



PRUDHOE CROFT

Prudhoe Street | Alnwick | Northumberland

Prudhoe Croft

11 Prudhoe Street | Alnwick | Northumberland | NE66 1UW

A handsome four bedroom, stone built double fronted house, located in the centre of Alnwick’s conservation area opposite St Paul’s Church

Price Guide: Offers Over £675,000

Alnwick Railway Station 0.2 miles, Alnmouth 4.3 miles, Morpeth 19.1 miles, Newcastle International Airport 30.5 miles, Newcastle upon Tyne 34.7 miles (all distances are approximate)

- Fabulous, four bedroom period house with south facing garden
- ‘Hidden gem’ central Alnwick town location
- Mature and private gardens of approx. 0.3 acres
- Driveway parking and a gated covered car port area
- Vegetable garden, timber shed, Greenhouse and fruit trees
- Viewing essential



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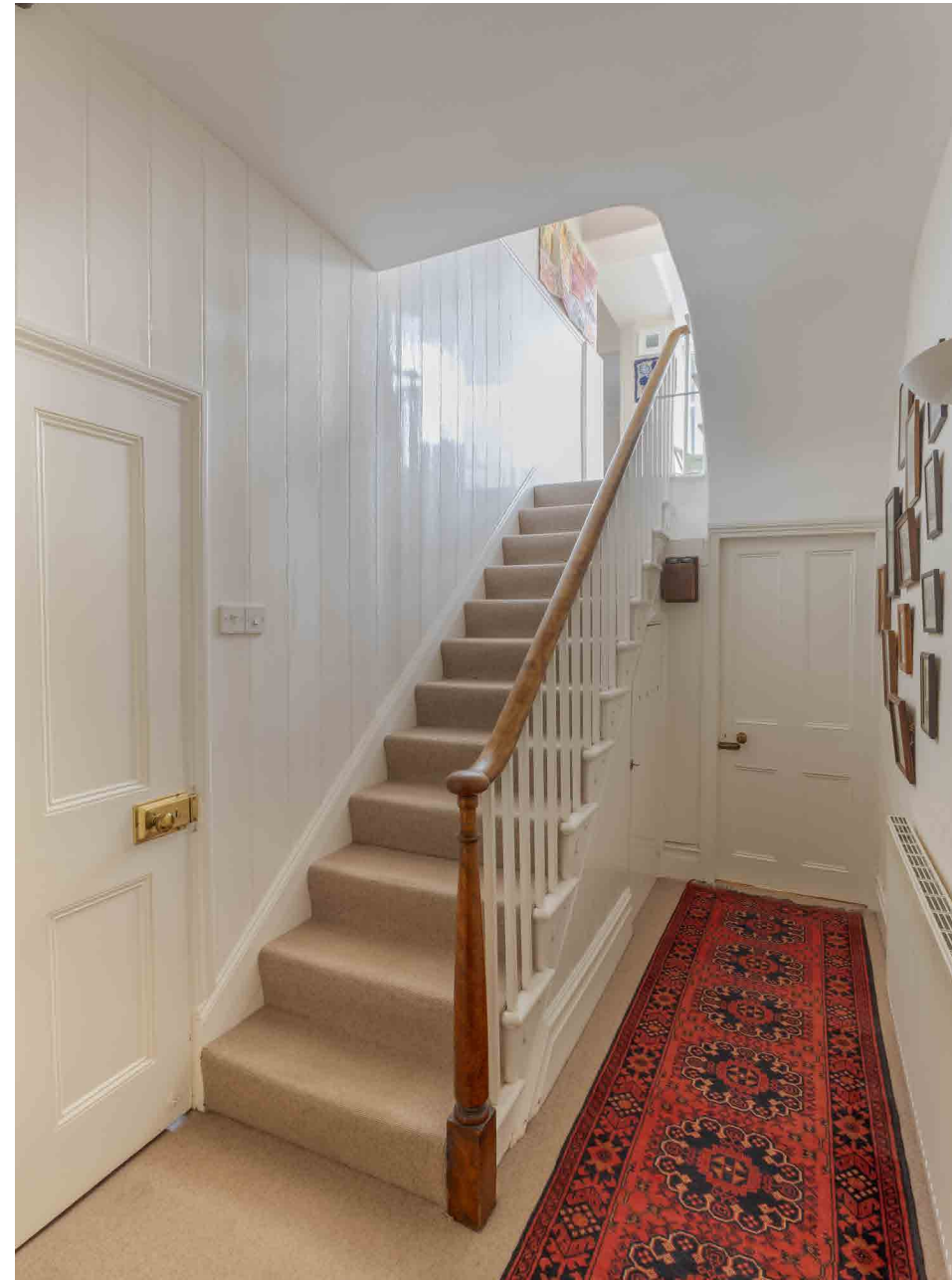
Only a few minutes walk from the town centre - the superb C19th family home has a beautiful south facing garden & grounds of circa 0.3 acres, driveway parking to the front off a private lane, and a gated courtyard with further parking and an attached car port, from Prudhoe Street, which is the rear of the property.



