



# The Old Post Office 24 The Village

Eglingham, Alnwick, NE66 2TX

**Offers In The Region Of £495,000**

Located in the picturesque village of Eglingham, approximately seven miles from Alnwick, this stunning detached stone built Grade II listed house offers spacious living accommodation with character and charm. With its elegant architecture and beautiful private gardens, this property is a true gem for those seeking a tranquil yet vibrant lifestyle.

The Old Post Office is entered into a hall which gives access to a generous living room with an attractive open coal fireplace, there is a dining room with ample space for a table and chairs and a well appointed kitchen with antique pine kitchen units featuring an Aga. Door from the kitchen into a utility room and a shower room. Where the original post office room was located, is being used as a lounge with some of the original fixtures and fittings and an inglenook fireplace with a multi-fuel stove. Door from the lounge into an office. The generous layout allows for a seamless flow between the rooms, making it perfect for family gatherings or hosting friends. On the first floor are three double bedrooms and a bathroom. The house has full oil central heating, a garage and a car port.

The stunning gardens and grounds surrounding the house are a highlight, offering a serene outdoor space to enjoy the beauty of nature. Whether you wish to cultivate your own garden or simply relax in the fresh air, this property provides the perfect setting. The garden features an orchard, informal lawns with flowerbeds and raised beds. Private sitting areas including views of the woodland to the rear and the Eglingham burn below.

This delightful home in Eglingham is not just a house; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities. With its rich history and charming features, this property is an exceptional opportunity for anyone looking to invest in a unique and beautiful home.



## Entrance Hall

4'3 x 3'3 (1.30m x 0.99m)

Entrance door to the front giving access to the entrance hall, which has a cloaks hanging area and stairs to the first floor landing.

## Living Room

16'2 x 13'3 (4.93m x 4.04m)

A good sized reception room with a window to the front and an attractive open coal fireplace with an oak surround and a tiled inset and hearth. Built-in shelved recess at the side of the fireplace and a central heating radiator.

## Internal Hall

16'3 x 3'8 (4.95m x 1.12m)

With a built-in understairs cupboard and a large walk-in storage cupboard offering excellent storage.

## Dining Room

13'6 x 8'8 (4.11m x 2.64m)

With ample space for a table and chairs, the dining room has a window to the rear, a central heating radiator and a recessed inglenook fireplace with shelving to the side.

## Lounge

16'6 x 14' (5.03m x 4.27m)

This was the original post office which is being used as a spacious lounge with two windows to the front with a glazed entrance door between. The lounge has an attractive stone wall with an inglenook fireplace with a multi-fuel stove. Original built-in bookcase and display shelving with cupboard space below. Two central heating radiators and a door to the office.

## Office

8'9 x 9'9 (2.67m x 2.97m)

A good sized room with a built-in bookcase and a shelved recess. The office has a double window to the side and a central heating radiator.

## Kitchen

10'6 x 12'8 (3.20m x 3.86m)

Fitted with a range of bespoke oak base kitchen units with solid wooden worktop surfaces with a tiled splashback. Electric Aga cooker, a double window to the side and a glazed entrance giving access to the rear garden. Two skylights to the rear, a wall mounted plate rack and a shelved recess. Central heating boiler, a central heating radiator and plumbing for a dish washing machine. Glazed door to the utility room.

## Utility Room

5'6 x 10'9 (1.68m x 3.28m)

Partially glazed entrance door to the front and a walk-in storage cupboard, the utility room has pine wall and floor kitchen units, plumbing for an automatic washing machine and a stainless steel sink and drainer. Built-in pantry cupboard.

## Shower Room

5'9 x 5'7 (1.75m x 1.70m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin with a mirror above and a corner shower cubicle. Central heating radiator and a skylight.

## First Floor Landing

Giving access to all the rooms on the first floor level.

## Bedroom 1

16' x 14'3 (4.88m x 4.34m)

A large double bedroom with a window to the front with a central heating radiator below and two wall lights. Walk-in wardrobe offering excellent storage.

## Bedroom 2

16'1 x 12'5 (4.90m x 3.78m)

A generous double bedroom with a window to the front with a central heating radiator below. Built-in shelved recess and two wall lights over the bed position.



### Bedroom 3

16'6 x 8'9 (5.03m x 2.67m)

A good sized bedroom with two skylights and a double window to the rear. Central heating radiator and access to the loft.

### Bathroom

9' x 13' (2.74m x 3.96m)

Fitted with a white three-piece suite which includes a bath, a toilet and a wash hand basin with a mirror above. Built-in linen and airing cupboard housing the hot water tank. Access to the loft, a frosted window to the side and a central heating radiator.

### Garage

Single garage up and over door to the front giving access to the garage. There is also a carport offering under cover parking for another car.

### Gardens

Stunning cottage gardens surrounding the property on three sides which comprise of rockeries and flowerbeds at the front and a gate giving access to the orchard at the side of the property with mature fruit trees. A stunning rear garden which is very private with lawns, raised flowerbeds and shrubberies. The gardens contain mature trees including cherry trees, a greenhouse and garden sheds. There is a sitting area overlooking the burn and woodland.

### General Information

Full oil central heating.

Secondary glazing.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected except for gas.

Council tax -E

EPC - Exempt due to the property being Grade II Listed.

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

### FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### VIEWING

Strictly by appointment with the selling agent and viewing guidelines.





GROUND FLOOR  
1018 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 sq.m.) 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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