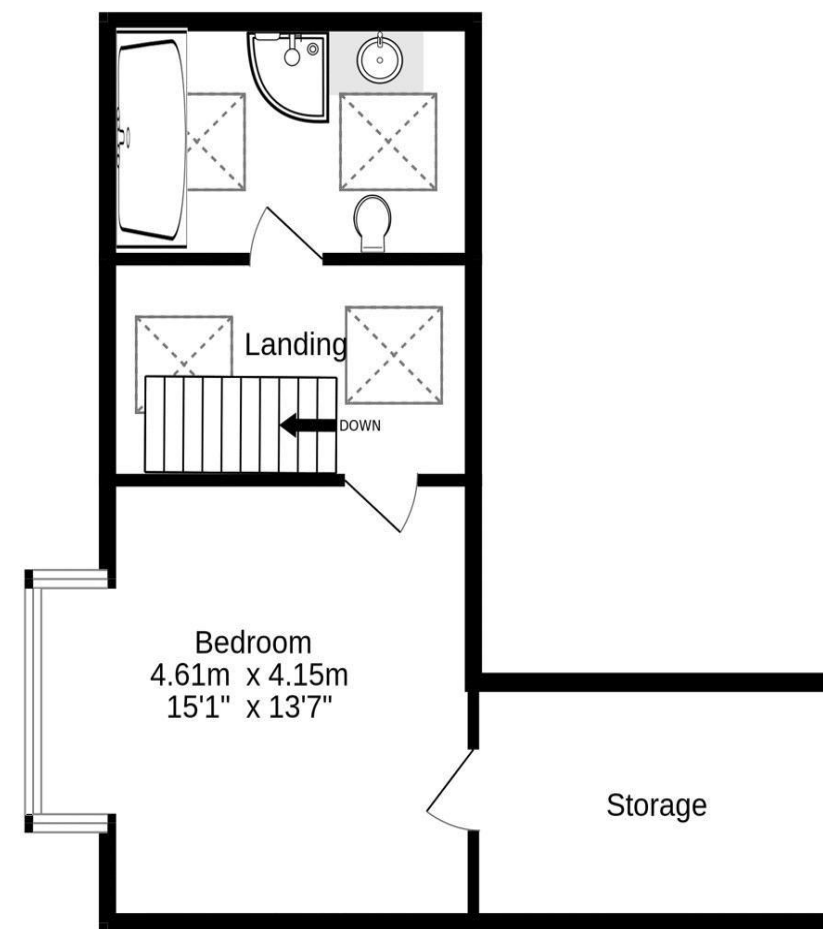




Ground Floor



1st Floor



Externally - The cottage has gardens to two elevations, and a gated gravel driveway - the gardens are lawned with a stone wall to the boundary, with mature trees and a number of stone outhouses to the rear including; a utility/outhouse housing the gas boiler, washing machine and tumble dryer, a former Stable and Piggery which is currently used as a store, but could lend itself as a studio/home office or ancillary accommodation (subject to normal planning consents). There is also a timber barn/shed to the entrance of the gated driveway.

NOTE - The septic tank has been renewed in line with current regulations and is shared with one neighbour, with a new treatment plant in place (2021)

The house is of Freehold tenure and benefits from Mains, electric and water, and an LPG gas tank with combi boiler.

Services: Mains Electric & Water | Propane Gas | Septic Tank | Tenure: Freehold | Council Tax: Band B | EPC: C

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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