



# Alnwick House

22 Green Batt, Alnwick





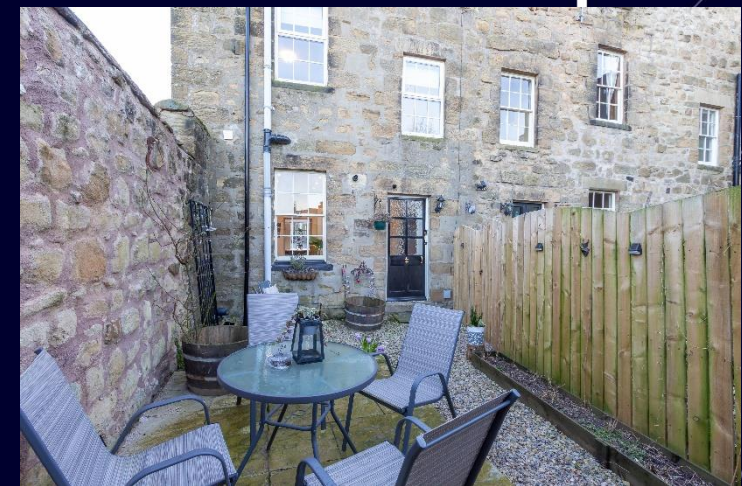


## Alnwick House, 22, Green Batt, Alnwick, Northumberland, NE66 1TS

**A charming and characterful, three bedroom Grade II listed townhouse in the centre of Alnwick Town Conservation Area, with elevated views to the Castle, excellent access to the shops, cafes, pubs/restaurants, as well as Alnwick Castle & Garden - the fully refurbished, four storey period house has an attractive private courtyard garden. The superb end terrace house, ideal as a main home or investment/commercial holiday let, has undergone extensive refurbishment and the reconfiguration of the accommodation to the first floor over the last 18 months, with the creation of a luxury family bathroom and games room/leisure area to the basement - the house has retained many original and traditional features including period fireplaces, exposed stone work to the walls, wood internal doors and floors, and original sash windows with shutters.**

Ground floor - Reception hallway | Sitting/dining room with the original window frontage | Fully refurbished & stylish galley style kitchen/breakfast room fitted with a range of cabinets with marble worktops, breakfast bar area and integrated double oven, induction hob, slimline dishwasher, and fridge/freezer - a lovely sash window with shutters overlooks the garden | Access via a staircase to the basement games room & snug and a door opening to the rear courtyard garden.





Basement - Excellent versatile basement with games room, recessed darts area, snug/family room and large storage cupboard.

First floor - First floor second reception room with an open tread staircase to the second floor and feature stone & brick chimney breast | Two double bedrooms with sash windows and shutters, giving views over the roof tops towards the Castle | Stylish newly created bathroom with exposed stone to the wall, bath with a shower over, WC & basin.

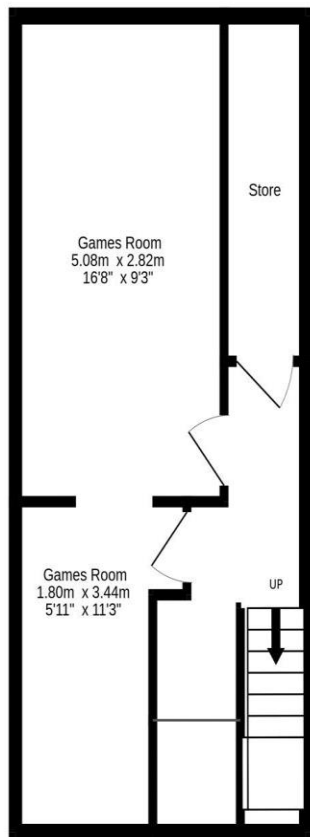
Second floor - Third double bedroom with a large Velux window to the roof - potential to create a dormer window with fantastic views to the Castle as done by the neighbour (subject to normal planning & building consents) | Bathroom/wc with large Velux window to the roof.

