



Novelists Cottage

35 Green Batt, Alnwick



SANDERSON
YOUNG





Novelists Cottage **35 Green Batt, Alnwick,** **Northumberland, NE66 1TU**

Stylish two bedroom stone conversion in the heart of Alnwick town - one of three individual conversions within the attractive old Library building. An ideal main home, second home or holiday let, within walking distance of the shops, cafes/restaurants, Alnwick Playhouse and Gardens - allocated parking for one car in rear courtyard.

Novelists Cottage is a quirky and deceptively spacious, two bedroom conversion in the centre of Alnwick, benefitting from allocated parking and a communal lawned area within an enclosed private courtyard. The property, completed in 2022, has retained many of its original & traditional features including stone mullion windows, exposed internal stonework and an inglenook fireplace, and wood panelling to the walls - the house is perfectly positioned on Green Batt, with the beautiful back drop of St. Paul's Church to the rear.

Price Guide:
 Guide Price £280,000

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The original building was constructed in 1810 by the 2nd Duke of Northumberland and was originally known as the Jubilee School, commemorating the Golden Jubilee of King George III. It later became known as the Duke's School and was extended between 1887 -1898, eventually closing in 1921, when it then became the town's Library.

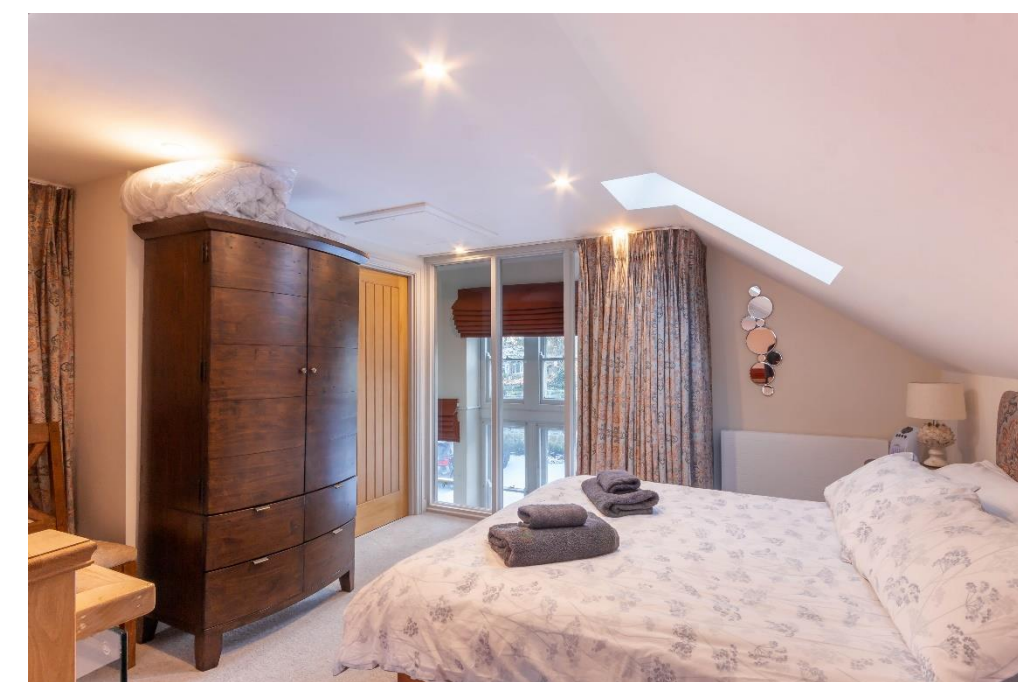
Ground floor - Attractive hallway with large storage cupboard | Impressive open plan sitting/dining room with a full height vaulted ceiling incorporating the original stone mullion windows and stone inglenook feature fireplace, and electric Velux windows and blinds - a oak and glass balustrade staircase leads to the first floor galleried bedroom | Well appointed fitted kitchen with excellent natural light from the window and glass atrium roof - integrated appliances include a hob, oven, slimline dishwasher, and fridge/freezer | Ground floor double bedroom | Ensuite shower room/wc.

