



12 Percy Road, Shilbottle, Alnwick, NE66 2HF

Digitally Altered



**12 Percy Road
Shilbottle, Alnwick
Northumberland NE66 2HF
£150,000**

A traditional stone-built mid-terrace cottage offering well-presented two-bedroom accommodation of approximately 690 sq ft (64.1 m²). It sits behind a low stone boundary wall with an enclosed yard to the rear.

The cottage has been well maintained and has undergone improvements including a new roof, rewiring and redecoration. The front door opens into a generous living room with space for both sitting and dining. A modern fitted kitchen leads through to a rear hallway and the bathroom. Upstairs there are two bedrooms, the principal bedroom being a good-sized double. There is also the opportunity to rent a garden to the rear of the property from Northumberland Estates for a small annual charge. It would suit a first-time buyer, someone downsizing, or a buyer looking for a manageable village home or investment.



Shilbottle

The property sits in the village of Shilbottle, with a range of amenities just a short walk away, including a village shop, post office, pharmacy, primary school, leisure complex with swimming pool and gym, pub, café, takeaway, and community centre. The property also has excellent access to Alnwick (around 3 miles away), the A1, regular bus services, and Alnmouth railway station for wider regional and national connections.

Services

Mains electricity, water & drainage. Gas Central Heating & Fully Double Glazed.

Tenure: Freehold

Title Number: ND99745

Local Authority: Northumberland County Council,
Tel: 01670 627 000

Council Tax: Band A - £1,731 2026/27

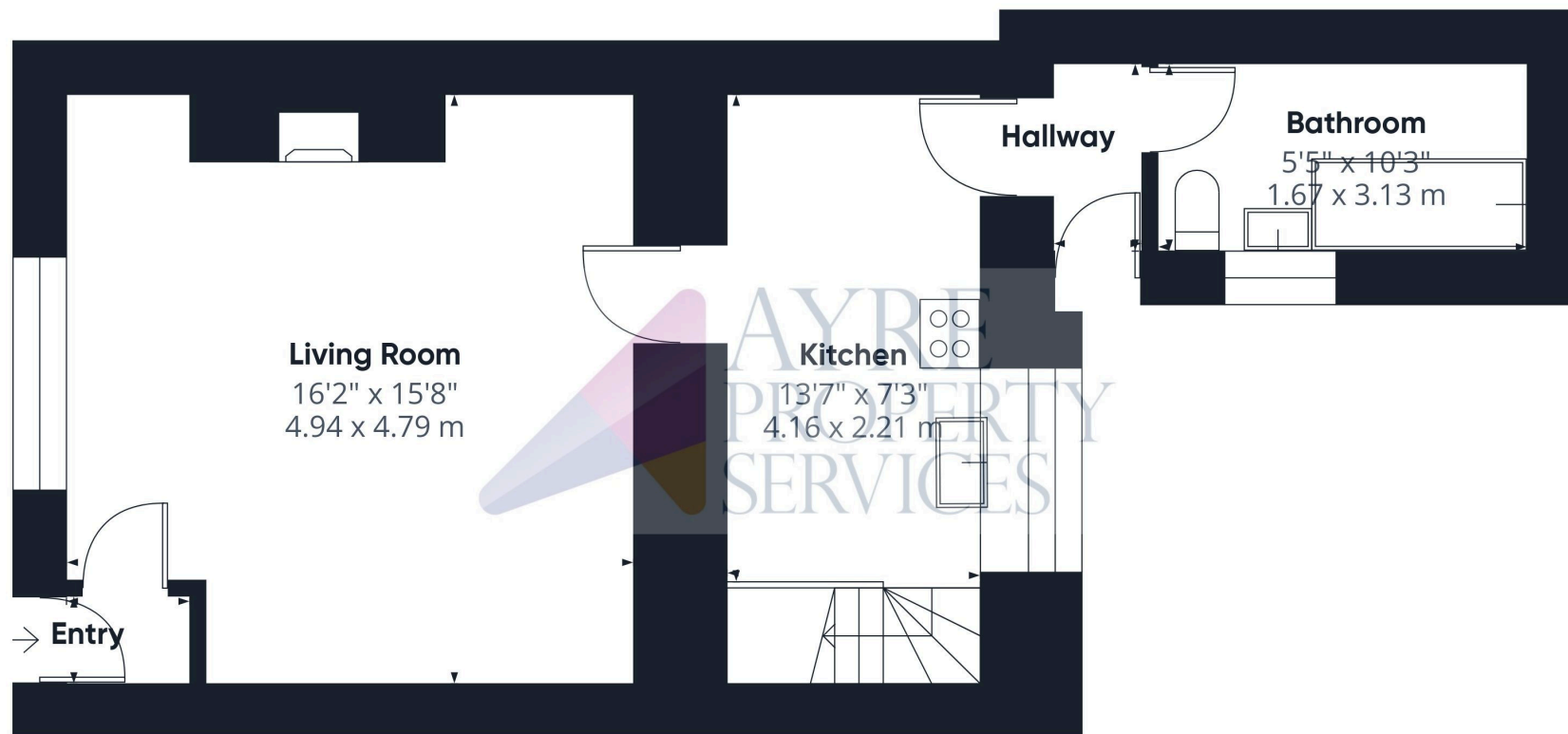
Energy Performance Certificate
Current Rating C

