

# Prospect Place, Alnmouth, Alnwick, Northumberland

OIRO £625,000



## Full Description

A charming property oozing character and atmosphere built in the 1990s offers the best of modern build with a cosy cottage feel, and boasting idyllic seaside views from many of the principal living spaces. Elizabeth Humphreys Homes are delighted to welcome to the market this distinctive 3 bedroom stone-built terraced cottage brimming with charm and appeal, and located in the seaside village of Alnmouth. The property benefits from a quiet setting, a stunning rear garden with a breath-taking seaside vista, wooden windows and doors, night storage heating and all the other usual mains connections. In addition, this property features a beautiful, balcony area to the rear which is the ideal place in which to enjoy alfresco dining or a glass of wine whilst appreciating the stunning coastal view. Situated minutes from the beach, this property is your perfect seaside retreat.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The local school is walking distance away. The historic market town of Alnwick is a 5 minute drive away and is a town full of history and culture, from the

tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

The frontage of this property is glorious, with two first floor bay windows impressing as you approach through a picket gate which leads down a path to the wooden front door with an appealing portico. To one side, a gate leads through a stone wall to the rear garden and a shed offers useful storage for garden equipment.

The front door opens to a practically tiled hallway with stairs leading to the first floor and a wooden door leading off. The space is illuminated nicely by natural light entering via two windows which enhances the sense of space.

Situated on the ground floor, the double bedroom is overlooking the courtyard area to the front of the property. There is ample wardrobe storage available in addition to a built-in dressing table. In need of some updating, the ensuite comprises a shower cubicle with an electric shower within, a chrome heated towel rail, a white hand wash basin, and a close-coupled toilet with a push button behind. This room, with an exposed beam adding character, is a comfortable and restful space in which to relax.

The vaulted ceiling with exposed roof trusses and beams impresses as you enter the lounge on the first floor. A fabulous inglenook fireplace with a wood burner forms an exquisite focal point and there is a wealth of natural light circulating courtesy of a bay window which captures views of the golf course with the sea beyond. Within this room there is a recessed area, with a window, which would form a superb office space. Night storage heaters ensure added comfort, there is built-in storage either side of the fireplace, and a quaint hatch opens into the kitchen.

A wood and glass door leads to the glorious kitchen-dining space showcasing three exposed roof trusses and beams and three Velux windows allowing a wealth of natural light to cascade into this superb area. Sliding doors open to a balcony to the rear with stairs leading down to the garden boasting glorious views.

The kitchen offers a good number of wall and base units with a solid wood door complemented by neutrally patterned splashback tiling. The kitchen is equipped with a royal blue AGA, a bowl-and-a-half white ceramic sink, a four-burner gas hob and space for a free-standing fridge-freezer and plumbing and space for a full-sized dishwasher. There is plenty of room to sit and dine whilst enjoying the elevated views over the balcony area to the sea beyond.

Another wood and glass door opens into a hallway with a semi-vaulted ceiling, again with an exposed roof truss and beam. Leading from here are two bedrooms, a bathroom and a useful storage cupboard. Both bedrooms exude appeal and character, with the exposed roof trusses and beams adding to this charm.

The primary bedroom, entered via a cottage-style solid wooden door, is a good-sized double room with a vaulted ceiling and a bay window to the



front. There are two built-in wardrobes offering further storage. This is a lovely restful room.

Bedroom 2 is a large single room, with a window capturing garden views, creating another calm and comfortable space.

The bathroom, comprises a corner bath with an electric shower over behind a shower curtain, a pedestal wash hand basin, a close-coupled toilet and an electric shaver point. A Velux window within the shaped ceiling allows for natural light and the space has been finished with wet-walling which extends to full height around the bath and shower area. An electric heater ensures added comfort.

Externally, the balcony is a superb size and leads to the garden, which is an oasis of calm and offers a unique outside space rare for properties within the village. Various paved areas, a covered pergola, an apple tree and a summer house at the foot of the garden, with a coastal outlook, are all hugely appealing and offer further spaces to sit with a cup of coffee or a glass of wine after a day appreciating the stunning Northumbrian coastline.

#### 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

- Stunning sea and golf course views
- Light and spacious
- Three bed
- Two bathrooms
- AGA
- Spacious garden
- Summer house with sea views
- Balcony with sea views
- Central Alnmouth location

## Contact Us

### EH Homes

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD  
T: 01665 661170  
E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)





















