



Bailiffgate

Alnwick

- Mid terrace
- Town centre location
- Grade II Listed
- Successful guest house
- Two ensuite guest bedrooms
- Private courtyard at rear

Offers in Excess of: £385,000

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1b Bailiffgate

Alnwick, Northumberland NE66 1LZ

Situated right in the heart of the historic town of Alnwick just a stone's throw from the Castle, this fabulous town centre Grade II Listed building offers versatile accommodation and is currently used as a successful guest house. Arranged over three floors, the layout is perfectly suited to an owner occupier who is looking for a property with private living space and a separate entrance annex for receiving holiday lets or a bed and breakfast guesthouse. Whilst the space is currently utilised as four bedrooms, a communal lounge, dining room and a dining kitchen, there is much flexibility with the seven main rooms in this impressive building. It could also be a fantastic town centre main second home or main residence.

With views over the Alnwick castle walls, the two second floor ensuite bedrooms offer characterful and charming space for guests with a communal lounge below on the second floor. These two rooms together with a third double bedroom at the front of the building can all be accessed from a 'guest' entrance and staircase. The second staircase with its own private entrance leads to the living space for the current owners and a guest dining room. Both sides of the property are interlinked, and a central external passage leads through to a private courtyard.

With such a high demand for holiday let property in Alnwick, this beautiful Grade II Listed property is a perfect solution for a buyer looking to live centrally in a historic building whilst receiving a supplemented income from guest accommodation.

An entrance door from the street leads to a communal passage that provides access to a neighbouring property as well as the guest and private entrance to 1b Bailiffgate, and a private courtyard garden

OWNERS ACCOMMODATION

HALL

External entrance door | Understairs cupboard | Turned spindle staircase | Doors to kitchen and dining room

DINING ROOM 14'11 x 11'1 max into alcove (4.55m x 3.38m max into alcove)

Sash window with shutters | Inglenook | Storage cupboards | Radiator | Cornicing to ceiling

KITCHEN 16'0 x 10'11 (4.88m x 3.33m)

Sash windows | Fitted units with tiled splashbacks | Belfast sink | Inglenook with Range gas/electric cooker | Integrated dishwasher | Space for fridge/freezer | Storage cupboard | Part wood panelled walls | Radiator | Downlights

UTILITY 7'3 x (2.20m x 1.32m)

Storage cupboards | Space for washing machine | Space for tumble dryer | Space for undercounter freezer | Tiled floor | Exterior door to courtyard

SPLIT LANDING

Storage cupboard

FIRST FLOOR LANDING

Radiator | Access to loft space - pull down ladder and boarded | Doors to bedrooms and bathroom

BEDROOM THREE 11'5 plus door recess x 11'9 into alcove (3.48m plus door recess x 3.58m into alcove)

Double glazed windows | Exposed beams | Walk-in wardrobe with hanging rail and drawers | Downlights | Radiator

BATHROOM

Double glazed frosted window | Integrated W.C. and wash hand basin with cabinets | Bath with mains shower and glass screen | Fully tiled walls | Tile floor | Ladder heated towel rail | Downlights

BEDROOM FOUR 15'5 x 11'11 max into alcove (4.70m x 3.63m max into alcove)

Sash window | Open wardrobe | Radiator | Cornice to ceiling

SEPARATE GUEST ENTRANCE

Entrance door | Turned staircase to first floor

FIRST FLOOR LANDING

Sash window | Radiator | Door to communal guest lounge and bedroom four

COMMUNAL LOUNGE 15'5 x 14'8 (4.70m x 4.47m)

Sash windows | Fireplace with gas fire and tiled hearth | Storage cupboard | Picture rail | Radiator | Wall lights

SECOND FLOOR LANDING

Sash window | Radiator | Storage cupboard | Doors to ensuite bedrooms

GUEST BEDROOM ONE 15'5 x 9'0 min 14'5 max into alcove plus door recess (4.70m x 2.74m min 4.39m max into alcove plus door recess)

Sash windows | Cast iron fireplace | Storage cupboard | Radiator

ENSUITE

Wet walling corner shower cubicle with mains shower | Close coupled W.C. | Pedestal wash hand basin | Electric ladder heated towel rail | Half panelled walls | Downlights | Vanity light

GUEST BEDROOM TWO 13'1 max at widest point, narrowing to 8'1 x 15'6 (3.99m max at widest point, narrowing to 2.46m x 4.72m)

Irregular shaped room

Sash window | Radiator | Wall light | Electric wall heater

ENSUITE

Wet walling shower cubicle with electric shower | Close coupled W.C. | Pedestal wash hand basin | Half panelled walls | Electric ladder heater towel rail | Vanity light | Extractor fan

EXTERNALLY

Paved enclosed courtyard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Satellite

Mobile Signal / Coverage Blackspot: No

Parking: Residents permit available for on street parking £25 per annum

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed: Grade II

Easements, servitudes or wayleaves: Yes - next door flat has access to bins

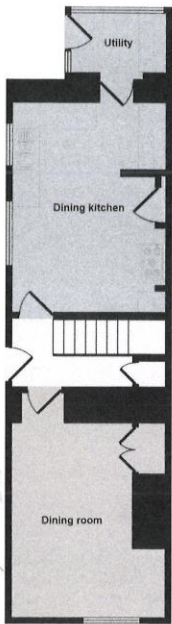
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

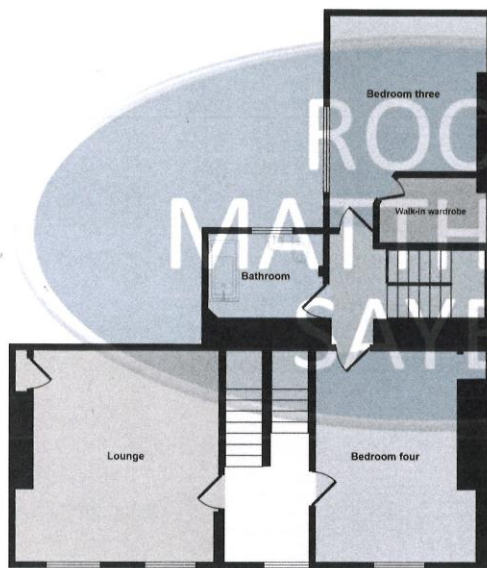
COUNCIL TAX BAND: C | EPC RATING: Exempt as Grade II Listed

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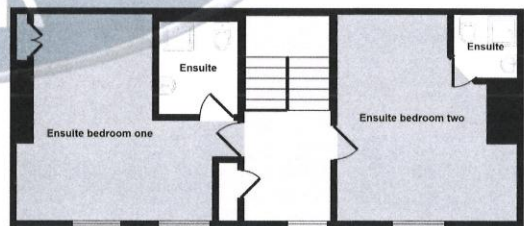




Ground Floor



First Floor



Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bailiffgate, Alnwick

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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