



Number One

Clayport Street, Alnwick



SANDERSON
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Number One
Clayport Street, Alnwick,
Northumberland, NE66 1LA

A stunning Grade II* listed, five bedroom, stone built townhouse, located in the centre of Alnwick close to the historic Market Square and Alnwick Castle - the handsome & imposing house, dating back to 1760, has fully refurbished and reconfigured accommodation set over four floors, extending to circa 3,850 sq. ft., with many original features retained or period features reinstated. Shared access to two allocated courtyard parking spaces - NO UPWARD CHAIN

Number One Clayport Street is a distinguished Grade II* listed building, and a fine example of early 19th-century Neo-classical architecture in Northumberland. Constructed in finely dressed ashlar stone, the building features hallmark elements of the style: a projecting central three-bay section topped by a pediment, a refined Doric -columned portico, sash windows with alternating triangular and segmental pediments, and a moulded eaves cornice.

Price Guide:
Guide Price £795,000

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The architectural detailing strongly reflects the influence of William Newton (1730-1798), one of the North East's most prominent architects with Number One Clayport Street being one of his notable works. (Historic England). Newton was known for his elegant Neo-classical designs and his contribution to the architectural character of Northumberland and the surrounding region. His work, inspired by the Palladium tradition and figures such as Robert Adam, has left a lasting mark on the area's built environment.

The impressive building more recently housed the former Post Office, and has been sympathetically refurbished by the current owners, to provide a magnificent mix of period features and contemporary family living, with stunning sash windows with shutters, decorative ceiling coving and deep skirtings, an arched vaulted ceiling to the lower basement cinema/games room, open vaulted & beamed ceilings to the upper floor bedrooms, oak flooring and high quality ensembles with travertine tiled walls and floors. Entrance - The home is entered via stone steps, leading up to a grand pillared, Georgian style entrance. Cellar - Superb Cinema/games room housed within the original cellar with a curved barrel vaulted ceiling - the original stone steps, now closed off, remain in place.

Ground floor - Magnificent Reception hallway with a great feeling of space and light, with large sash windows overlooking the town, a stylish contemporary glass balustrade staircase leading to the bedrooms and down to the cellar, and limestone flagged floor | Classic drawing room with a log burning stove, oak floor, and large sash window | Cosy Snug with a cast iron wood burning stove, oak floor and large sash window | Fabulous family kitchen/dining room with excellent natural light from the Velux windows to the roof, and window and door to the rear courtyard | The kitchen has a beautiful hand crafted stone inglenook fireplace with an electric AGA inset, an extensive range of cabinets, double Belfast style sink and large central island/breakfast bar for informal dining - the dining area can accommodate a large table for ten | Appliances include ; large American style fridge/freezer, integrated dishwasher, wine cooler and microwave | Utility room with plumbing for a washing machine & tumble dryer.