Prudhoe Croft is a rare 'hidden gem' in the centre of Alnwick, with an impressive south facing site of approx. 0.3 acres, and off street parking - a much loved family home for 20 years, the house offers generous accommodation with three reception rooms, four bedrooms and four bathrooms, all retaining many period features including; sash windows, some with concealed vertical shutters, original internal panel doors, cast iron & open fires, wood floorboards, ceiling coving and deep skirtings. Recent improvements include a new timber car port and a new pump for the hot water pressure.

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Ground floor - Reception hallway with a balustrade staircase to the first floor and under stairs storage | Lovely sitting room with a bay window to the front elevation overlooking the garden, and an open fire with a cast iron insert and wood surround | Dining room with a bay window to the front overlooking the garden and a cast iron multi fuel stove fireplace | Rear lobby/boot room with access to the rear courtyard and approach | Ground floor WC | Versatile study/third reception room with views towards St Paul's Church, and a built in storage cupboard | Side hallway with a door to the stone terrace and garden and family kitchen/breakfast room | Superb kitchen/breakfast room with excellent natural light from the lovely window with window seat overlooking the garden - fitted with a range of cream cabinets with black granite worktops, with space for a gas cooker and freestanding fridge/freezer, and plumbing for a dishwasher - door leads to the utility room | Great utility/laundry with plumbing for a washing machine and a door to the garden.



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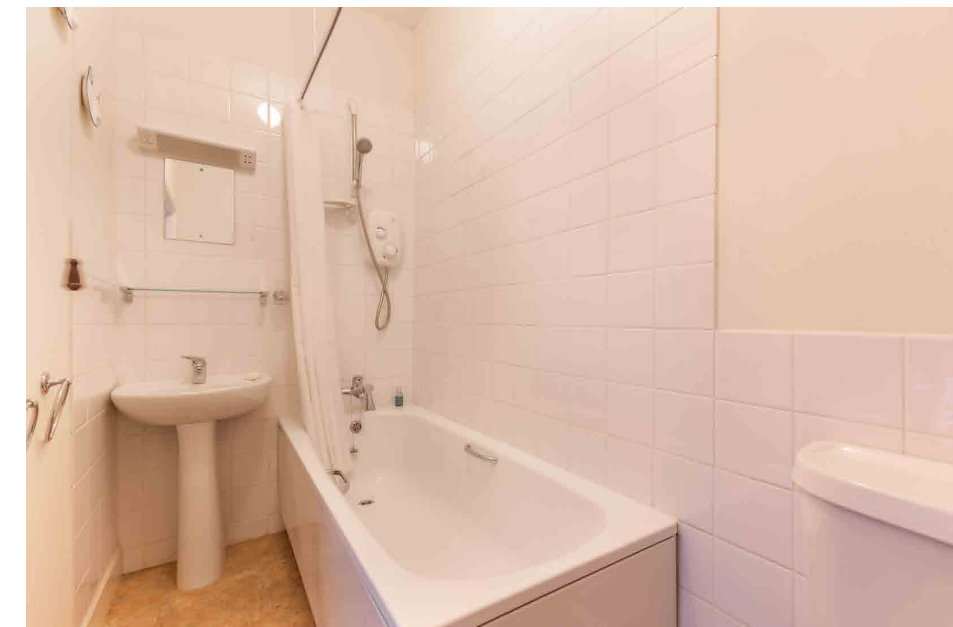


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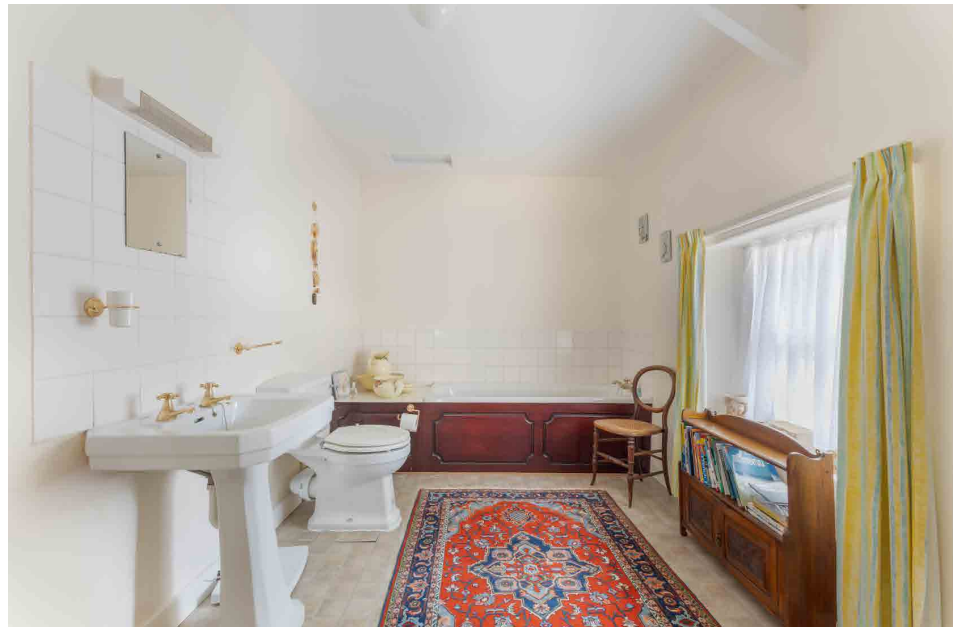


