

# Beaconsfield Terrace, Upper Howick Street, Alnwick, Northumberland

Offers Over £355,000



## Full Description

A glorious period property in one of the most sought-after residential areas. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed mid-terraced stone-built property located in the Northumberland town of Alnwick. The property boasts a secluded rear courtyard, many original period features, wooden windows and an original wooden front door, gas central heating, and all the other usual mains connections. This property is superbly located within walking distance of the town centre, local shops and bus stops and is minutes from the Alnwick Playhouse, The Alnwick Garden and Lilidorei. A very popular golf course and lovely country walks.

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

The stone wall, steps and cast-iron railings form attractive features as you approach this beautiful property. Entry is via an impressive front door which opens into an internal hallway with lovely high ceilings and original coving. The main hallway leads from here with stairs ascending to the first and second floors, various doors leading off, a decorative archway and quality engineered oak flooring.

The lounge is a welcoming room showcasing high ceilings, a beautiful bay window, coving and a sumptuous carpet. The feature fireplace, with a black surround and black tiled hearth, is an exquisite focal point inviting you to sit before it during those cooler months. This is a glorious room in which you can relax with family and friends exchanging stories of the day.

With a picture rail and a dado rail, wonderfully high ceilings and cupboard storage, the dining room is another quality living space. There is plenty of room to sit and dine and a wealth of natural light enters via two windows which overlook the rear courtyard. The engineered oak flooring continues here creating a seamless transition from the hallway and works in complete harmony with the Victorian-style décor.

The kitchen is located to the rear and is within the extended part of the property. This spacious room, with a pleasant outlook, offers a good number of wall and base units with a high-gloss white handleless door complemented by a slimline stone-effect work surface. The well-equipped Howden's kitchen includes a five-burner hob, an eye-level oven, a fully integrated washing machine, tumble dryer, dishwasher and fridge-freezer and a single bowl stainless steel sink with a drainer cut into the side beneath a window overlooking the rear courtyard. The boiler is housed in the kitchen. The home has the benefit of a useful pantry which utilises the space beneath the stairs and is large enough to accommodate a further appliance should you so wish. The kitchen has also been designed to include a breakfast bar type seating arrangement which is an ideal space to complete homework or sit and chat with family whilst still being able to create culinary delights.

Taking the stairs to the first floor the half landing provides convenient access to the family bathroom which is located at the rear of the property. The suite comprises a bath with an electric shower over, a close-coupled toilet with a push button and a pedestal wash hand basin. A window with privacy glass allows for natural light and there is a useful storage cupboard as you enter the room. The décor has been carefully chosen and the combination of flooring, tiling around the bath and shower area and painted wood panelling creates a wonderful look.

The stairs continue to the first floor and the main landing opens out to three bedrooms and a storage cupboard. You are immediately impressed by the stained-glass window on the landing which not only allows natural light to enter but forms a superb focal point.

Bedroom 1 is a spacious double room with a beautiful bay window matching that of the lounge below. This restful room, with coving, incorporates a chimney breast with a fireplace which is a delightful period feature. The ensuite comprises a single shower, a pedestal hand wash basin and a close-coupled toilet with a push button behind. The space within the shower is tiled and half-height wood panelling completes the

look superbly well.

Bedroom 2 is a large double room overlooking the rear of the property offering a variety of storage options and ensuite facilities. This relaxing room also features a chimney breast with a fireplace and a dado rail adds further appeal. The ensuite, with a tiled floor, comprises a single slimline shower tray with a shower within, a pedestal hand wash basin and a handle operated toilet. The shower cubicle is tiled within and half height wood panelling furnishes the walls: a glorious effect.

Bedroom 3 is a single room with a window taking advantage of views to the front of the property. Period features include a dado rail and lovely high ceilings.

Taking the stairs to the second floor, the landing, with a Velux window and useful eaves storage, opens out to the primary suite. This impressively large room is slightly further removed from the main hub of the home and is a haven of peace and tranquillity perfectly illuminated by natural light entering via two Velux windows. The ensuite comprises a bath, with a wet-wall surround and an electric shower over, a close-coupled toilet with a push button and a vanity unit with winged sink on top and storage below. A Velux window allows for natural light.

Externally, the enclosed rear courtyard has been thoughtfully designed to create a unique and private low maintenance outside space. The decked area provides the perfect space to sit and relax with a glass of wine or cup of coffee, the artificial grass forms a pleasant space and the potted plants add a splash of colour: a lovely oasis of calm in which you can spend time unwinding from the hustle and bustle of the day. There is a gate to the rear lane where bins are stored.

