



Earl's Cottage

4 Grey Place, Alnwick



CROFT PLACE

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PLEASE DO NOT PARK HERE

Earl's Cottage, 4 Grey Place, Alnwick, Northumberland, NE66 1UE

Superb Grade II listed, double fronted stone built house, in an excellent central location in Alnwick only a few minutes walk from the town centre, and Alnwick Garden & Alnwick Castle - the stylish two bedroom, period house occupies a lovely corner position, with many original features retained, a small rear courtyard area and parking to the side on Croft Place - NO UPWARD CHAIN

Earl's Cottage offers a fantastic opportunity for those buyers looking for a main or second/holiday home, with its close proximity to Alnwick's numerous shops, cafes, bar & restaurants, and Alnwick Playhouse/Cinema. The property, currently a successful commercial holiday let with www.coquetcottages.co.uk has lovely period accommodation over two floors, with excellent natural light to the main living room and bedroom from its dual aspect windows, and many traditional features retained including; twelve pane sash windows with shutters, cast iron fireplaces, decorative ceiling coving and wood floors.

Ground floor - Reception hallway with an original balustrade staircase to the first floor, wood floor and understairs cupboards - doors lead to the sitting room and kitchen | Beautiful sitting room with dual aspect sash windows with shutters, a cast iron wood burning stove, wood floor and ceiling coving and rose | Well appointed and stylish kitchen/breakfast room with a stone arched byre window and French doors opening to the small courtyard area - the kitchen is fitted with a range of cabinets with black granite worktops, a large central island with a Villeroy & Boch inset sink and integrated appliances include a Bosch induction hob & oven, Whirlpool Fridge/freezer, Bosch dishwasher | A laundry cupboard, with bench worktop, houses the washing machine.





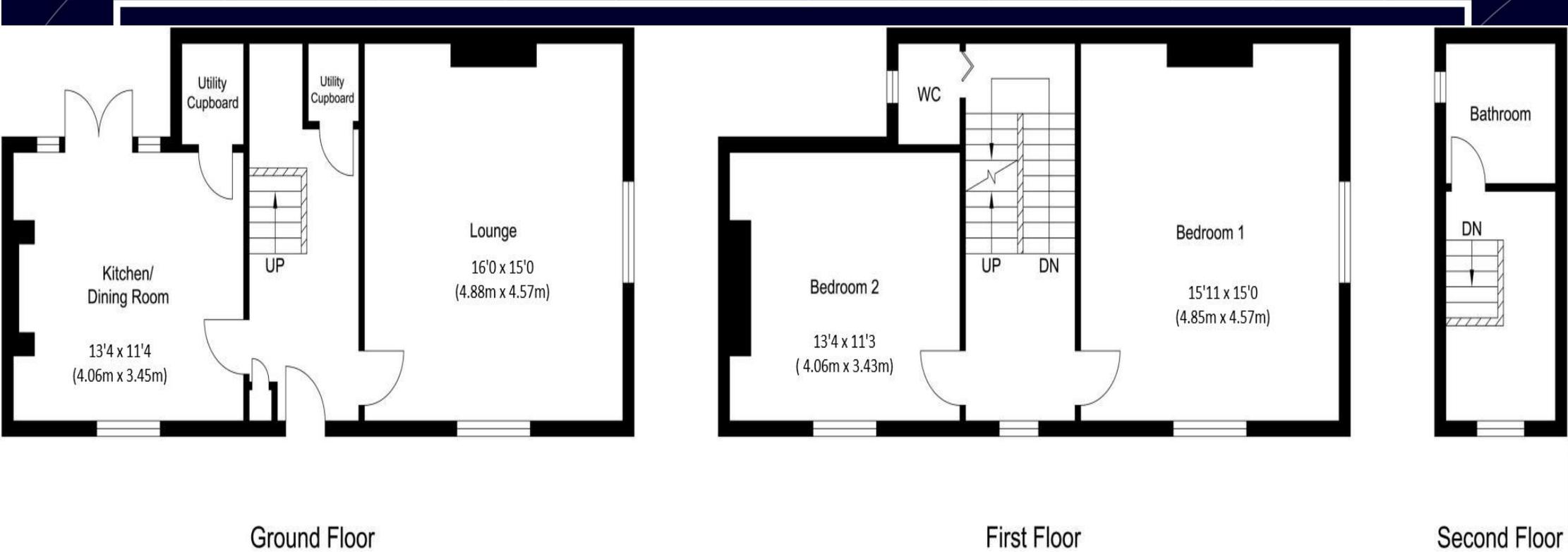
First floor - A half landing leads to a separate WC, with small rectangular basin, ladder radiator, and Amtico flooring | First floor landing with large sash window and access to the loft | Fabulous double bedroom with dual aspect windows with shutters, lovely high ceilings and a wood floor - ample space for free standing bedroom furniture | Lovely double bedroom two with a cast iron fireplace, sash window to the front and wood floor | Steps lead up from the landing to the bathroom | Bathroom with a bath with shower over, wash hand basin and WC housed within a vanity cabinet, travertine tiling, chrome ladder radiator and Amtico flooring.

Externally - Small rear courtyard accessed from the kitchen, with an outside tap and electricity socket | Parking for one car to the side on Croft Place, with additional on street parking where available.

Alnwick offers a fabulous lifestyle opportunity, whether as a main residence or holiday home, with a vibrant community, numerous tourist attractions including Alnwick Castle, Lilidorei, and Alnwick Garden. The market town has a wide variety of independent shops, cafes & pubs, and places of cultural interest including the Alnwick Playhouse & Cinema, and Barter Books, one the largest second hand bookstores in the country. The beautiful Northumberland coastline is easily accessible, with its miles of sandy beaches and historic Castles, as is the Cheviot Hills with lovely hill & valley walks.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating with Hive system app | Tenure: Freehold | Council Tax: Business Rates | EPC: D

Guide Price £325,000



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 2



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