First floor - Stairs lead up from the sitting room to the first floor galleried bedroom | Double bedroom with enclosed feature mullion windows and Velux window to the roof | Generous ensuite shower room/wc.

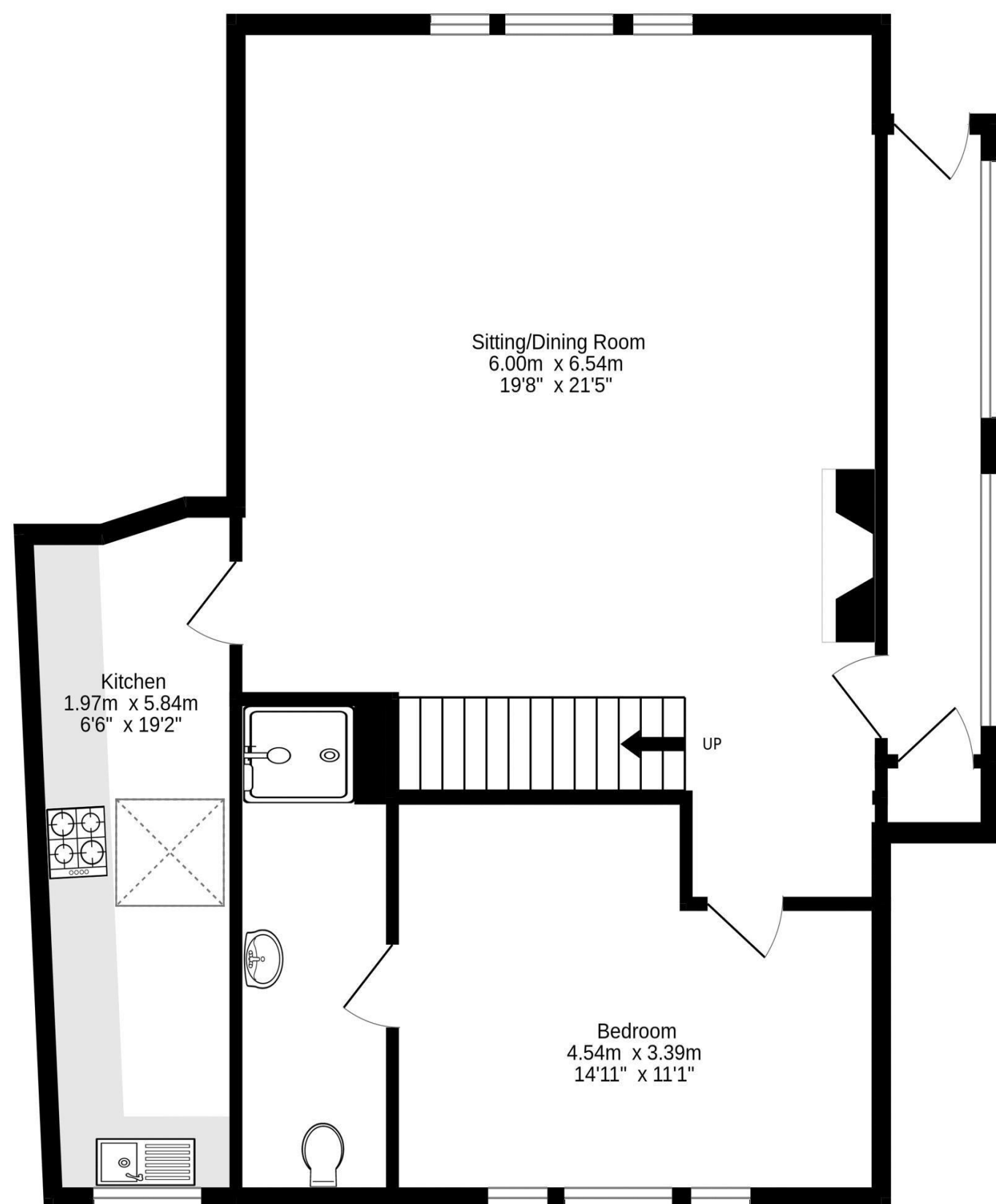
Externally - Allocated parking for one car within the courtyard, and a communal grassed open garden area.



