



THE COACH HOUSE

Belvedere Terrace | Alnwick | Northumberland



The Coach House

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Fabulous Grade II listed detached family home with separate guest suite, set within stunning landscaped gardens featuring attractive courtyards, stone terraces, and a charming summerhouse.

Guide Price: £850,000

Alnwick Station 0.2 miles, Alnwick Gardens 0.3 miles, Alnwick Castle 0.8 miles, Alnmouth Railway Station 3.8 miles, Newcastle International Airport 29.6 miles, Newcastle City Centre 34.6 miles (all distances are approximate)

- Fabulous Grade II listed detached family home with a separate guest suite
- Beautiful mature and private gardens - total plot approx. 0.27 acres
- Gated driveway with parking for several cars and a detached timber garage
- Four bedrooms & three bathrooms plus a separate guest suite
- Minutes walking distance from Alnwick Town centre, Barter Books and Alnwick Garden



Sanderson Young Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 1PR
gillian.greaves@sandersonyoung.co.uk
01665 600 170



DESCRIPTION:

A stunning, four bedroom Grade II Listed detached home and stylish separate guest suite, occupying a generous mature garden site of approx. 0.27 acres, close to the town centre and its wide variety of local amenities, Alnwick Castle & Gardens and Barter Books - with beautiful private landscaped gardens, private courtyards and terraces, a gated gravel driveway providing parking for a number of cars, a detached timber garage & Summerhouse.

The Coach House has been sympathetically refurbished to a superb standard throughout, creating an impressive family home with great character and individuality, with the additional flexibility of a ground floor guest suite accessed via the courtyard and rear lane.



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Ground floor - Entrance Porch | Vestibule | Reception hallway area open plan to the sitting room, with a door opening to the inner courtyard | Magnificent 24ft sitting room with dual aspect sash windows overlooking the terrace and garden and French doors - the superb room has excellent natural light from the windows and doors, a feature raised stone fireplace with inset stove which is multi purpose, serving both the sitting room and dining room and lovely exposed stone to the wall | Double doors open to a generous formal dining room and snug area, with a stone fireplace with inset stove and oak mantel and stairs leading to the first floor Master bedroom | Well-appointed traditional family kitchen/breakfast room fitted with an extensive range of cream cabinets, with granite and oak work surfaces - the kitchen has ample space for a large dining table/chairs and snug area, along with space for a free-standing American style fridge/freezer, a Stainless Steel 'Rangemaster' gas stove with 5 ring hob and double oven, and integrated dishwasher | Rear lobby with access to the utility room, where there is a staircase leading up to the first floor bedrooms and plumbing for a washing machine and tumble dryer | Ground floor double bedroom four - a good sized bedroom accessed from the vestibule to the entrance | Ensuite wet room/WC with wide access.



First floor - The staircase in the dining room leads up to the Master bedroom - a lovely room which enjoys good natural light via dual aspect windows, with a range of fitted wardrobes to one wall, providing ample storage, and a connecting door to bedroom two and three | Excellent en-suite with shower, WC, wash hand basin, underfloor heating and towel radiator | Double bedroom two has a sound proofed connecting door to the Master bedroom | Bedroom three has a window to the rear | Family bath room, finished in a traditional style with a bath and separate shower, WC and wash hand basin, with underfloor heating and a towel rail.

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GUEST SUITE

Guest Suite - A superb guest suite, accessed from the rear courtyard or from a separate gate from the rear lane | Superb flexible, single storey accommodation with a wood burning stove, fitted kitchen with appliances and ensuite shower/WC | Private decked courtyard seating area, with a gate to the rear lane.

Externally - The Coach House is approached via an attractive pillared entrance, with a shared access driveway, owned by the Coach House, leading through large double gates to a generous private gravel driveway and parking area to the front | The stunning gardens separate to either side of the entrance, with a large lawned mature garden that incorporates beautiful flower beds, shrubs and trees in a walled surround and to the house, there is a lovely stone terrace with stone water fountain, and bespoke iron railings, an arched arbour and secure double gate | Detached timber garage with double doors | To the rear of the property is a fabulous 'Mediterranean' style courtyard garden, with raised planted beds and feature ceramic tiles - ideal for outside entertaining and al fresco dining.

Services: Mains Gas, Electric, Water and Drainage | Gas Central Heating | Tenure: Freehold | Council Tax Band: A (to be reviewed) | EPC: C | Grade II Listed



**ALL ENQUIRIES ARE TO BE MADE STRICTLY
CONFIDENTIALLY TO GILLIAN GREAVES:**
01665 600 170
gillian.greaves@sandersonyoung.co.uk



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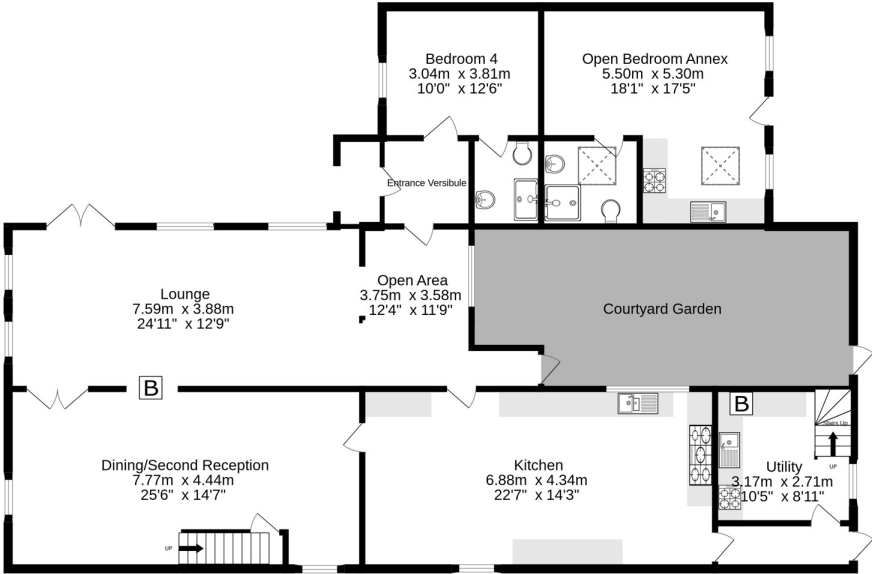
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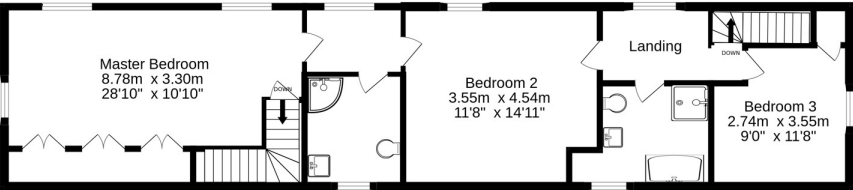


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Ground Floor



1st 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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SANDERSON
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35 Bondgate Without | Alnwick
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