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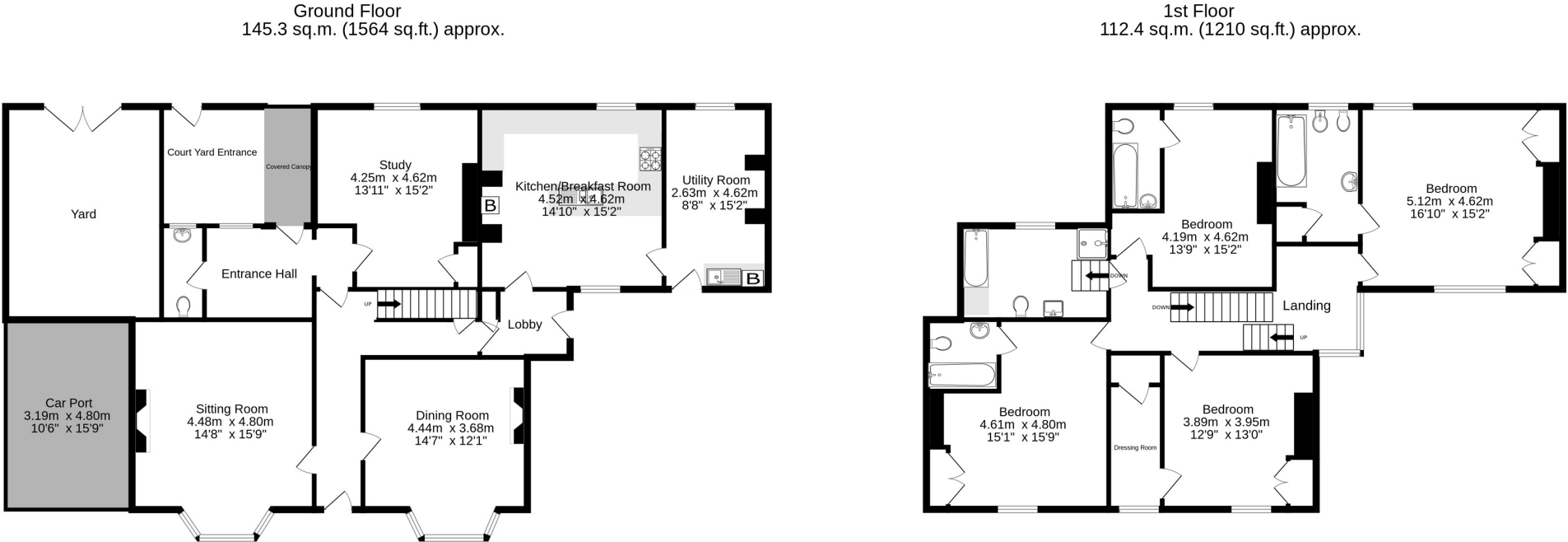
First floor - Half landing with a lovely corner window seating/reading area overlooking the garden | Superb principal bedroom with dual aspect windows to the garden and Church, and attractive bespoke wardrobes to the alcoves | Ensuite bathroom - bath with an electric shower over, bidet, wash hand basin and WC, large linen/airing cupboard housing the water tank and access to the loft | Large double bedroom two with a window overlooking the garden, and a double door built in wardrobe | Internal ensuite two with a bath with electric shower over, wash hand basin and WC | Double bedroom three with a view to the Church | Ensuite three with a bath with an electric shower over, wash hand basin and WC | Double bedroom four, currently used a work/craft room, with a window overlooking the garden and a walk in dressing room (with loft access hatch) and a storage cupboard | Steps lead down to the family bathroom - bath, separate electric shower, wash hand basin and WC and view to the Church and access to roof space.

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TOTAL FLOOR AREA : 257.7 sq.m. (2774 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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Externally - Impressive south facing gardens - lawned with attractive gravel pathways, paved terraced seating areas and mature trees and planting | Climbing roses and wisteria to the house, a variety of fruit trees | Enclosed vegetable garden with a Greenhouse, fruit trees, composting area, and a mature hedge to the boundary | 8 water butts | Large timber shed | Newly built car port to the side of the house, accessed via double timber garage doors from Prudhoe Street - a hard stand area with parking for 2-3 cars, water tap and a gate to the garden | Additional driveway for 2-3 cars accessed via a private driveway from Percy Terrace.

The market town of Alnwick offers 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 C | EPC: D





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