



Yew Tree House

Alnmouth Road, Alnwick



SANDERSON
YOUNG



YEW TREE
HOUSE



Yew Tree House
Alnmouth Road, Alnmick,
Northumberland, NE66 2QG

A stunning and unique, three bedroom Architect designed house, in a quiet and mature garden site of approx. 0.2 acres off the Alnmouth Road, constructed in stone with beautiful landscaped gardens, a stone pillared entrance leading to a generous gravel driveway and detached double garage. Viewing essential

Yew Tree House is a superb, three bedroom stone built family home, constructed by John Mossman in 2000 in the grounds and gardens of Crag View, the current owners former family home - the house has been finished to a high specification throughout with timber double glazed windows, oak internal doors, under floor heating to the ground and first floors, travertine tiled floors, and a well appointed fitted kitchen and AGA to the breakfast room.

Price Guide:
Guide Price £650,000

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Ground floor - Entrance vestibule with a travertine tiled floor, dual aspect windows and a glazed door to the hallway | Impressive Reception hallway with excellent natural light from the glazed French doors leading to the rear garden, with a travertine tiled floor with mosaic detail, and a staircase to the first floor | Cloakroom/WC | Sitting room positioned to the front of the house with dual aspect windows, and an open fire with a cast iron insert - a glazed door leads to the Garden room | A versatile Garden room with a feature curved roof, and large porthole window to the dining room - there are full height windows and a sliding patio door leading to the garden & terrace | Formal dining room/second reception that could lend itself to a variety of uses, with a window overlooking the rear garden | A superb Family kitchen/breakfast room with a gas fired four oven ACA, with windows to both front and side elevations - with ample space for freestanding kitchen furniture and an archway leading through to the fitted kitchen | The kitchen is the more functional area with a good range of cabinets/pull out larder cupboards with granite worktops and an inset sink, a gas hob with extractor over, and space for microwave - a door opens to the rear hallway | Small Utility room with a range of cabinets, plumbing for a washing machine, space for a fridge and freezer, gas boiler to the wall.

First floor - Fabulous first floor landing with an impressive corner picture window, with views over the garden and rooftops to the open fields and countryside, with access to the loft | The principal bedroom has dual aspect windows, a well appointed dressing room with built in wardrobes and a dressing table | Generous En suite bathroom comprising; a white bath, walk-in mains shower with glass brick dividing wall, bidet, WC, wash hand basin and three small privacy windows | Guest bedroom two is a double bedroom, with space for a built in wardrobe and a window to the side - there is access to the Jack and Jill shower room as an en suite | A stylish Jack and Jill shower room which has been recently refurbished with Villeroy and Boch fittings comprising; double walk-in shower with rainfall head and hand held shower attachment, wash hand basin in a vanity unit, WC, and built in storage cupboard - chrome ladder radiator and three small privacy windows | Bedroom three is a double bedroom, currently used as a study, with dual aspect windows and a built in wardrobe.



