



The Old Library

33 Green Batt, Alnwick



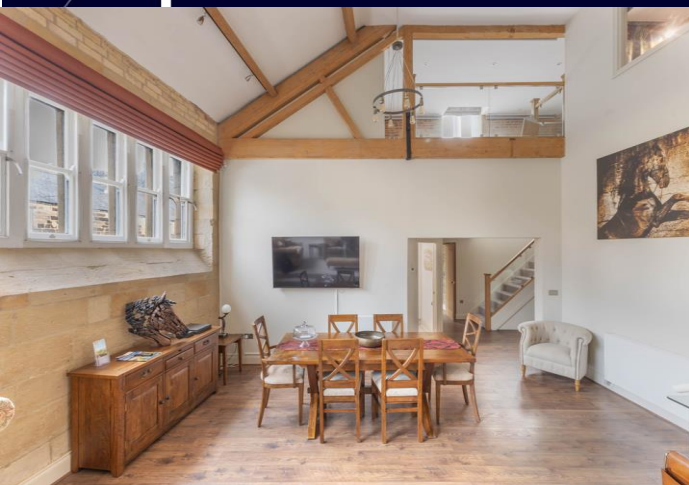
The Old Library, 33 Green Batt, Alnwick, Northumberland, NE66 1TU

A fabulous and characterful stone conversion in The Old Library on Green Batt in the centre of Alnwick - with allocated parking for two cars in the rear courtyard, and only one of three conversions within this historic stone building - successful commercial holiday let for 4 years, and ideal as a central main home, second home or holiday let investment. No Upward Chain.

The Old Library is well positioned on Green Batt, with the beautiful back drop of St Pauls Church to the rear, and is just a short walk into the town centre with its wide variety of shops, cafes, pubs/restaurants, the Alnwick Playhouse/cinema and Alnwick Castle & Garden. The stylish & quirky property has been sympathetically converted with many attractive design features including; exposed stone and brick work to the walls, oak internal doors, exposed beams and original stone mullion windows.

Ground floor - Reception hallway with exposed stone walls and a roof light | Inner Hallway with a contemporary oak and glass balustrade staircase to the first floor and useful under stairs storage | Well appointed kitchen fitted with a range of cabinets, with a stainless steel sink, induction hob, integrated oven, dishwasher and fridge/freezer - feature glass brick window to the entrance | Magnificent split level sitting/dining room with a full height vaulted and beamed ceiling and original stone mullion windows to the front elevation | Ground Floor double bedroom overlooking the courtyard to the Church | Well appointed ensuite with a walk in shower with a rainfall head, WC, rectangular wash hand basin set in a vanity cabinet and gas boiler.





First floor - Impressive first floor landing with full height windows, and oak & glass balustrade overlooking the sitting room - a versatile space ideal as a study or additional children's sleeping area | Recessed bedroom area, accessed via steps with a metal & glass handrail, and set into the pitched roof space with a window overlooking the sitting room, and exposed beams | Generous Shower room, with a corner shower, WC and wash hand basin. ladder radiator, stonework and beams.

Externally - Open lawned area to the rear of the property, in the communal courtyard | Allocated parking for two cars.