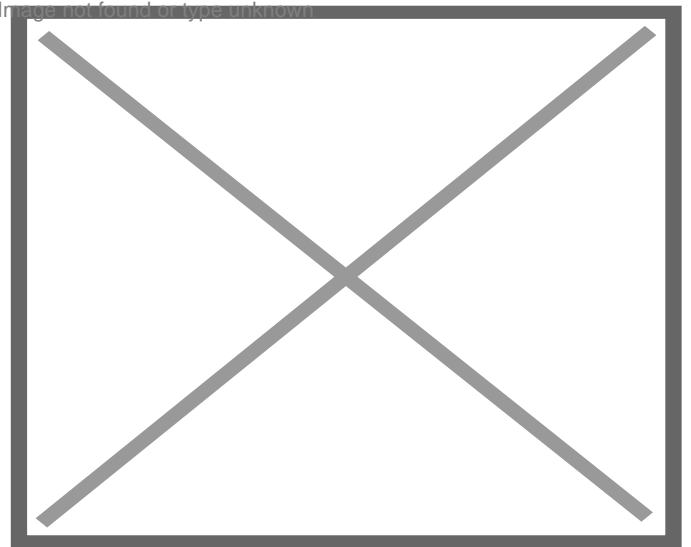


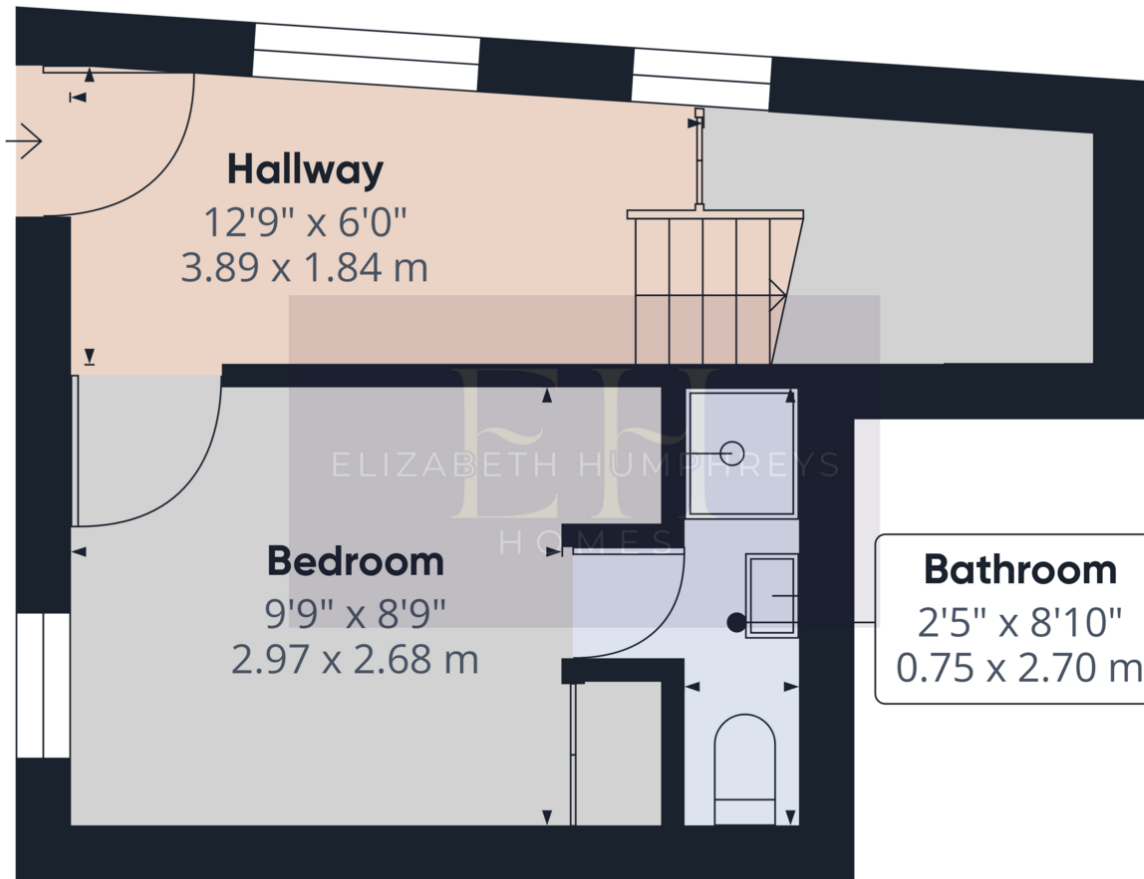




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor

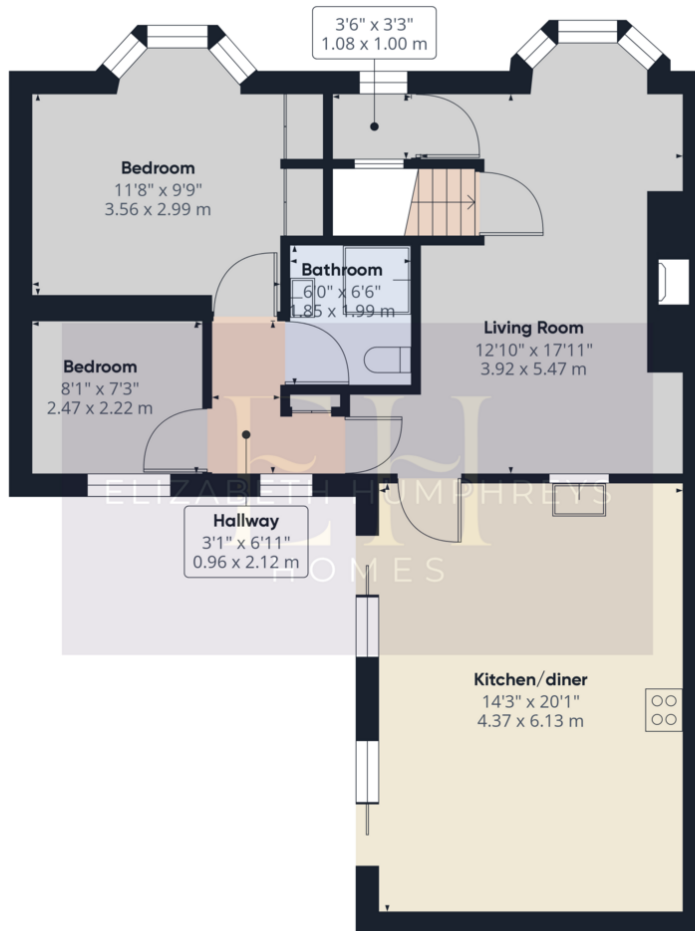
Approximate total area<sup>(1)</sup>  
232.07 ft<sup>2</sup>  
21.56 m<sup>2</sup>

(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>(1)</sup>  
792.97 ft<sup>2</sup>  
73.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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