

SIGNATURE

by Mark Small

NORTH EAST



THE OLD BUTCHERS SHOP,
ALNWICK, NE66 4RA

The Old Butchers Shop, Alnwick, NE66 4RA

A rare opportunity has arisen to the market to acquire this beautifully presented, late 18th century detached freehold house, idyllically positioned within the picturesque and historic village of Whittingham. This grade II listed building is situated within a conservation area and fronts onto the village green. This home is ideal for a family looking for a home in this stunning, quiet area, with ease of access to Newcastle and the A1 with the surrounding areas of Whittingham offering uninterrupted, beautiful views.

The property begins with an entrance hall, providing access to both the living room and dining room. The living room showcases a large feature log burning fireplace with extensive floor space. Continuing through to the dining room there is a second feature fireplace, as well as fitted storage space and access through to the tastefully decorated kitchen with neutral fitted units. From the kitchen there is access to the utility room, followed by the downstairs WC. To the other side of the kitchen there is a second reception area, flowing through into the spacious master bedroom and well presented bathroom with a cast iron bath.

To the first floor of the property there are two generously sized double bedrooms, one of which has fitted storage space. There is a shower room, with a wash basin and WC. The first floor also offers a studio room, accessed via the stairs located in the second reception area and can be used as a study, office or an additional bedroom.

Externally, there is safe and secure off street parking via the detached garage complete with power sockets. To the rear of the property there is the extensive garden which has the original netty (outside toilet now tool shed), a wooden shed and greenhouse. There are paved sitting areas in the garden and surrounding the property is beautiful walking country.

Whittingham is small rural village with an excellent primary school and is within close proximity of Alnwick secondary school, and is only eight miles away from Alnwick itself. There is access to surrounding countryside lanes and footpaths. Alnwick East Coast mainline railway station is approximately twelve miles away. Trains to South Newcastle and London and North to Edinburgh and Glasgow. There is access to the A697, providing further

£349,950



Property Floorplan



GROUND FLOOR



FIRST FLOOR

THE OLD BUTCHERS SHOP, WHITTINGHAM, ALNWICK

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018

Measurements:

LIVING ROOM 16'1 X 14'6

DINING ROOM 15'11 X 12'10

KITCHEN 16'6 X 6'9

UTILITY ROOM 7'3 X 6'7

WC 6'3 X 6'0

BEDROOM ONE 14'0 X 12'7

EN-SUITE 9'2 X 2'9

BEDROOM TWO 15'11 X 14'3

BEDROOM THREE 12'8 X 10'6

SHOWER ROOM 9'4 X 4'11

STUDIO SPACE 18'2 X 12'0

EPC Rating N/A



NO.1 AGENT IN THE NORTH EAST



"From organizing our first viewing to handing over the keys, we found the staff at Signature very professional and helpful. Finding a new home can be a stressful experience but we felt the service at Signature was smooth and hassle free." - Michelle

"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

TOP RATED ON ALLAGENTS.CO.UK

THE LARGEST
NORTH EAST HYBRID
ESTATE AGENCY WITH
HIGH END BRANCHES

OUR LOCATIONS

Whitley Bay - 0191 251 3344
Tynemouth - 0191 296 6689
Whickham - 0191 432 5102
Jesmond - 0191 281 1037
Newcastle - 0191 640 2284
Ponteland - 01661 820 082

Gosforth - 0191 640 3523
Wallsend - 0191 432 4151
Heaton - 0191 432 4275
Cramlington - 01670 897 213
Morpeth - 01670 897 155
Forest Hall - 0191 2669 966

Gateshead - 0191 432 4294
Killingworth - 0191 640 3602
Durham - 0191 303 8252
Sunderland - 0191 543 6390
Alwick - 01665 511 800
Ryton - 0191 4139 845