



8 Stoney Knowe

Alnwick



8 Stoney Knowe, Alnwick, Northumberland, NE66 2FQ

An impressive stone built, four bedroom detached house, occupying an elevated site of approx. 0.37 acres, with a fantastic west facing garden and stunning open aspect views over Alnwick Golf Course, with an attached double garage, extensive block paved driveway for several cars, large west facing garden and superb elevated views to sea and coast in the distance.

The detached house was newly built in 2024/25 by Wynyard Homes, the 'Condor' style, offers superb & generous accommodation over two floors, finished to a high specification throughout. The superb family home has been further improved and upgraded by the current owners with the professional landscaping of the rear garden and a stone path and gate added, opening directly to the Golf Course, an electric remote controlled garage door installed, 'Cormar' high quality wool carpets fitted to all of bedrooms and sitting room, 'Amtico' flooring fitted to a number of rooms and the hallway, and 'Hammonds' fitted wardrobes added to master bedroom dressing room. The house is beautifully presented throughout, with stylish neutral décor and floor coverings - an ideal family home in an excellent location, within walking distance and a short drive from Alnwick town centre's shops, cafes, pubs/restaurants, Alnwick Playhouse & Cinema, and Alnwick Castle & Gardens. Design features include; quality oak internal doors, oak effect Amtico flooring with underfloor heating to the ground floor, and externally, attractive 'Heritage' colour uPVC windows and doors.

Ground floor - Stone covered portico entrance | Reception hallway with an oak & glass balustrade staircase, attractive herringbone design floor and under stair cupboard | Ground floor WC | Generous sitting room with excellent natural light from the dual aspect with windows to the front and French doors to the rear garden | Study with views over the garden to the Golf Course | Magnificent open plan family kitchen/dining room with sliding patio doors to the terrace and garden, and windows to the front and side - a fabulous versatile living and dining space | Well appointed kitchen, fitted with a good range of cabinets and a large central island, all with white quartz worktops and incorporating a breakfast bar - integrated appliances include; NEFF induction hob and extractor, double oven and dishwasher, 'Caple' wine fridge, a full height integrated fridge and full height integrated freezer | Utility room with Belfast style sink, plumbing for a washing machine and space for a tumble dryer - doors to the attached double garage and front driveway.





First floor - First floor landing with access to the loft and a large airing cupboard housing the pressurised hot water tank | Fabulous master bedroom suite with views over the Golf Course and a recessed walk in dressing room area, with newly fitted 'Hammonds' wardrobes with shelving, drawers and hanging | Ensuite with large walk in shower with Rainfall head, wall mounted wash hand basin, WC and heated towel rail | Guest bedroom two with views over the Golf Course - ensuite with walk in shower with Rainfall head, wall mounted basin, WC and heated towel rail | Two further double bedrooms, with views over the Golf Course and to the front to the coast in the distance | Excellent family bathroom with double ended bath, walk in shower, wall mounted basin and WC - Velux window to the roof and heated towel rail.

Externally - The property is approached via a long block paved driveway, with parking for a number of cars, with shared access with No.6 | Attached double garage with a door connecting to the utility room - power, lighting and and two external water taps | Impressive west facing rear garden overlooking the Golf Course - lovely paved terrace and seating area leading from the dining room, new stone path leading to the northern boundary with a gate opening to the course, extensive lawns, lavender borders and newly planted trees and shrubs | Estate railings allow for superb open aspect and uninterrupted views.

