



55 Swansfield Park Road

Alnwick



55 Swansfield Park Road, Alnwick, Northumberland, NE66 1AR

A stunning fully refurbished & extended, five bedroom three storey semi-detached house, with an excellent private landscaped gardens overlooking the former Dukes School, and a block paved driveway with parking for several cars - an impressive traditional family home with superb loft conversion to the second floor, creating two further bedrooms and a shower room/WC.

The lovely family home has seen a number of improvements and reconfigurations of the original space, creating a fabulous family home within walking distance of the local schools and the town centre & amenities - new timber double glazed windows and doors by Crawfords of Berwick, loft conversion to the second floor by local builders and craftsmen, opening up of the sitting room to the kitchen, creating a fantastic open plan living/dining space for the family, new plumbing and heating system, new electrics, new block paved & widened driveway to the side and rear of the house, excellent timber studio/summerhouse added to the garden.

The substantial stone and render house has retained many period features including; decorative ceiling coving, wood floors, stripped pine internal doors, traditional balustrade staircase, cast iron radiators, exposed stone inglenook in the sitting room and stone work to the second floor wall, and cast iron wood burning stoves to the living area and sitting room.

Ground floor - Vestibule with cloaks area | Reception hallway with a balustrade staircase to the first floor and attractive tiled floor | Fabulous open plan family living & dining space incorporating the kitchen - positioned to the front of the house with French doors opening to the terrace and garden, and with excellent natural light from the large bay window, additional windows and French doors | The large versatile room has a central fireplace with a wood burning stove, bespoke bookshelves and storage to each of the alcoves and vertical radiators | The kitchen is fitted with a good range of cabinets with integrated 5 ring gas hob, two ovens, dishwasher and fridge/freezer | Sitting room/snug with a stone inglenook fireplace with a cast iron wood burning stove and windows overlooking the garden | Utility room with sink and plumbing for a washing machine - door opens to the garden | Ground floor WC.





First floor - Generous first floor landing with two large sash windows to the staircase overlooking the garden, access to three first floor bedrooms and a staircase to the second floor | Large double bedroom one, with windows to the front, built in book shelves to the alcove and space for free standing bedroom furniture | Two further double bedrooms, both with dual aspect windows overlooking the gardens | Well appointed family bathroom with a double ended bath, separate mains shower with Rainfall head, WC and wash hand basin - a cupboard housing the water tank & space for a tumble drier.

Second floor - Lovely second floor landing with exposed stone to the walls and timber beams - useful eaves storage and a Velux window to the roof | Double bedroom four with two Velux windows and a window overlooking the Dukes School, and built in eaves storage | Single Bedroom five with a Velux window to the roof and eaves storage | Excellent second family bathroom with good natural light from the large Velux window - bath, corner mains shower, WC and wash hand basin, two chrome ladder radiators, and recessed shelving.

Externally - The house is approached via a stone pillared entrance, recently widened to accommodate the new block paved driveway running along the side of the house to the rear | The garden runs to three side of the house, with paved patio terraces and gravel pathways, large lawned area, raised planted beds and fruit trees - a lovely feature of the garden is a central timber pergola with built in bench seating and climbing plants | Stone outhouse/store with two separate storage areas | 'Solidsheds' timber summerhouse with power and lighting | Gravel area suitable for a Greenhouse or shed.