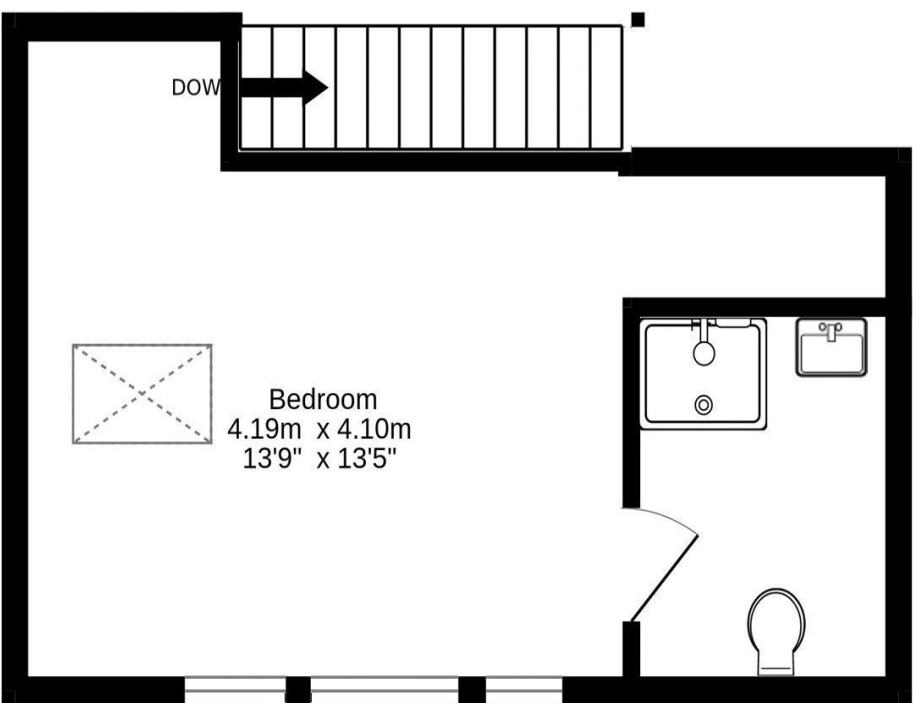
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Ground Floor
75.1 sq.m. (808 sq.ft.) approx.



1st Floor
23.1 sq.m. (249 sq.ft.) approx.

TOTAL FLOOR AREA : 98.2 sq.m. (1057 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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Alnwick Town offers a wide range of amenities to both its residents and visitors, combining the fairytale medieval town with its Castle for visitors, alongside an excellent range of services and amenities required for modern living. Alnwick offers something for everyone, whether dining in the twinkling lights of Alnwick Garden's Treehouse, relaxing in the enchanting gardens, or flying a broomstick over Alnwick Castle - the former Victorian railway station is home to Barter Books, one of the biggest antiquarian book shops in the UK, with the cosy café and open fires a perfect literary world. Alnwick town is full of history which can be enjoyed through its many museums and galleries, whilst being an easy commute via the main A1 connecting to the town, both north and south. Regular bus services run to surrounding parts of the region and the main East Coast rail station is at Alnmouth, approx. 3.7 miles to the East. Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and shopping facilities ranging from supermarkets to bespoke boutiques. Leisure facilities include Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre. Entertainment is at the heart of this market town, with The Playhouse providing the stage and screen, and many cafes, restaurants and public houses to choose from.

Alnmouth Railway Station (approx. 3.7 miles away) is on the East Coast Main line. North to Edinburgh and South to Newcastle upon-Tyne & further south to London Kings Cross. Northumberland's Heritage Coastline; Alnmouth – 4.8 miles | Craster – 6.8 miles | Bamburgh – 17.2 miles Newcastle Upon Tyne – 34.3 miles | Berwick Upon Tweed – 29.7 miles

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

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