



**Freelands, Alnmouth Road
Alnwick**

FINE LIVING

Freelands, Alnmouth Road, Alnwick, Northumberland NE66 2PR

- Classic Georgian house
- Three reception rooms
- Six bedrooms (master en suite)
- Formal lawned gardens
- Close to town centre
- Access to road and rail links

Guide Price £599,000

Constructed around 1837 with a later 19th century addition, this listed Grade II Georgian house has a secluded and private setting on the south side of Alnwick. The well proportioned accommodation offers scope for fine family living within generous lawned gardens surrounded by mature trees.

The ground floor accommodation is accessed from a stone portico entrance leading to the impressive reception hall with gently rising stairs leading up to the first floor. The main reception rooms on the ground floor include the drawing room extending to over 33 feet in length, separate dining room with an imposing carved oak fire surround, and kitchen/ breakfast room with French door out to the sunken garden. The rear hall opens up to a shower room/ w.c., large boiler or utility room, workshop and access to the sunroom.

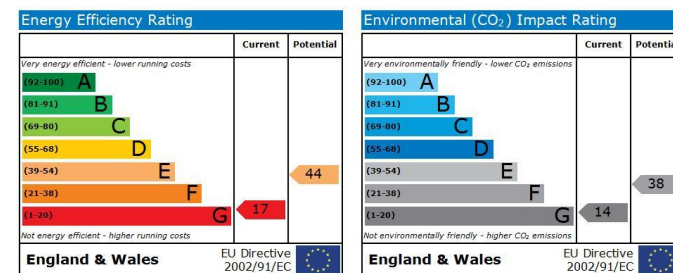
On the first floor the fantastic proportions of the main bedrooms must be viewed to be appreciated, with a very generous en suite to the master bedroom and a good family bathroom. The rear wing provides a fourth bedroom and third reception room, and there are stairs up to the attic rooms or former maid's bedrooms.

Many of the original features of the property are still intact, with decorative cornices, window shutters and attractive door furniture. Gas central heating has been installed but the windows of course, remain as traditional single glazed sash, complementing the ashlar stonework and hipped slate roof.

The large lawned gardens are divided by the gravelled driveway leading to the circular lawn in front of the house, with easy driveway parking. There is also an enclosed rear courtyard with useful outhouses.

The county market town of Alnwick boasts a variety of specialist retail outlets, traditional public houses, modern wine bars and choice of restaurants. It is the home of Alnwick Castle, and Alnwick Gardens, bringing tourists from all over the country. There is schooling for all ages, modern leisure facilities, hospital and theatre/ cinema. There is a choice of golf course nearby, many of which are located on the magnificent coastline overlooked by the Castles of Dunstanburgh and Bamburgh.

Communications from the area are good, with the A1 road providing direct access north and south, and the main east coast railway station of Alnmouth, approximately 3 miles away with direct links north to Edinburgh and south to Newcastle and London.



GROUND FLOOR

Solid oak entrance door opening to the porch with glazed double doors opening to the hall.

ENTRANCE HALL 24' 6" (7.47m) x 7' 9" (2.36m)

An impressive hall with gently rising stairs leading to the first floor. View of the arched rear window.

DRAWING ROOM (front and side facing) 33' 10" (10.31m) x 16' 2" (4.93m)

Adams style fireplace with log effect gas fire set on marble hearth. Picture rail. Two decorative alcoves. T.V. point. Four radiators.

DINING ROOM (front and side facing) 19' 3" (5.87m) x 16' 3" (4.95m)

Spectacular oak fire surround with wood burning stove. Two radiators. Door to kitchen.

KITCHEN (side facing) 16' 1" (4.9m) x 11' 3" (3.43m)

A very pleasant room with French doors opening out towards the sunken garden. Range of fitted units incorporating 1 ½ sink. Plumbing for dishwasher. Integral fridge and freezer. Gas hob with electric double oven. Radiator.

From the main hall an archway opens to the rear hall with pine flooring, access to the utility areas. Radiator. Door to outside. Access to the cellar.

SHOWER ROOM (rear facing)

Shower, pedestal wash handbasin and w.c.. Electric towel rail. Radiator.

BOILER ROOM (side facing) 16' 6" (5.03m) x 15' 1" (4.6m)

Central heating boiler. Radiator. Glazed door to conservatory/sunroom.

SUNROOM 19' 0" (5.79m) x 10' 6" (3.2m)

Tiled floor. Double doors opening out to the garden.

UTILITY AREA 15' 1" (4.6m) x 6' 11" (2.11m)

Plumbing for washing machine. Belfast sink.

WORKSHOP (side facing) 18' 0" (5.49m) x 8' 6" (2.59m)

STOREROOM 9' 8" (2.95m) x 8' 10" (2.69m)

FIRST FLOOR

Stairs leading to a classic landing with window overlooking the gardens. Two radiators.

