



# Holly Lodge

The Avenue, Alnwick



SANDERSON  
YOUNG





Reception





**Holly Lodge**  
The Avenue, Alnwick, Northumberland,  
NE66 1UL

**FABULOUS, SEVEN BEDROOM DETACHED DORMER BUNGALOW, IDEALLY LOCATED WITHIN THE HEART OF ALN Wick TOWN CENTRE , WITH FOUR RECEPTION ROOMS, SEVEN BATHROOMS, SUBSTANTIAL DRIVEWAY AND GARDENS**

In the heart of sought-after Alnwick, a village that ticks all the boxes for family living, is this superb detached property that was formerly being run as a private bed & breakfast guest house. The left portion of the house is for the private use of the family, while the right-hand side of the house has been used for guests and has a separate entrance. Holly Lodge provides the ideal opportunity to merge the two parts into one family house of considerable size, or convert into two spacious homes.

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**Price Guide:**

Guide Price £695,000

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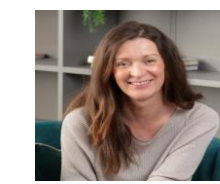




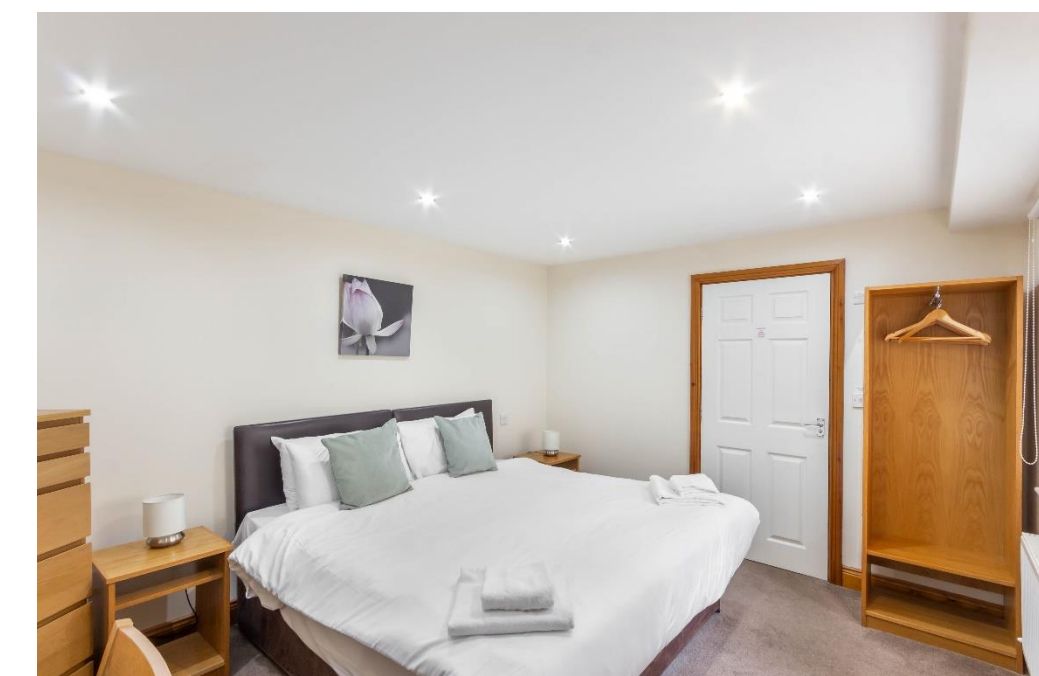




Ground Floor - As you step into the L-shaped entrance hall, you are immediately captivated by its charm and elegance | On the left and within the private quarters is the living room that overlooks the front of the property and has a lovely big bay window that allows plenty of light to shine through into the room. A feature of the room is the wood burning stove set within an open fireplace on a tiled hearth with a surround and mantel above | Opposite is a further reception room, perfect as a cosy sitting room, which also looks out over the front garden. At the end of the hall is beautifully elegant kitchen/breakfast room with a wood floor and an extensive range of wall, base and drawer units as well as a central island with further storage cupboards below, all with granite work surfaces and upstands above. Central to the kitchen is the Stoves Range cooker with three ovens, a grill, a 5-ring gas hob and an extractor hood above. Beneath the window overlooking the rear garden is a one-and-a-half stainless steel sink with a flexible mixer hose and tap. There is space for an American-style fridge/freezer and an integrated dishwasher | Off the kitchen is the utility room which has ample freezer space below a composite work surface, wall and base units on one side with a work surface incorporating a stainless steel sink with mixer tap while below is plumbing for a washing machine and space for a drinks fridge. A part-glazed door leads out to the side access and the terrace, while above is access to loft storage space | Through glazed doors from the kitchen is the formal double-aspect dining room with a tiled floor and looks out over the front garden. There is also a single glazed door into the living room.