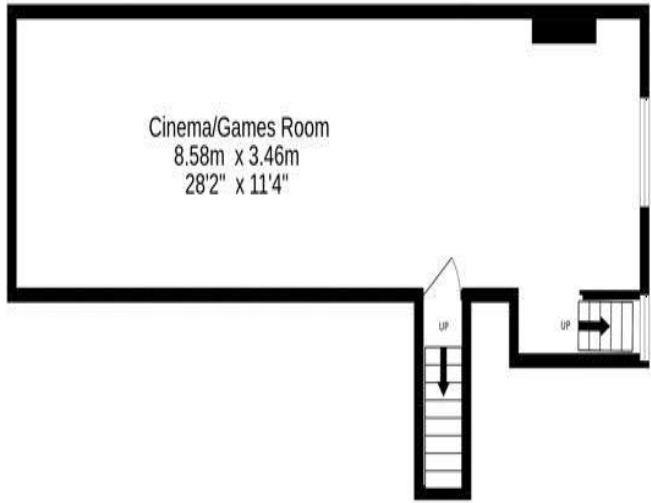


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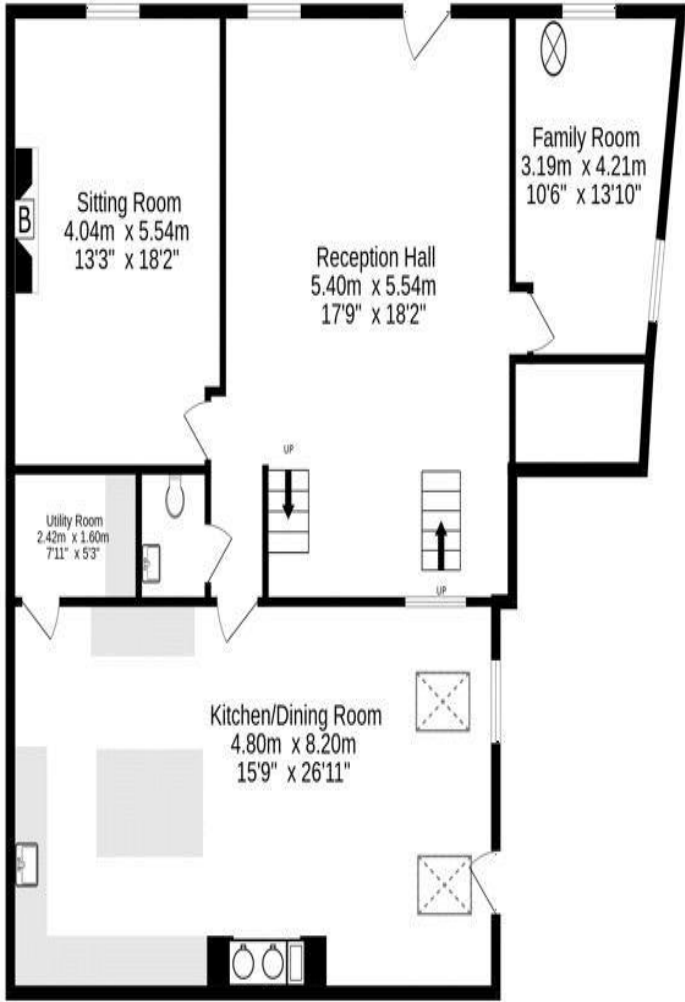




Basement
0.0 sq.m. (0 sq.ft.) approx.



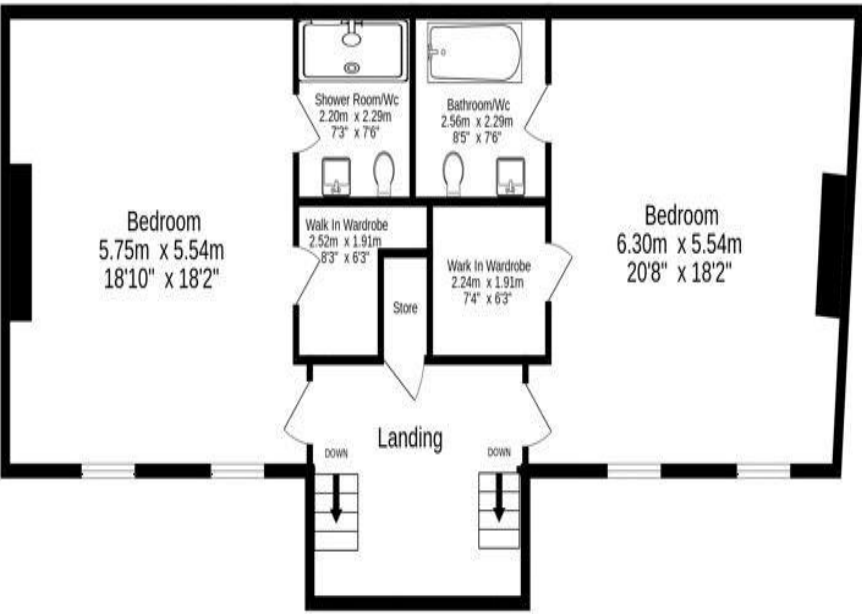
Ground Floor
0.0 sq.m. (0 sq.ft.) approx.



1st Floor
0.0 sq.m. (0 sq.ft.) approx.



2nd Floor
0.0 sq.m. (0 sq.ft.) approx.



Total Floor Area 3850 Sq Ft

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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First floor - First floor landing with glass balustrade, walk on glass floor, and original arch window to the kitchen | Fabulous master bedroom with walk in wardrobe - Stylish ensuite bathroom, with bath, separate walk-in shower with rainfall head, twin wash hand basins, and WC | Generous bedroom two with a walk in wardrobe - ensuite shower room with a large walk-in shower, WC and basin | Bedroom three has a quirky sleeping/gaming mezzanine area overlooking the bedroom and walk in wardrobe - ensuite bathroom with shower over bath, WC and basin.

Second floor - Second floor landing with views to St Michaels Church | Two large second floor bedrooms with full height vaulted and beamed ceilings and walk in wardrobes - ensuite shower rooms with walk in showers, WC and basins.

Externally - The property has two allocated parking spaces in the rear courtyard, with shared access through the attractive stone arch on Clayport Street - electric double gates | The courtyard is owned by the small cottage to the rear of Number One Clayport Street, with vehicle and pedestrian access granted. Number One Clayport Street enjoys a prominent position on the centre of Alnwick, with townscape views down Fenkle Street towards the historic Market Place and Pastures in the distance - Alnwick Castle i& Alnwick Garden are a short walk away, with the stunning Hulne Park a little further. The town centre has a wide variety of independent shops, cafes, and bars/restaurants, a weekly market, Alnwick Playhouse/Cinema and excellent leisure facilities. The Northumberland Heritage Coastline is a short drive, as is the main line Railway Station at Alnmouth with direct regular services to Newcastle, Londons King Cross and Edinburgh Waverley.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Currently Business Rates, or potentially Band D | EPC: D | Grade II* Listed



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