Viewings

Strictly by appointment with the Selling Agents



Ground Floor



Approximate total area⁽¹⁾

438 ft²

40.7 m²

(1) Excluding balconies and terraces

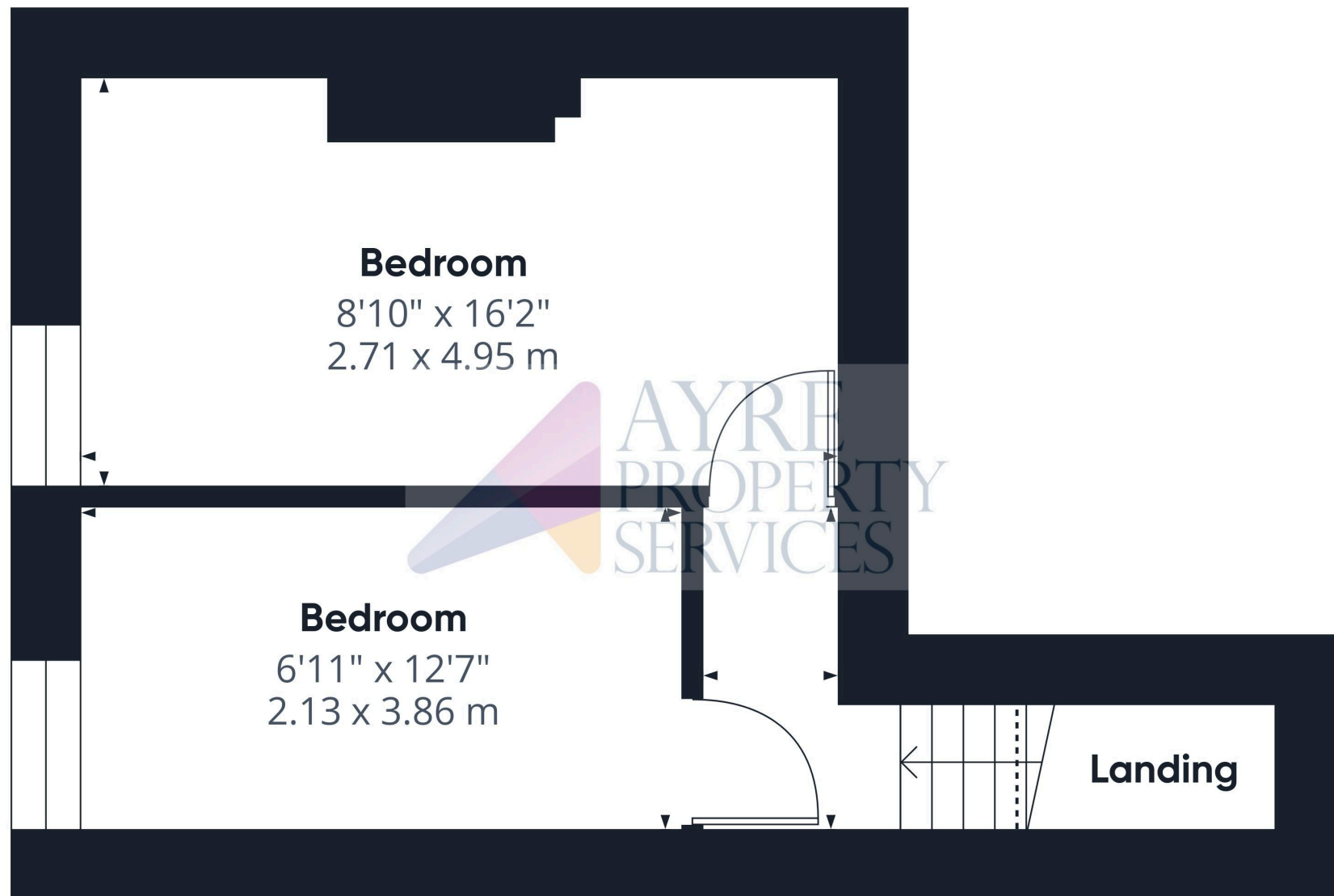
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0

First Floor



Approximate total area⁽¹⁾

252 ft²

23.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate total area 690 sq ft (64.1 sq m)





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