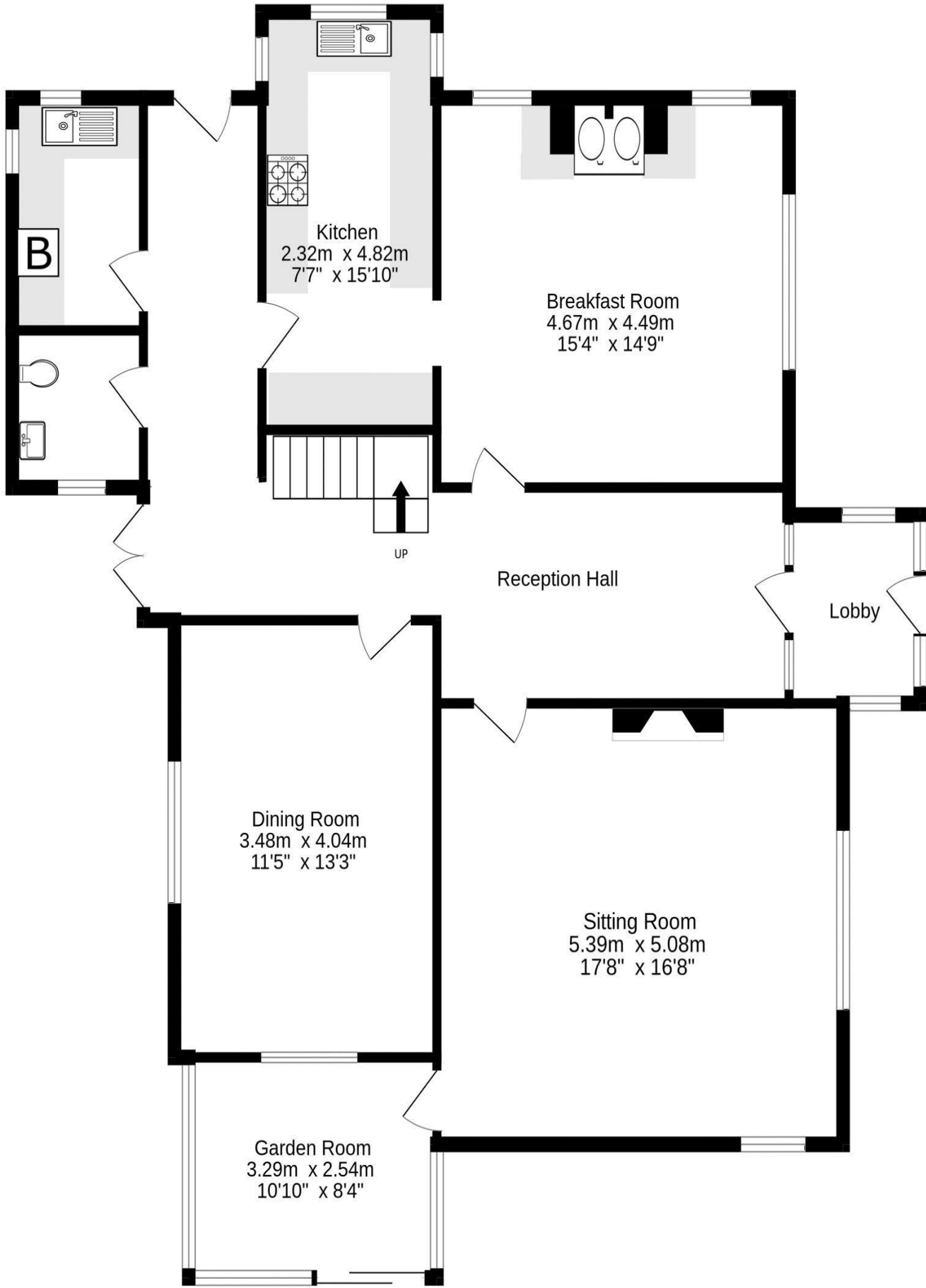
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