



# The Orange House

3 Lovaine Terrace  
Alnmouth



SANDERSON  
YOUNG





## The Orange House

3 Lovaine Terrace, Alnmouth,  
Northumberland, NE66 2RQ

**A RARE OPPORTUNITY FOR A GRADE II LISTED, PERIOD HOUSE ON THIS HISTORIC TERRACE IN THE COASTAL VILLAGE OF ALNMOUTH, WITH FABULOUS ESTUARY VIEWS, BEAUTIFUL MATURE LANDSCAPED GARDENS, 3 MINUTES FROM THE BEACH**

A superb Grade II listed, four double bedroom house, on this much sought after and iconic terrace in Alnmouth, named one of the best places to live in the North East by The Sunday Times in 2021. The house, painted orange on the terrace, has been a family home for over 24 years, and offers a great opportunity for any buyer seeking a special family home or second/holiday home. The three storey, south west facing house has impressive landscaped gardens overlooking the Aln Estuary, with a number of attractive terraced seating areas and a stunning 'Chelsea' Summerhouse with elevated views.

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### Price Guide:

Guide Price £705,000

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The property has been well maintained and improved with works including; re-roofing, quality hardwood and soft wood, double glazed sash windows/doors, conservation roof lights, a new insulated concrete floor to the sitting room with quality oak flooring, and electric works completed to the ground and second floors.

**Ground floor** - Generous, south west facing sitting room with fabulous views over the terrace to the Estuary, Portuguese limestone fireplace with a Lake District slate hearth and cast iron wood burning stove, original ceiling coving and rose, oak flooring and feature rose window to the hallway, hardwood double glazed French doors and sash window | Open plan dining room accessed via a large arch from the sitting room, with an open fire, ceiling coving and a continuation of the oak flooring | Kitchen/breakfast room with excellent natural light from the roof light - fitted with a range of cabinets, a 'Yorkshire Stone' flagged floor, hardwood double glazed stable style door, and integrated appliances; Range cooker, dishwasher, and washing machine | Inner hallway with balustrade staircase to the first floor | Ground floor wc with wash hand basin.

**First floor** - First floor landing with a staircase to the second floor | A lovely light filled, south west facing master bedroom, open to the fifth bedroom, with a square double glazed bay window overlooking the Estuary and ceiling rose | Excellent double bedroom two with a period cast iron fireplace, 'Hammonds' built in wardrobes and an airing cupboard/storage cupboard housing the water tank | Bathroom with double glazed windows, double ended bath, wc & basin, storage cupboard and traditional heated towel rail.