Lizzie Beattie  
01665 600 170  
lizzie.beattie@sandersonyoung.co.uk













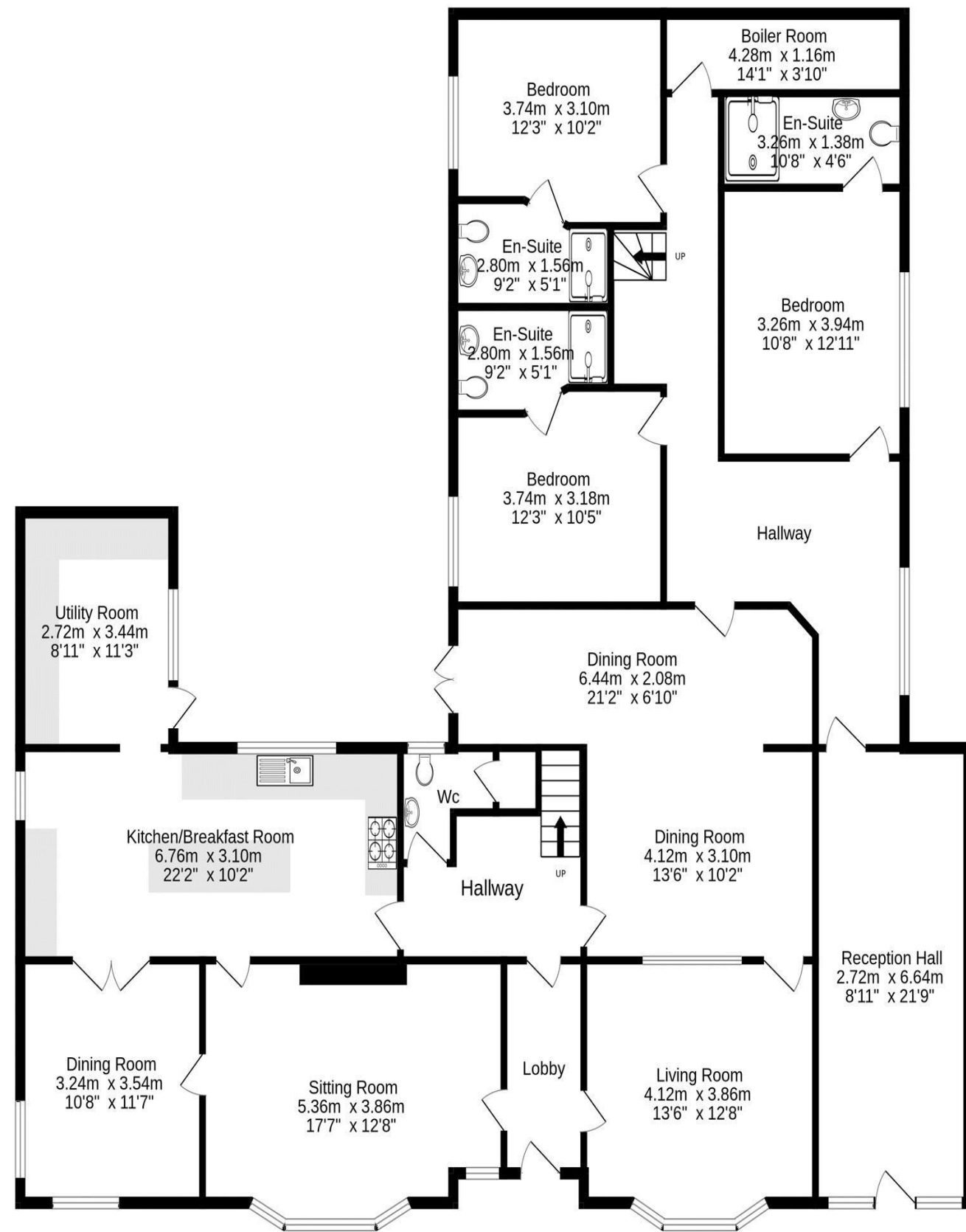


First Floor - The turned carpeted stairs from the hall, beneath which is a large storage cupboard, leads to the light and airy first-floor landing, which provides access to two double bedrooms, the family bathroom, a large storage cupboard and access to loft storage | The double-aspect principal bedroom benefits from a part-tiled en suite wet room with shower, a low-level WC and a wash hand basin. There is also two large walk-in wardrobes providing plenty of hanging and storage space | The double-aspect second bedroom has a stunning en suite bathroom, which is fully tiled with a freestanding roll top bath with central mixer tap and hand shower attachment, a low-level WC, a wash hand basin and a heated towel rail. On either side is access to under-eaves storage space. From the private owner's hall is a swing door into the former bed & breakfast accommodation and a large L-shaped room with a tiled floor, previously used as the breakfast room by guests, and French doors into the garden. Off this room is a door into a wonderfully bright living room with a deep bay window overlooking the front of the property, which also provides access into the owner's part of the house.