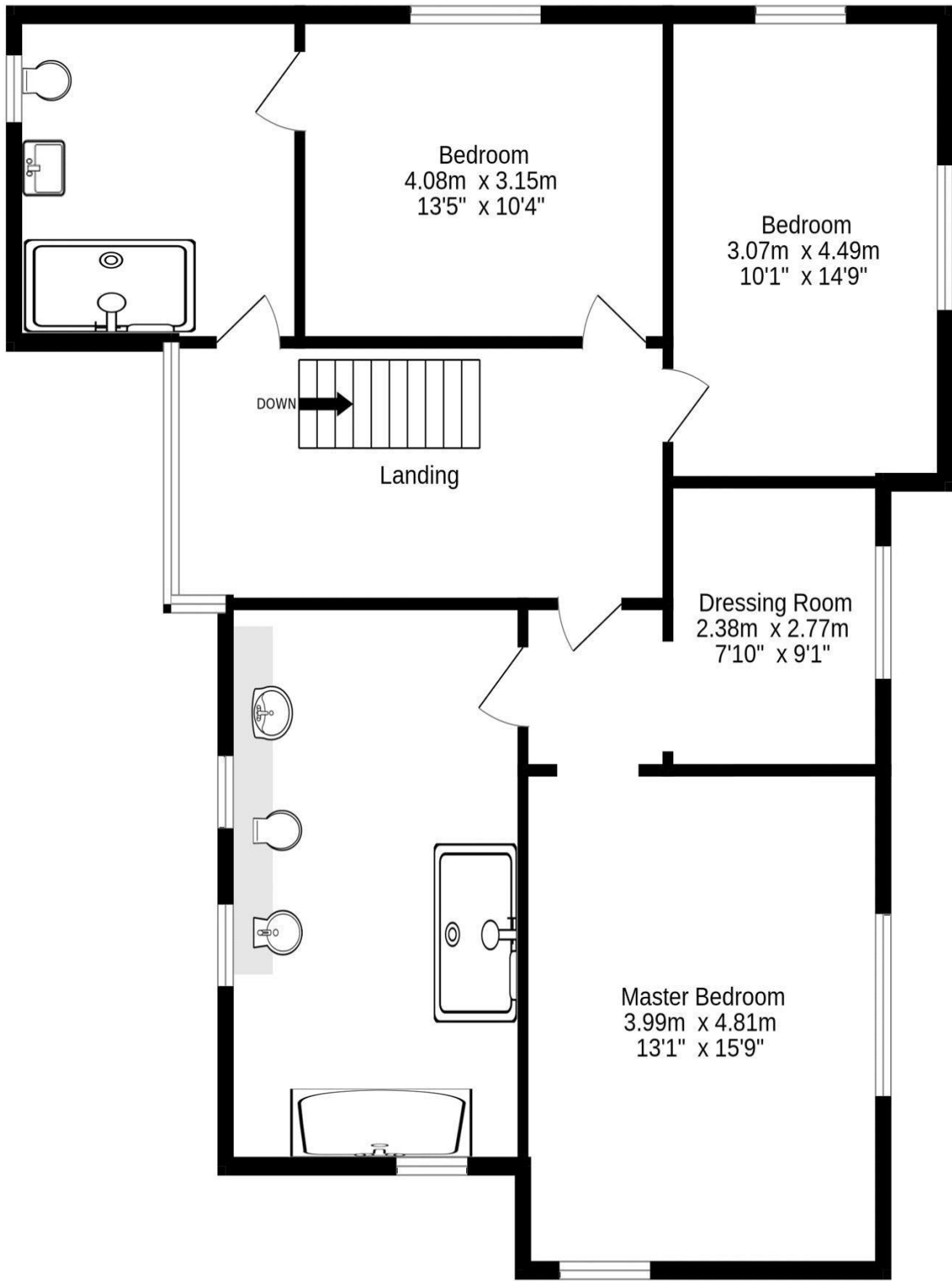