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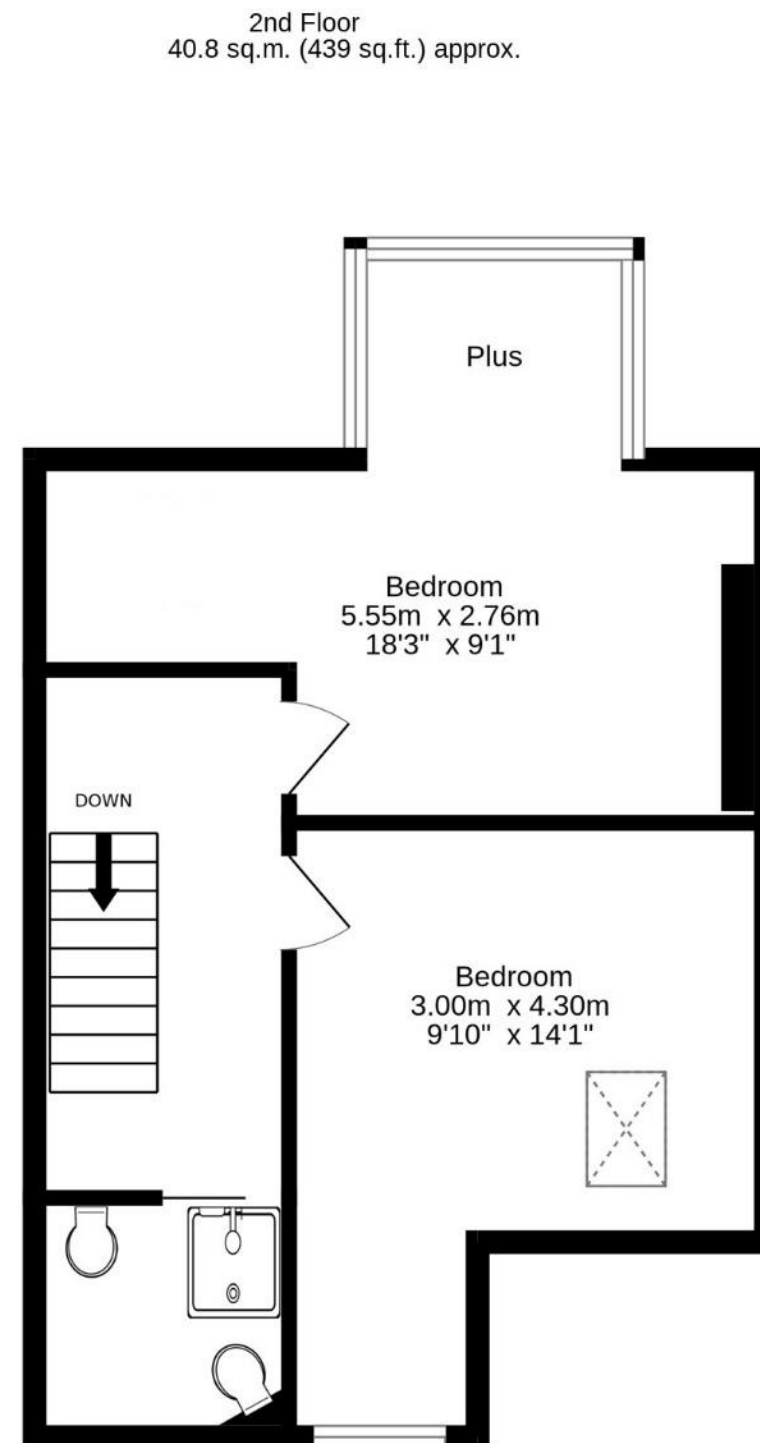
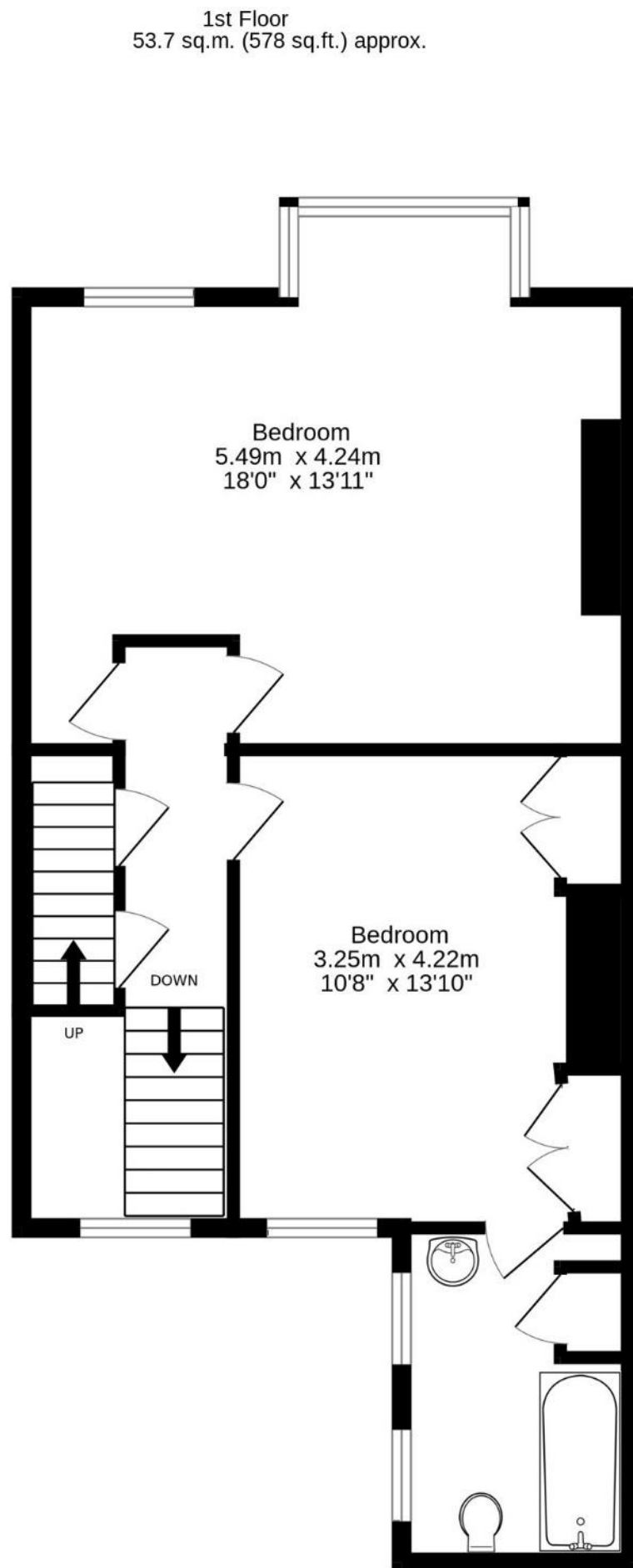
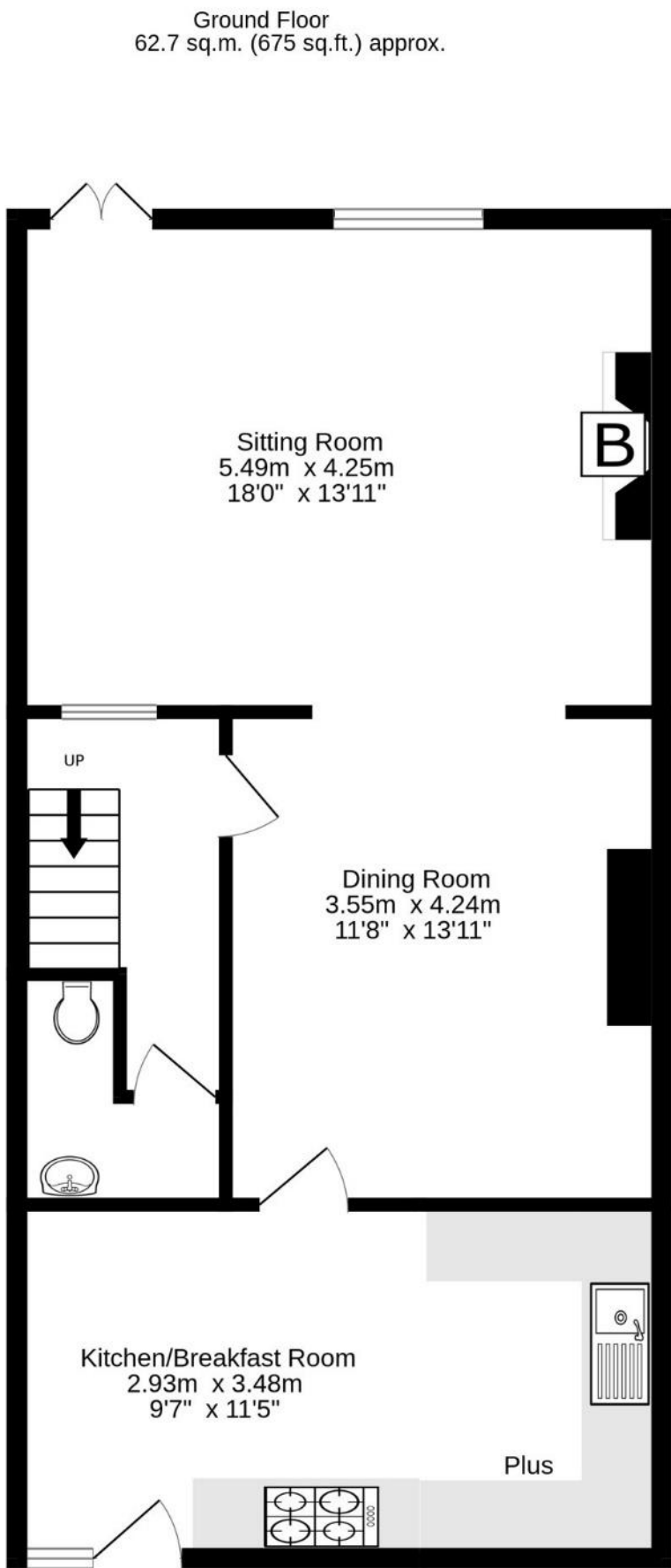




