



1 South Street

Alnwick



1 South Street, Alnwick, Northumberland, NE66 1AH

A handsome Grade II listed house, positioned to the end of an attractive stone terrace in Alnwick's Conservation area, within walking distance of the historic town centre, and Alnwick Castle & Garden - the two/three bedroom house has an enclosed paved courtyard and attractive, mature town garden, with wrought iron railings, to the side - On Street parking on South Street.

The excellent period house (circa 1840), is a true 'hidden gem' in the heart of Alnwick, with well proportioned and versatile accommodation set over two floors, with a sunny south and west facing aspect and many period features retained including; sash windows with original shutters, ceiling coving, dado and picture rails, stripped pine internal doors, cast iron wood burning stove and glass fanlight window to the main entrance.

Ground floor - Reception hallway with a double door entrance with a glass 'fanlight' window over, and a traditional balustrade staircase to the first floor | Sitting room with excellent natural light from the south and west facing dual aspect windows, a cast iron wood burning stove with marble fire surround, and a built in storage cupboard | A lovely kitchen/dining room, forming the heart of this family home, with a range of off white fitted cabinets with wood worktops, incorporating a ceramic sink, range cooker, integrated fridge and dishwasher - the kitchen has a large under stairs larder cupboard housing a second fridge and freezer | A door connects to the second entrance hallway, an independent access serving the ground floor home office/3rd bedroom and shower room/WC | Versatile Garden room, currently used as a home office, and an ideal additional guest bedroom with French doors to the courtyard and access to the shower room/WC - the room has a Velux window to the roof, and its own front entrance and hallway area | Ground floor shower room with a wash hand basin, WC, and shower.





First floor - First floor landing with access, via a pull down ladder, to a boarded loft space - doors lead to two double bedrooms and a small shower room | Generous double bedroom one, with dual aspect windows and space for freestanding bedroom furniture | Double bedroom two with a window to the front elevation and a cupboard housing a gas boiler (approx. 3 years) | Shower room with a shower, wash hand basin and WC - window to the front | The attic provides useful storage with power & lighting and a heritage window to the roof.

Externally - To the side of the house is a beautiful well stocked, town garden with well established planting including wisteria, clematis and climbing roses - with wrought iron railings, gravel beds, a gate and a stone wall to the boundary | A secluded & enclosed rear courtyard with an utility outhouse/store with plumbing for a washing machine and tumble dryer | On street parking.

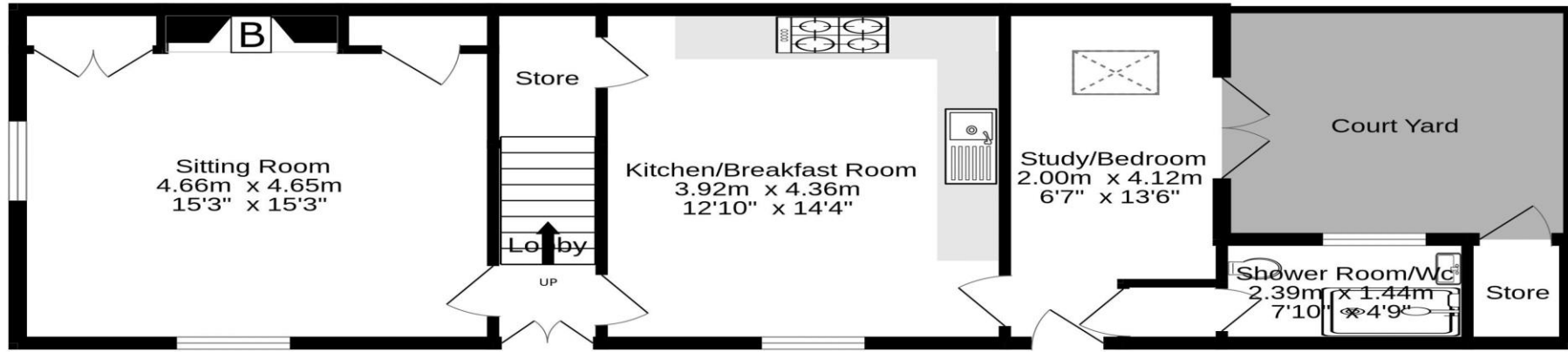
Alnwick offers a fabulous lifestyle opportunity, whether as a main residence or holiday home, with a vibrant community, numerous tourist attractions including Alnwick Castle, Lilidorei, and Alnwick Garden. The market town has a wide variety of independent shops, cafes & pubs, and places of cultural interest 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 | Tenure: Freehold | Council Tax: Band B | EPC: D

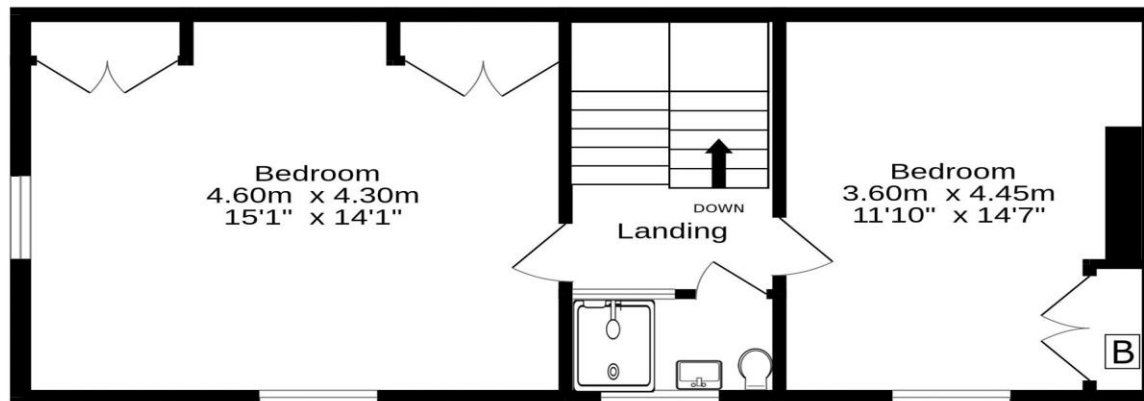
Guide Price £350,000



Ground Floor
58.5 sq.m. (630 sq.ft.) approx.

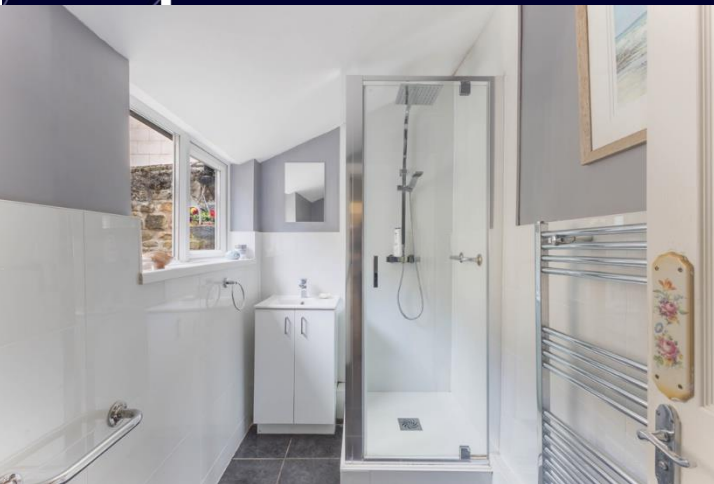


1st Floor
44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA : 102.7 sq.m. (1105 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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