BEDROOM ONE (front and side facing) 18' 5" (5.61m) x 16' 2" (4.93m)

A well proportioned room. Radiator.

EN SUITE 12' 1" (3.68m) x 7' 11" (2.41m)

Panel bath with shower over and shower screen, wash handbasin with cupboard under, and w.c.. Radiator. Shaver point.

BEDROOM TWO (front and side facing) 17' 4" (5.28m) x 16' 1" (4.9m)

Pedestal wash handbasin. Radiator.

BEDROOM THREE (side facing) 19' 6" (5.94m) x 16' 4" (4.98m)

Built-in cupboard. Pedestal wash handbasin. Radiator.

SHOWER ROOM (side facing) 12' 1" (3.68m) x 7' 11" (2.41m)

Easy access shower, wash handbasin with cupboard under and w.c.. Shaver point. Cupboard with hot water tank. Radiator.

The rear landing gives access to the fourth bedroom and family room, with concealed stairs leading up to the second floor.

BEDROOM FOUR (side facing) 13' 4" (4.06m) x 12' 2" (3.71m) plus recess

Radiator.

FAMILY ROOM/ BEDROOM (side facing – 2 windows) 21' 2" (6.45m) x 16' 4" (4.98m)

Log effect gas fire. Radiator. T.V. point.

SECOND FLOOR

Stairs leading up to further landing area with side window and view towards the Tenants Column.

BEDROOM FIVE (side facing) 13' 7" (4.14m) x 13' 1" (3.99m)

BEDROOM SIX (side facing) 21' 2" (6.45m) x 16' 6" (5.03m)

OUTSIDE

The lawned gardens are edged by mature trees giving shelter and privacy leading to the central circle with full driveway access. The sunken rockery garden includes a pond area and further mature trees and shrubs.

The enclosed rear courtyard accessed from the back door opens to outhouses and the rear kitchen garden.

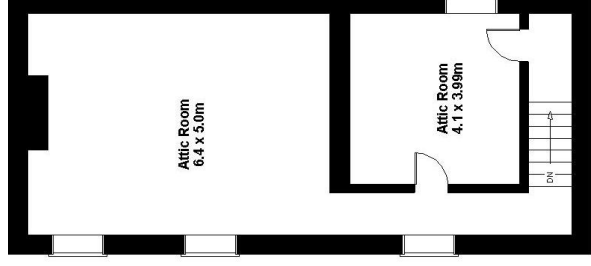
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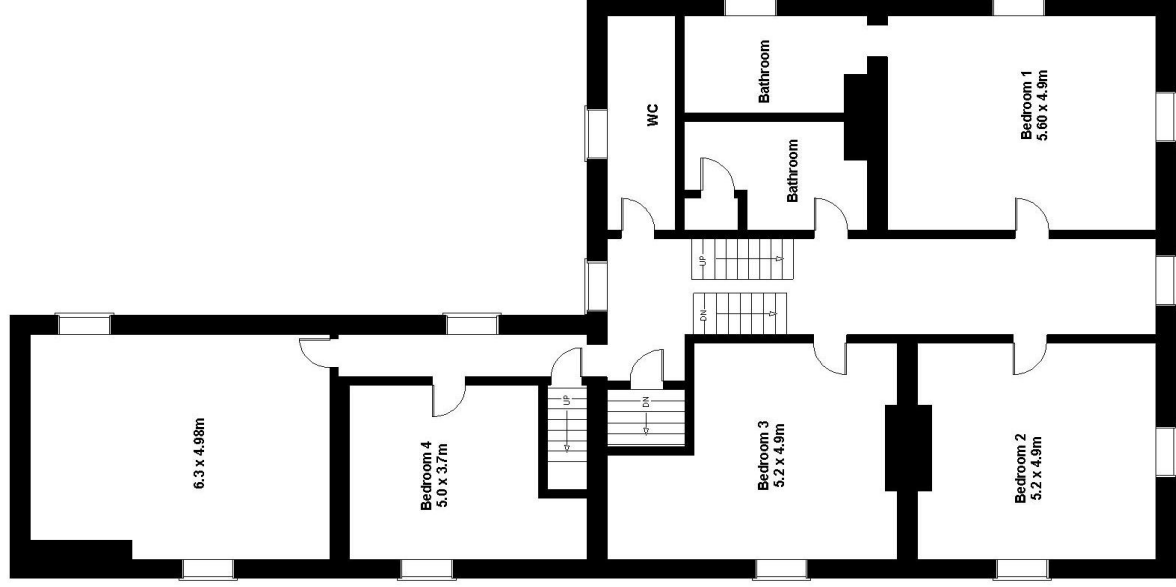
Freelands Alnwick



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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