



Apartment One,  
Wagonway House  
Wagonway Road, Alnwick



## Apartment One Wagonway House, Wagonway Road, Alnwick, Northumberland, NE66 1QQ

**SUPER STYLISH, GROUND FLOOR 'LOFT LIVING' - A UNIQUE ONE BEDROOM STUDIO APARTMENT, A GRADE II LISTED CONVERSION IN A FABULOUS POSITION JUST MINUTES WALK TO ALNICK TOWN CENTRE, WITH COMMUNAL GARDENS & AN ALLOCATED PARKING SPACE - AN IMPRESSIVE MAIN, SECOND OR HOLIDAY LET OPPORTUNITY - NO UPWARD CHAIN**

This magnificent ground floor apartment is one of five stylish & individual conversions within this impressive Grade II listed building, just a short walk from Barter Books, The Alnwick Garden & Lilidorei, The Alnwick Playhouse/Cinema, and the town centre with its wide variety of shops, cafes, pubs/hotels and restaurants.

The apartment, converted from the former Refectory/dining hall, is finished to a high specification throughout, retaining many traditional features with a modern and contemporary twist - beautiful domed ceiling, oak floors, cast iron radiators, and wood panelling to the walls. The property benefits from attractive communal grounds and an allocated parking space within the private gravelled parking area to the rear. The apartment, which could be considered link detached with no other dwellings attached, has excellent natural light from the 8 large sash windows set to three elevations, and a great feeling of space & light from the lovely high ceiling to the main living space, and benefitting from the recent addition of a independent wall mounted heat/ventilation exchange unit in the kitchen area.







**Accommodation** - Secure communal entrance with intercom entry system, and private ground floor entrance | Hallway with feature lighting and oak flooring leading to the large open plan studio apartment | Impressive open plan living & dining space, with a superb fitted kitchen with a range of cabinets with beautiful Quartz worktops, with integrated appliances to include; oven, induction hob, dishwasher, washing machine and fridge | A bespoke central panel wall, creates a division between the bedroom area and the living space, with built in bookshelves fitted to the bedroom side | Bedroom area housing a double bed and ample space for freestanding bedroom furniture | Shower room with marble tiling, mains walk in shower with a rainfall head, wall mounted wash hand basin and heated towel rail | Separate WC with marble tiling, WC, bidet, wall mounted wash hand basin and heated towel rail.

**Externally** - Allocated parking for one car within the private gravelled parking area to the rear | Well maintained & attractive communal gardens.

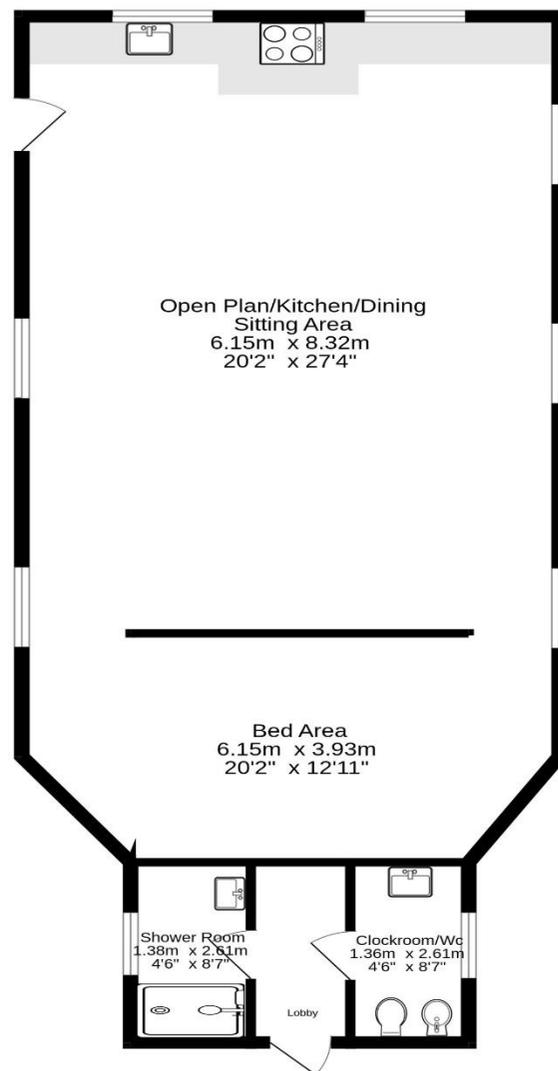
Wagonway House offers a great opportunity for those buyers seeking a secure central Alnwick location, ideal for downsizers looking for single storey ground floor living, young professionals, those seeking a holiday let investment, or own secure second home. The conversion apartment is well placed for easy access to the A1 for commuting south to Newcastle and north to the Borders, for Alnmouth Train Station with regular direct services to Edinburgh Waverley and London Kings Cross, and Newcastle International Airport.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Leasehold | Council Tax: Band A | Grade II Listed

Lease Details: 993 Years Remaining | Expiry Date of Lease: 3017 Ground Rent: £200 annually (paid until 1st January 2027) | Service/Maintenance Charge: £835.54 (paid quarterly over the year) reviewed annually in January | Service Charge to include; Communal grounds upkeep, entrance hall cleaning, maintenance of building, public liability insurance, electrical supply to common parts | Owner of Freehold & Managing Agent: J. Daniels Design & Development

**Guide Price £250,000**

Ground Floor  
84.0 sq.m. (904 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (904 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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