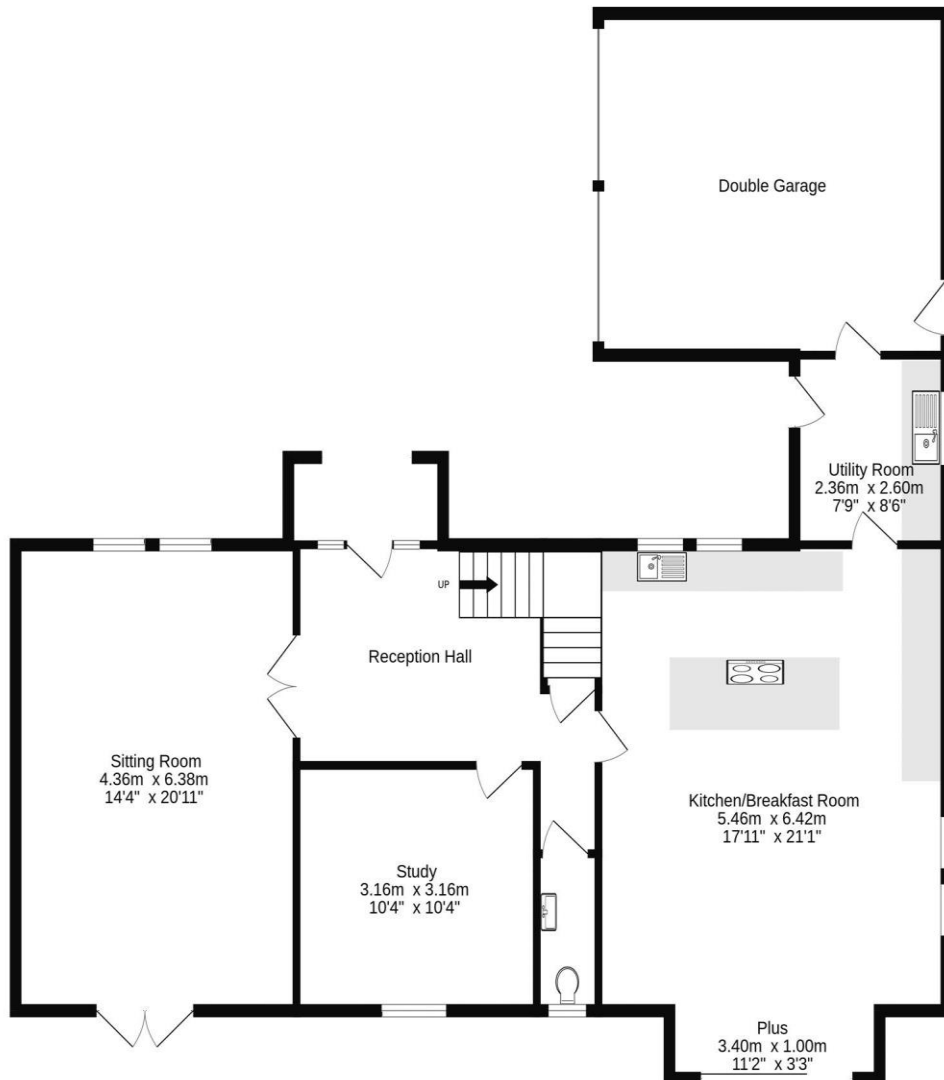
Alnwick town centre has a wide variety of independent shops, cafes, bars/restaurants and Boutique hotels, a weekly market, Alnwick Playhouse/Cinema and excellent leisure facilities. Central to the town is the historic Alnwick Castle, with lovely walks on the Pastures and Hulne Park, with the Alnwick Garden and Lilidorei visitor attractions close by. The Northumberland Heritage Coastline is a short drive, as is the main line Railway Station at Alnmouth with direct regular services to Newcastle Central, Londons King Cross and Edinburgh Waverley stations.

Services: Mains Electric, Water & Drainage | Air Source Heat Pump | Tenure: Freehold with £193 annual estate charge | Council Tax: Band F | EPC: B

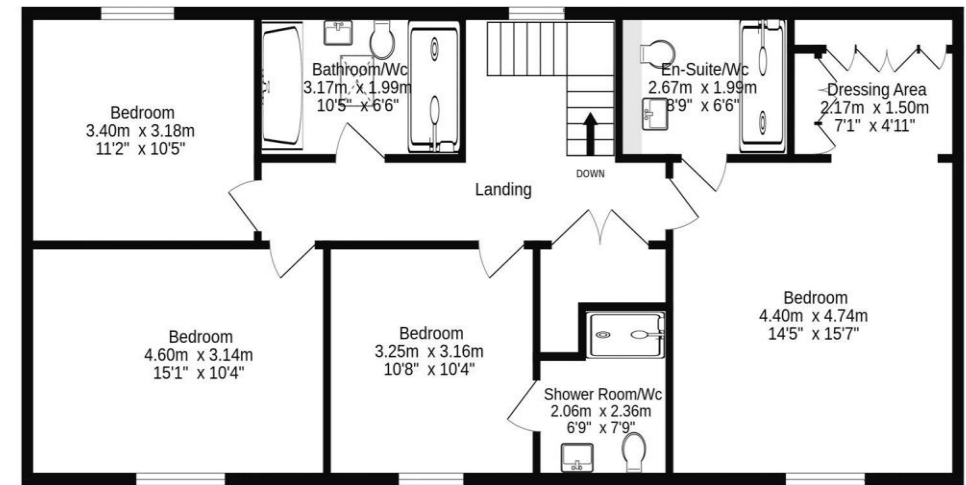
Guide Price £845,000



Ground Floor
129.4 sq.m. (1393 sq.ft.) approx.