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Stone period home
- Courtyard
- Period features
- Spacious living spaces
- Light and bright
- Central Alnwick location
- Very sought after hidden away location

## Contact Us

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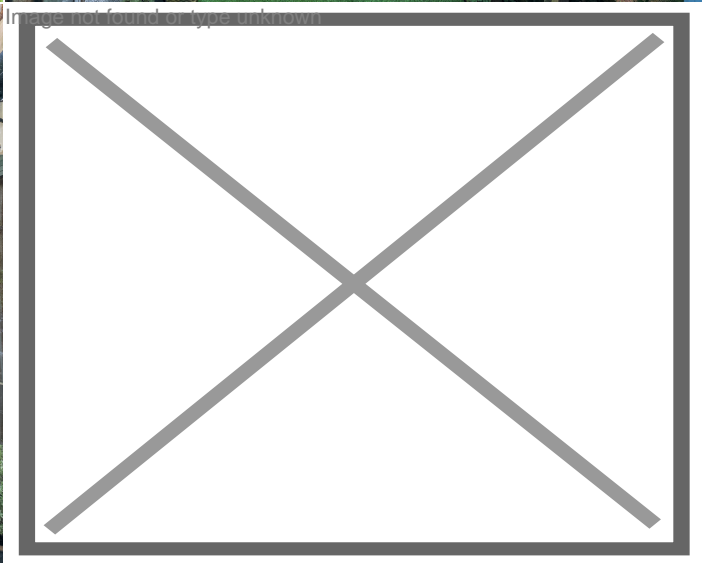