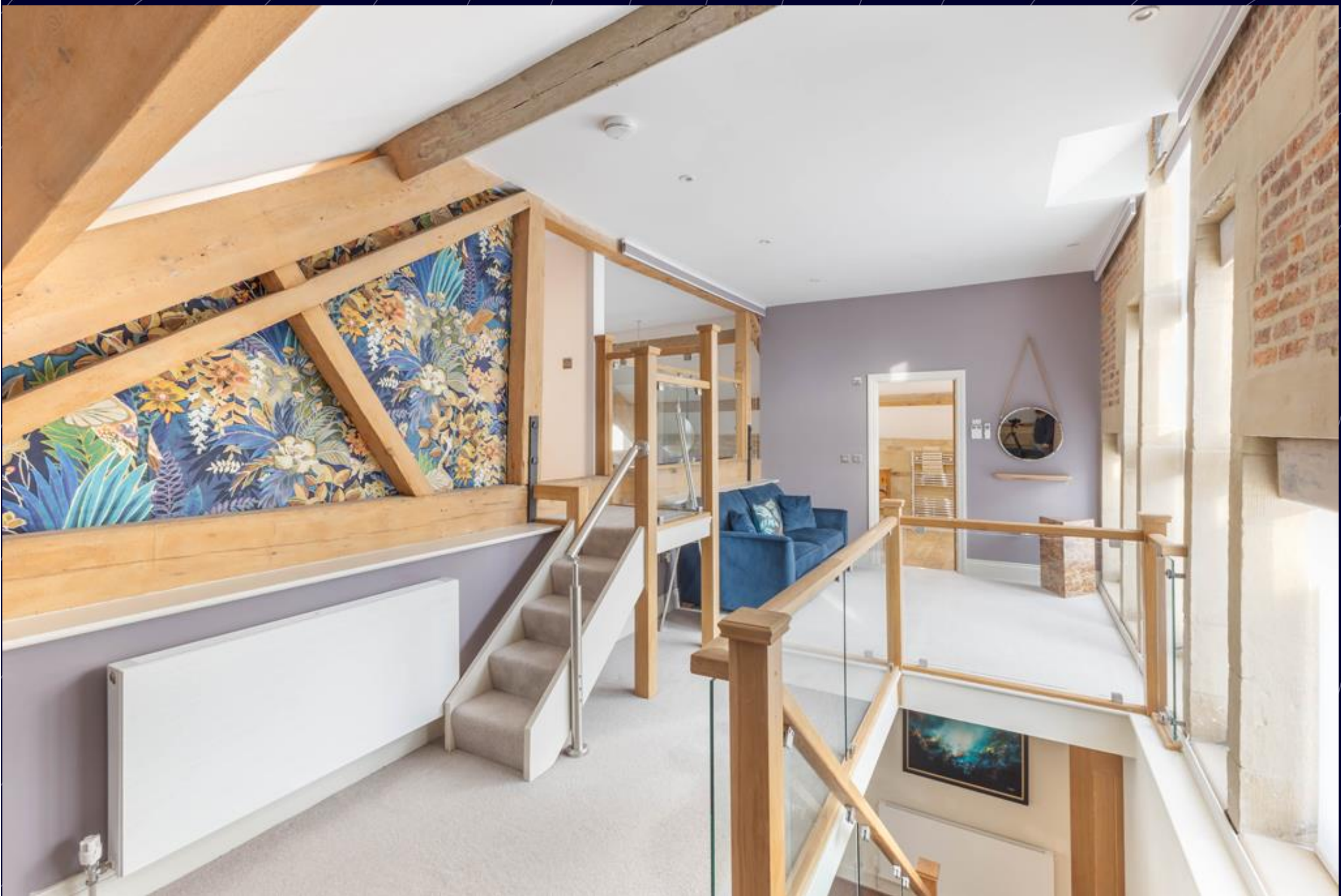
The original building was constructed in 1810 by the 2nd Duke of Northumberland and was originally known as the Jubilee School, commemorating the golden Jubilee of King George III. It later became known as the Duke's School and extended between 1887 and 1898. The school closed in 1921, and the building subsequently became the towns Library.

A perfect place to explore all of the unspoilt beauty of the surrounding countryside, sandy beaches of our heritage coastline, as well as numerous castles and stately homes. Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and a range of shopping and leisure facilities - Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre with 25 metre swimming pool, gym and fitness centre. Entertainment is at the heart of this market town, with the Alnwick Playhouse providing the stage and screen, and many cafes, restaurants and public houses to choose from.