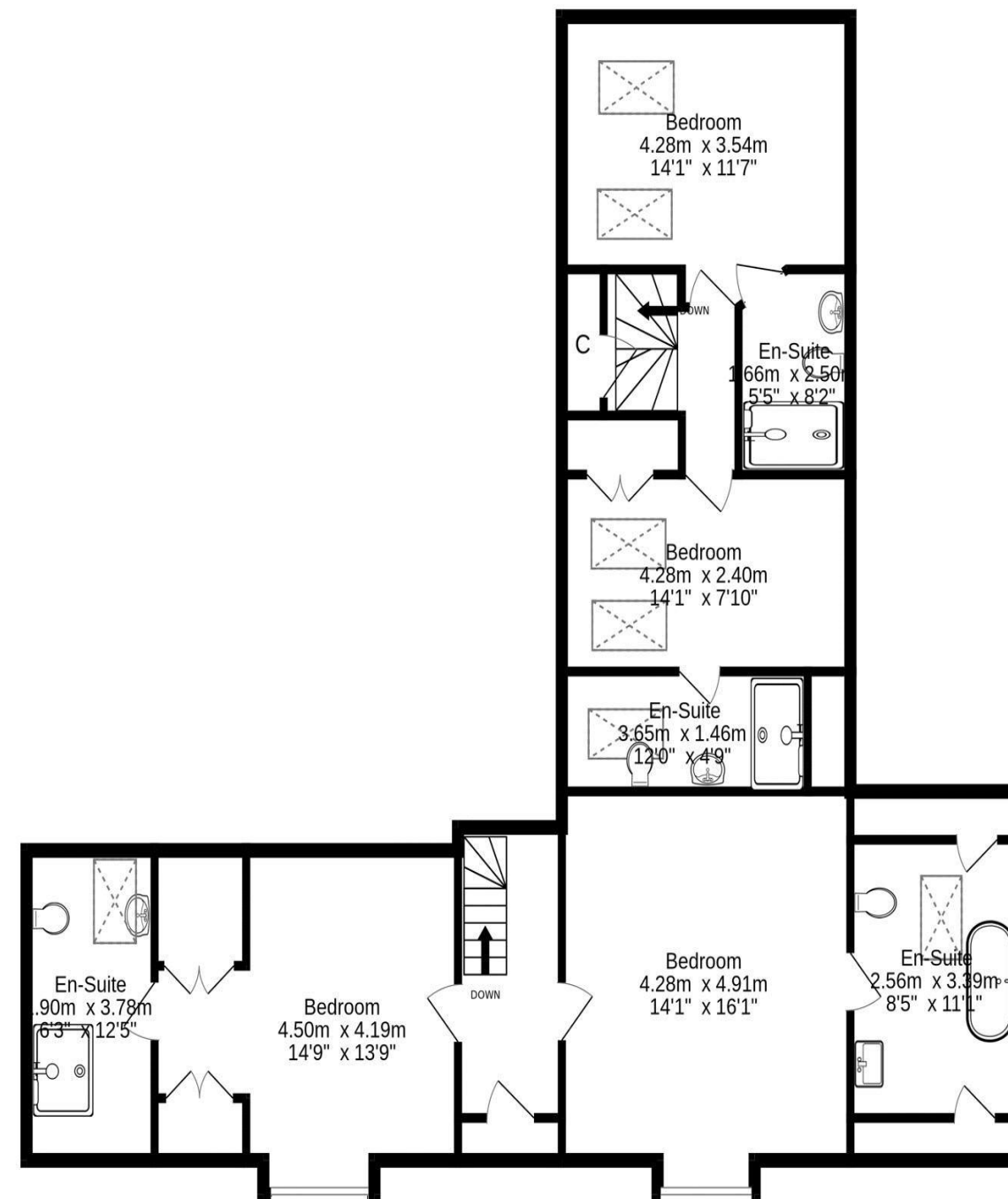
The bed & breakfast part of the property benefits from a separate entrance. A part-glazed door with glass panels on either side opens into the large reception hall | From here, steps lead into the L-shaped inner hall, off which are three bedrooms that all have fully tiled en suite wet rooms that incorporate a low-level WC, a wash hand basin, a heated towel rail and an open-fronted shower. Also off the hall is the laundry room where you will also find two Megaflo hot water tanks. Turned carpeted stairs, beneath which is a storage cupboard, guide you to the first-floor landing and two further bedrooms with en suite wet rooms that incorporate a low-level WC, wash hand basin, an open fronted shower and a heated towel rail.



Ground Floor



First Floor



Externally - the property is approached via a full-width tarmac driveway providing parking for multiple vehicles. At the rear is the beautifully landscaped garden with an expansive paved terrace and a charming raised decking, which is bound by a decorative wood fence. There is a wonderful array of mature shrubs, borders and trees providing plenty of privacy and seclusion, while on the left is a wooden storage shed.

Holly Lodge sits in the heart of the popular town of Alnwick, home to one of the world's largest treehouse restaurants, the intriguing poison garden at The Alnwick Garden and Alnwick Castle, home to the magical world of Harry Potter. The town offers a variety of shops, boutique stores, cafes and restaurants, as well as the superb farmers market where you will find mouth-watering delights from local producers, including artisan breads, locally sourced fish and meats, as well as delicious cakes.

The larger towns of Morpeth and Rothbury, and the city of Newcastle, offer more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. Plenty of transport links within a few miles, including the A697 and A1, are easily accessible and lead to other major cities and the motorway, while the rail stations at Alnmouth, Morpeth and Acklington offer regular train services to major cities in the area.

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



Holly Lodge, The Avenue, Alnwick

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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