Externally - the property has an attractive private and enclosed rear courtyard garden with terrace seating area, with a gate providing access over the neighbouring property for the bins, and a useful garden store.

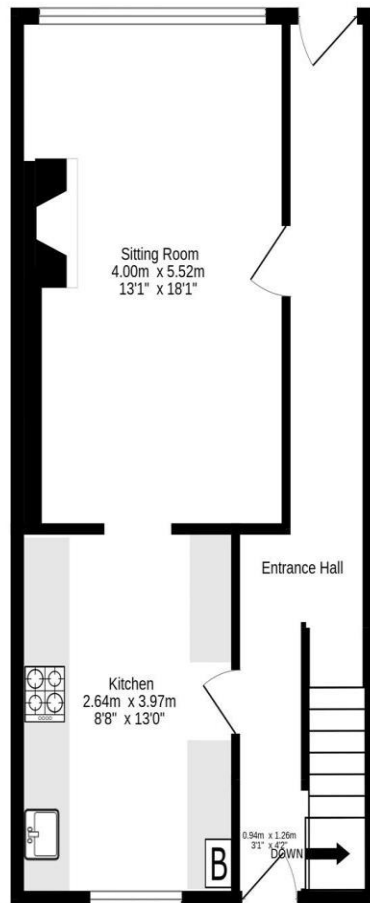
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: D | Grade II Listed

Offers Over £295,000

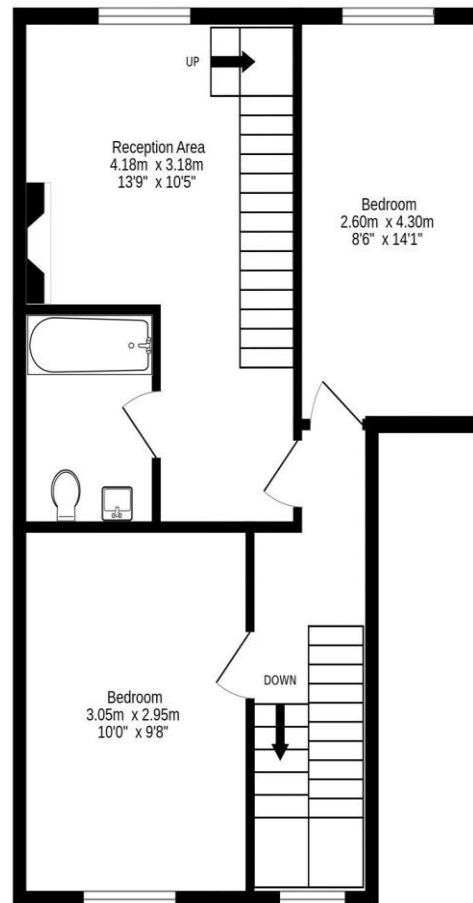
Basement Level



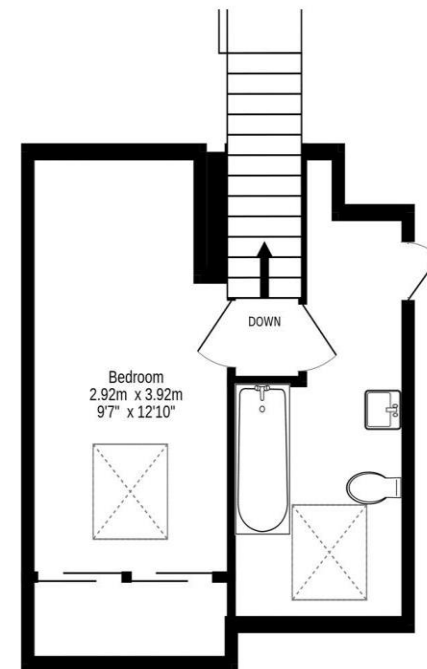
Ground Floor



1st Floor



2nd Floor



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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