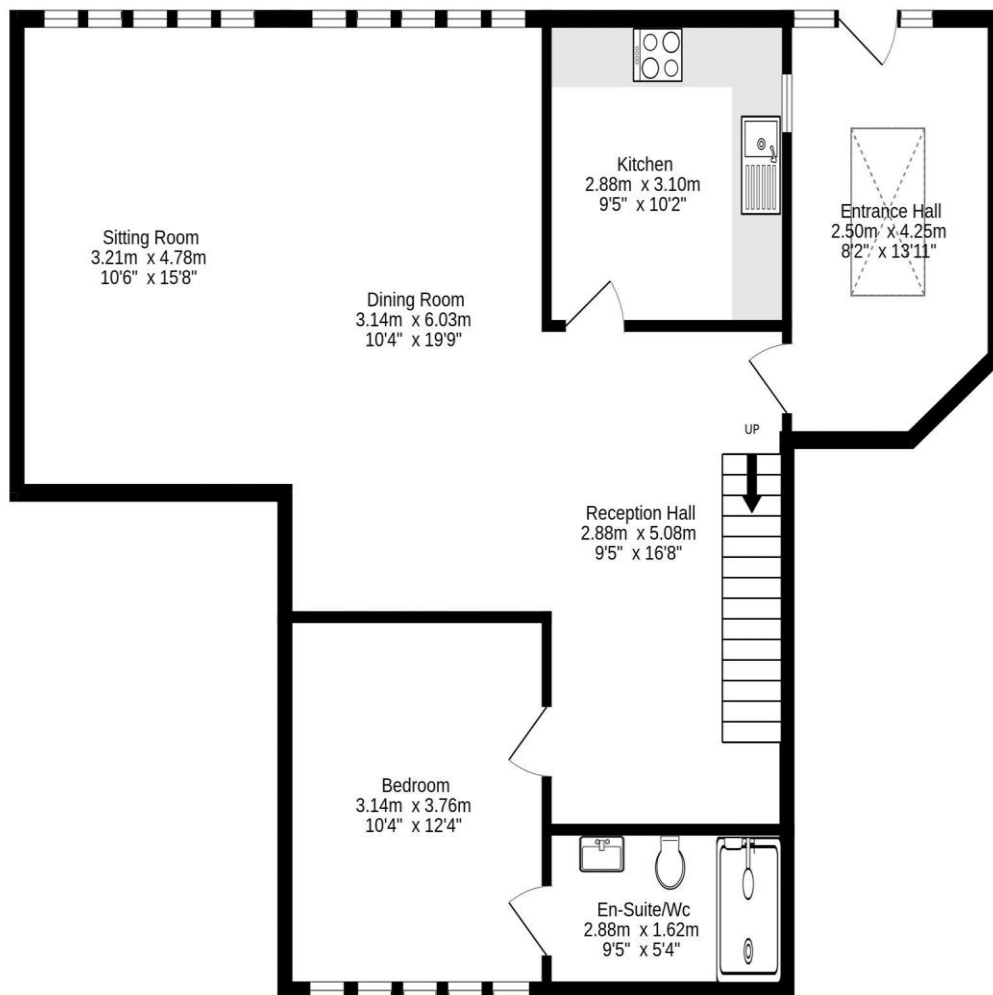
Approx distances - Alnmouth Railway Station and Alnmouth – 4 miles | Craster – 6.8 miles | Bamburgh – 17 miles | Newcastle Upon Tyne – 34 miles | Berwick Upon Tweed – 29 miles

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: C

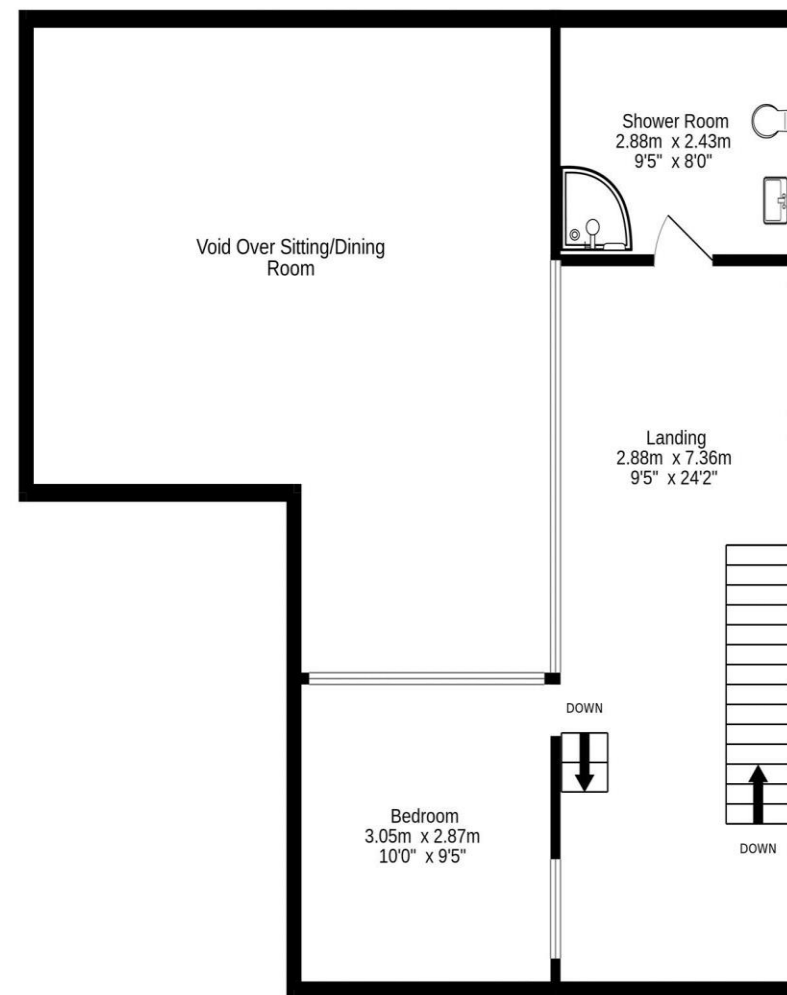
Guide Price £325,000



Ground Floor
84.5 sq.m. (910 sq.ft.) approx.



1st Floor
74.4 sq.m. (800 sq.ft.) approx.



TOTAL FLOOR AREA : 158.9 sq.m. (1710 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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