**Second floor** - Second floor landing with a Conservation roof light | Large double bedroom three with a beautiful double glazed dormer window, with end sash window giving superb south and west elevated views to the Estuary and surrounding countryside | Double bedroom four with double glazed dormer and Conservation roof light | Shower room with a wash hand basin, WC, Conservation roof light and storage cupboard.

**Externally** - The garden is south west facing and provides great privacy. To the front of the house, is an attractive gravel town garden, ideal for dining out, with views to the Estuary, with a gate opening to a private pathway that runs along the front of Lovaine Terrace leading to the beach and sailing club. The garden has been designed with a number of terrace seating areas, to allow for the sun throughout the day, incorporating gravel paths & steps, seating and eating areas, and a small pond. Near the top there is an additional south west eating area and terrace. Within, there is a top quality, 'Chelsea' Summerhouse (6ft x 6ft) with a cedar shingle roof and western cedar walls and structure, double glazing, insulation and internal wiring and electric box to connect in an electric supply. The summerhouse is south and west facing and is an ideal, all year round, sun filled garden room. To the bottom of the garden is a lovely woodland garden, with a breakfast and morning coffee terrace and the 'Le Hutte' timber shed. 'Le Hutte' has been recently insulated, lined with oak & painted, serving as an outdoor work space and/or outdoor kitchen for the barbecue and firepit.

The holiday let income potential for The Orange House is up to circa £75,000, depending on star rating and there are no covenants with the property preventing holiday letting.



Alnmouth provides an exceptional quality of life with a stunning sandy beach and estuary, many high quality restaurants, pubs and coffee shops, a delicatessen, post office, golf club, sailing club and cricket club. It has excellent connectivity to Newcastle, Edinburgh and London via the North East main train line enabling work and connection to family across Britain. Alnmouth is a top Northumberland tourist destination with the surrounding coast having beautiful sandy beaches, castles and quaint villages. The bustling market town of Alnwick, home to the Duke of Northumberland, is nearby.

Lovaine Terrace was built by the Duke of Northumberland c 1860 - a terrace of eight colour washed houses, and of historic significance as an early example of concrete block construction. The attractive and easily recognised houses, located in this special Conservation area of Alnmouth, have been captured in paintings by local artists for years, and can be clearly seen from any trains passing on the main East Coast railway line to Edinburgh, London or Newcastle.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | Grade II Listed | EPC: E

TOTAL FLOOR AREA : 157.3 sq.m. (1693 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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