



# Greencroft

5 The Village, Christon Bank



## Greencroft, 5, The Village, Christon Bank, Alnwick, Northumberland, NE66 3EY

**An excellent two/three bedroom, brick built detached bungalow, circa 1947, occupying a generous garden site of approx. 0.3 acres in the centre of Christon Bank village, with a large, gated block paved driveway parking and a lovely mature, easterly facing rear garden with timber stores and outbuildings - NO UPWARD CHAIN.**

The detached bungalow, a much loved home for 14 years, has had a number of upgrades and cosmetic works since 2012, most of which have receipts and guarantees along with most operational manuals where applicable. There are 5KW Capacity Solar panels to two roof elevations and 7KW Battery storage with Octopus Energy rebating on electric generation. The property could have three bedrooms, dependant on the use of the dining room/second reception room, and equally the possibility to extend into the loft space, (subject to normal planning permissions and building regulation approvals) and potential to add an EV charging point on the driveway.

Schedule of works include (with approximate dates); Timber double glazed windows fitted (2012), Refurbished bathroom (2014), installed pressurised electric water tank (2015), Refurbished the kitchen (2016), new mortice lock front and rear doors - British Standard (2017/18), new electric wall heaters (2018), new wood/smokeless fuel stove fitted (2023), Plusnet Wi Fi & internet added (2023), some internal insulation to the sitting room and large bedroom, Solar panels and Battery storage fitted (2025), Attic floor insulated (2025) and Consumer unit upgraded & electrics now to EICR electric standard.





Accommodation - Entrance porch | Hallway with a recessed cloaks area housing the Battery storage, part wood panelling to the walls, and access to the loft | Lovely sitting room with a bay window overlooking the rear garden, and a cast iron wood/smokeless fuel stove | Versatile Dining room/bedroom three with a bay window, with built in bench seating, overlooking the front garden, and a cast iron wood burning stove with decorative fire surround | Modern refurbished kitchen, fitted with a range of base cabinets with range style cooker, fridge/freezer and plumbing for a washing machine | Large double bedroom with a bay window overlooking the rear garden | Further double bedroom | Modern shower room, with walk in shower, WC, wall mounted wash hand basin, chrome ladder radiator and neutral tiling.

Externally - The bungalow has a lovely garden which runs down to a small burn at the bottom, with central lawns, vegetable beds, mature shrub and trees, wood store, shed and a Greenhouse | Block paved driveway with parking for a number of cars | Large timber storage shed/garage | The front garden is lawned with a mature hedge to the boundary, and a covered timber veranda to the front door.