Ground Floor
122.3 sq.m. (1317 sq.ft.) approx.



1st Floor
96.5 sq.m. (1038 sq.ft.) approx.



Externally - The gardens are mature with lovely designated seating and patio areas, with steps leading up to the side door in the hallway. There are a number of paved patio terraces surrounding the house, with extensive lawned areas, mature trees, shrubs and hedging giving good privacy. To the front, there is a gravelled driveway, with a stone pillared entrance, leading to a detached garage and timber pergola/car port.

NOTE - the timber raised balcony shown is not is use.

Agents note - Yew Tree House owns the lane/driveway that runs around the eastern boundary of the garden, with access given to three other detached properties Dunelm, East Crag, and Crag View Cottage and in future the upper garden of Yew Tree House - there is a shared responsibility for the upkeep of the road by the other properties.

The kitchen/upper garden and Greenhouse is being retained by the current owner for future personal use, with a Restrictive Covenant in place stating it cannot be built on or developed. (See site plan)

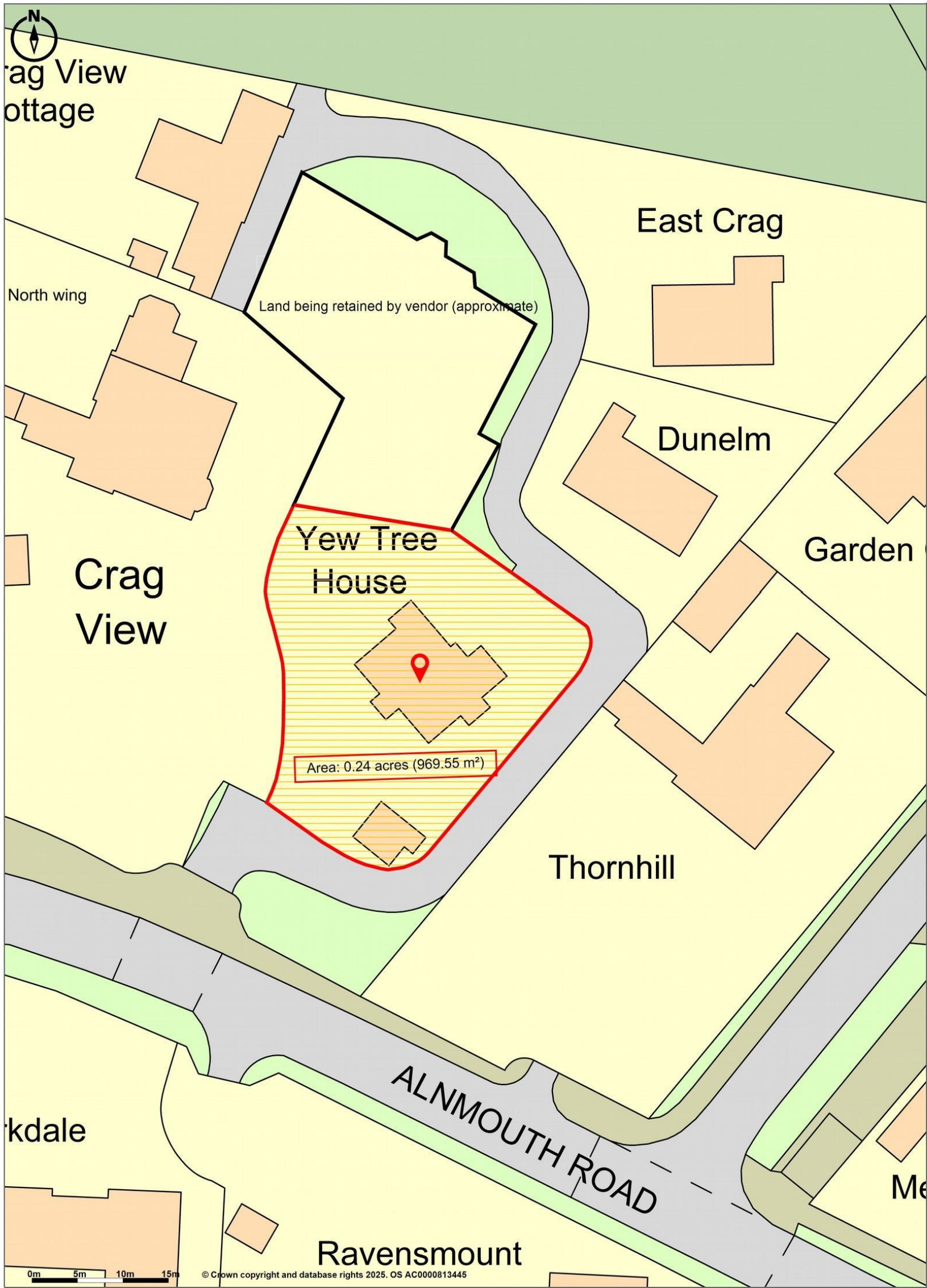
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: D

TOTAL FLOOR AREA : 218.8 sq.m. (2355 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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Yew Tree House, Alnmouth Road, Alnwick, Northumberland, NE66 2QG



Please note – These boundaries are approximate

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