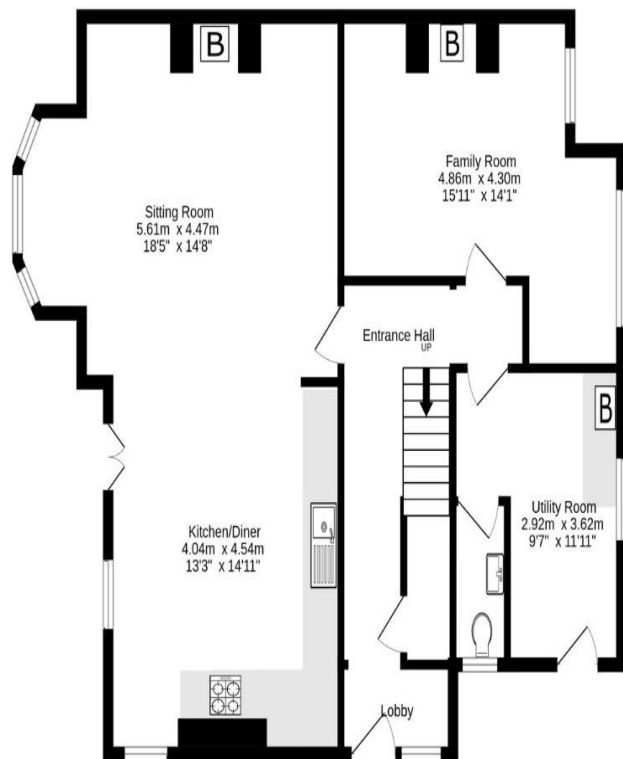
Alnwick town centre has a wide variety of independent shops, cafes, bars/restaurants and Boutique hotels, a weekly market, Alnwick Playhouse/Cinema and excellent leisure facilities. Central to the town is the historic Alnwick Castle , with lovely walks on the Pastures and Hulne Park, with the Alnwick 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, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D

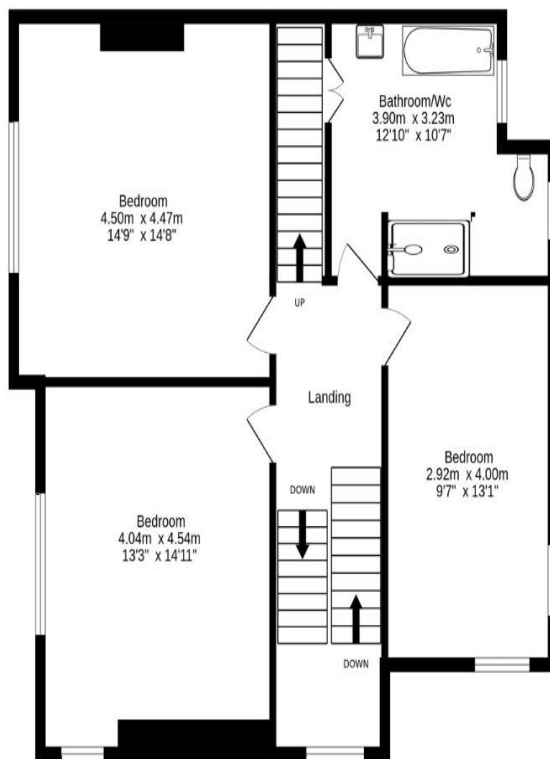
Guide Price £675,000



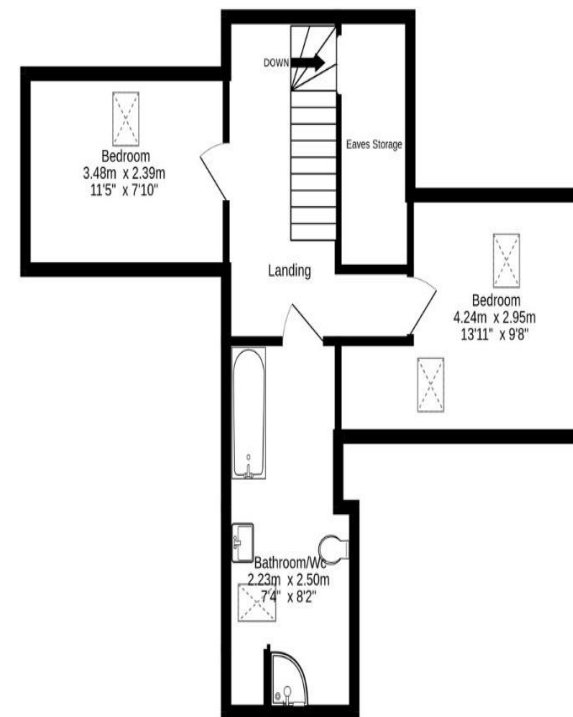
Ground Floor
78.6 sq.m. (847 sq.ft.) approx.



1st Floor
76.3 sq.m. (821 sq.ft.) approx.



2nd Floor
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 195.7 sq.m. (2107 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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