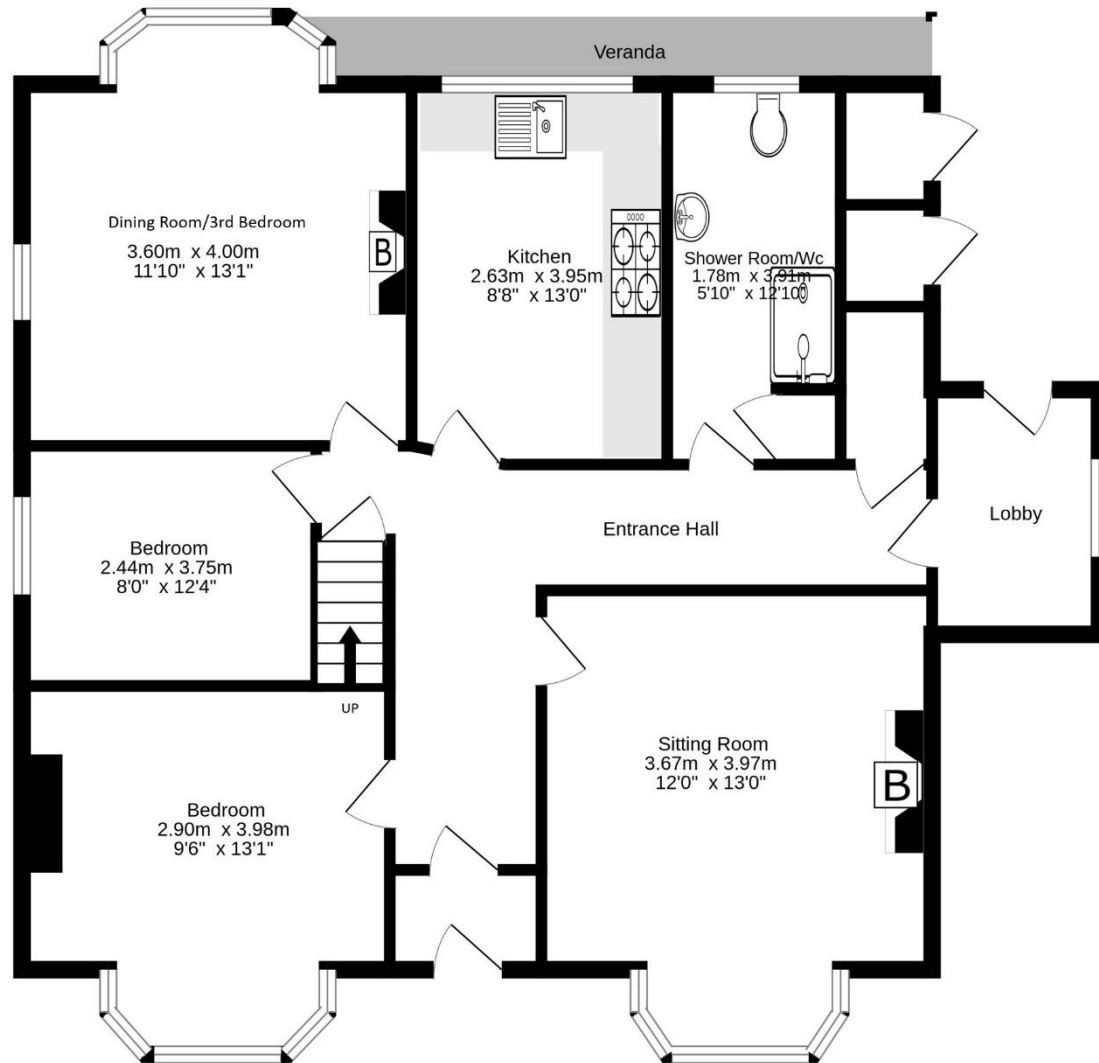
Agents note - there is a large loft area with two windows to the roof, accessed via a fixed ladder in the hallway, that could have potential for further development (Subject to normal planning consents and Building Regulations approval). - Items of furniture can be made available by separate negotiation. Christon Bank village lies approximately 2-3 miles inland from the coastal villages of Embleton & Newton by the Sea, 9 miles north of Alnwick - a village with a local pub 'The BlinkBonny', and easy access to the stunning Northumberland coast and A1 for a wider range of amenities.

Services: Mains Electric, Gas, Water & Drainage | Bottled Gas - Thermostatically controlled Wall Heaters | Tenure: Freehold | Council Tax: Band C | EPC: D

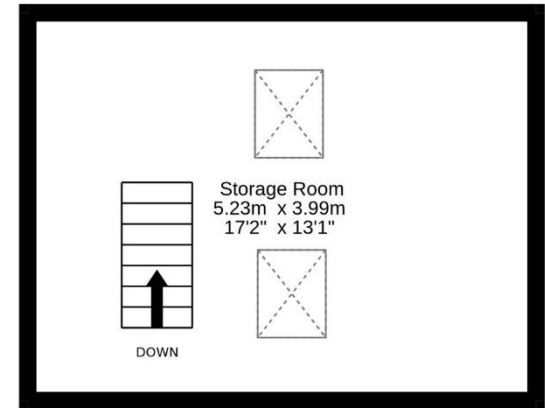
**Price Guide: Offers Over £300,000**



Ground Floor  
93.1 sq.m. (1002 sq.ft.) approx.



1st Floor  
20.9 sq.m. (225 sq.ft.) approx.



TOTAL FLOOR AREA : 113.9 sq.m. (1226 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.  
Made with Metropix ©2026



SANDERSON  
YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 4PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170