1st Floor
92.1 sq.m. (992 sq.ft.) approx.

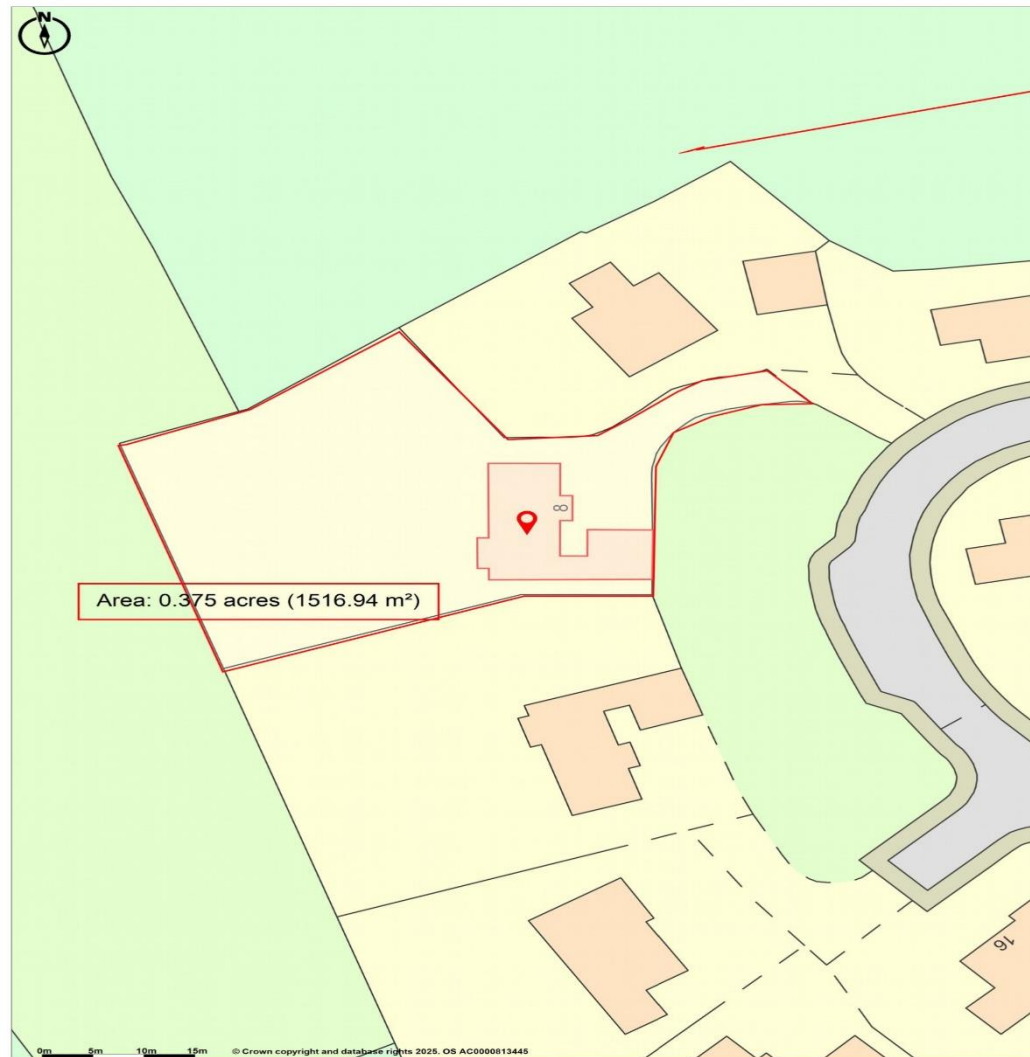


TOTAL FLOOR AREA : 221.6 sq.m. (2385 sq.ft.) approx.

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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