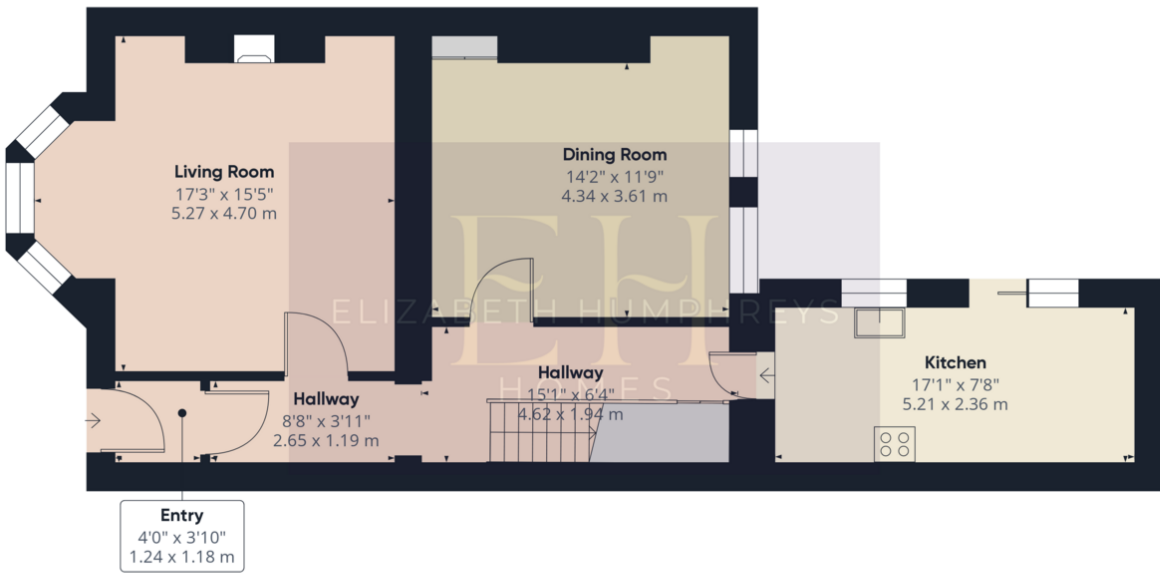












Ground Floor

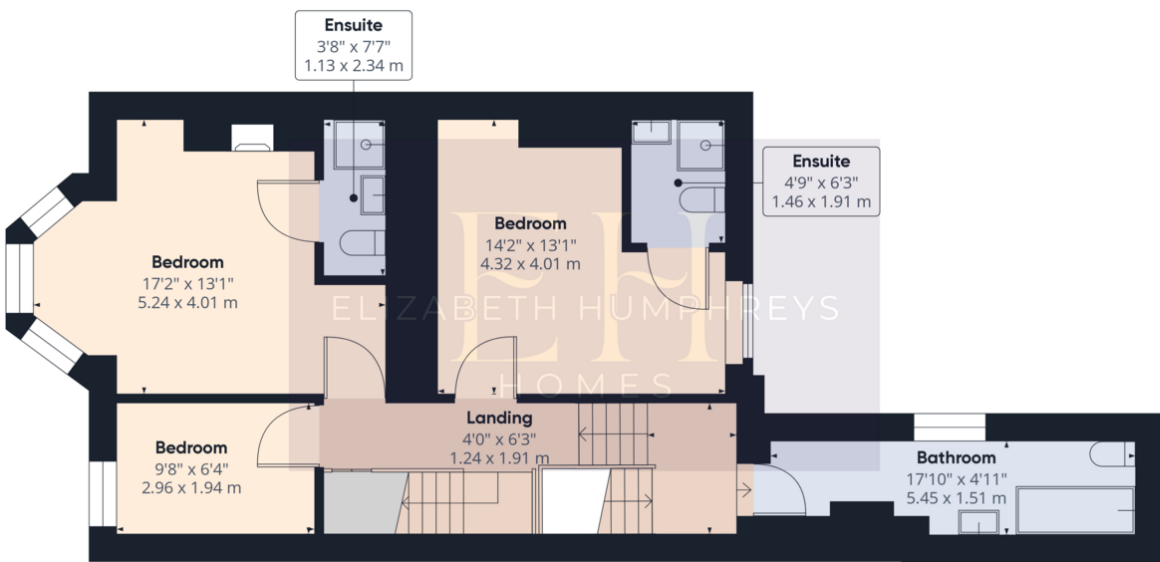
**Approximate total area<sup>®</sup>**  
682.33 ft<sup>2</sup>  
63.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>®</sup>**  
626.13 ft<sup>2</sup>  
58.17 m<sup>2</sup>

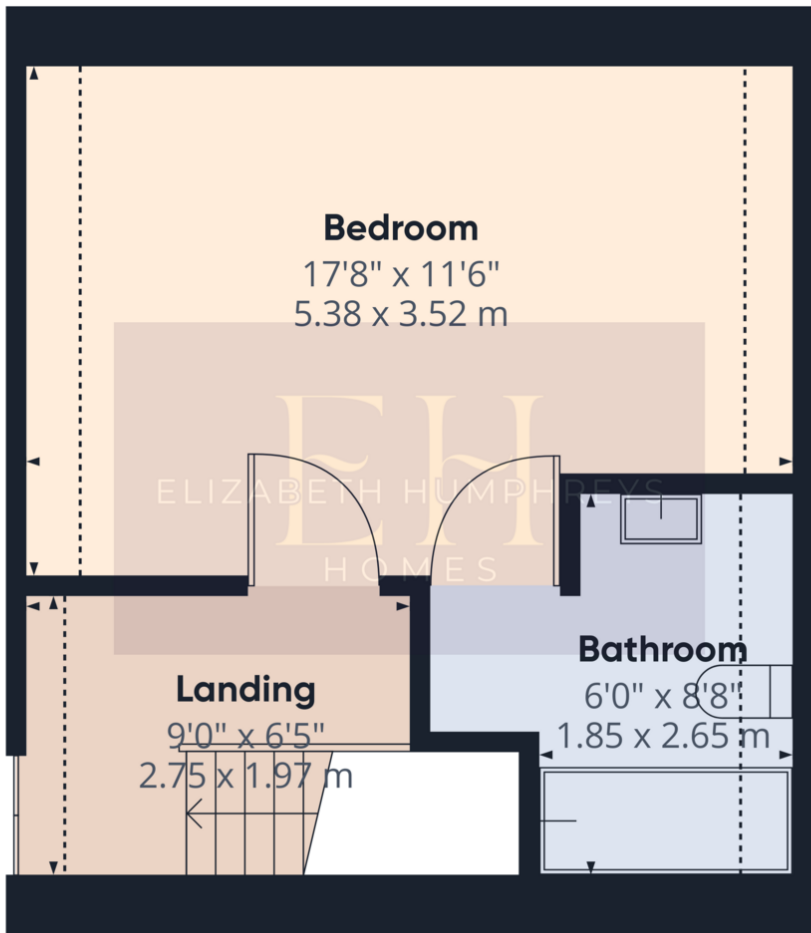
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2

<b>Approximate total area<sup>(1)</sup></b>
292.67 ft <sup>2</sup>
27.19 m <sup>2</sup>
<b>Reduced headroom</b>
39.53 ft <sup>2</sup>
3.67 m <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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