



Mews Cottage & Porters Lodge

Park View, Alnwick



SANDERSON
YOUNG





Mews Cottage & Porters Lodge

Park View, Alnwick, Northumberland, NE66 1QW

EXCELLENT DEVELOPMENT OPPORTUNITY - PLANNING PERMISSION FOR TWO STONE BUILT, TWO STOREY SEMI DETACHED COTTAGES, WITH ALLOCATED PARKING AND ENCLOSED COURTYARD GARDENS.

Planning Ref: 23/01953/FUL

The stone built detached building, historically believed to be a Lodge house for the Alnwick Union Workhouse & Hospital, constructed in 1841 on what is now the luxury 'Wagonway House' development of apartments and cottages. Planning Permission is passed for two semi detached cottages and is an ideal opportunity for a number of potential buyers;

- **Developers looking for a smaller scale build & renovation,**
- **Residential buyers seeking a main or second home,**
- **Investors looking to utilise as commercial holiday homes (with a local agent, Coquet Cottages, suggesting for each of the cottages, a potential yield of £20,000 - £22,000 gross income per year, based on being furnished to a minimum 4-star standard and being dog-friendly.)**

Price Guide:

Guide Price £185,000



Porters Lodge



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There is also scope for the vendor to complete the development of the building under contract and Architect supervision, for potential interested parties.

The traditional stone dwellings are centrally located off Wagonway Road, close to the popular 'Barter Books' and with views towards the impressive Percy 'Tenantry Column', with planning to create two storey cottages, circa 945 sq.ft, with parking and a private rear courtyard. The cottages are only a short walk from Alnwick town centres numerous shops, cafes, pubs/restaurants, the 'Playhouse Theatre', Alnwick Gardens, Lilidorei Children's adventure experience and Alnwick Castle.

Ground floor - Entrance lobby with cloakroom wc and storage cupboard | Impressive and generous open plan living space, incorporating the living room, dining room and kitchen with bi-fold doors opening to a private southerly facing courtyard at the rear. First floor - First floor landing | Large double bedroom with a dormer window | Versatile Study/ second room | Bathroom wc.

Services are already in place - mains electric, water and drainage in property.



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Alnwick Town enjoys a superb mix of local facilities, entwining this fairytale medieval town for visitors, with services and amenities required for modern living. So whether you see yourself dining in the twinkling treetops of the world's largest treehouse, relaxing in the enchanting gardens, or flying a broomstick over Alnwick Castle, there is something for everybody. The previous Victorian railway station provides Barter books, one of the biggest antiquarian book shops in the UK, with the cosy café and open fires a perfect literary world. Alnwick town is full of history which can be enjoyed through its many museums and galleries, whilst being an easy commute via the main A1 connecting to the town, both north and south. Regular bus services run to surrounding parts of the region and the main East Coast rail station is at Alnmouth, approx. 3.7 miles to the East. A perfect place to explore all of the unspoilt beauty of the surrounding countryside, sandy beaches of our heritage coastline, as well as numerous castles and stately homes. Alnwick Town has numerous local services including Doctors, local Hospital, Dentists and shopping facilities ranging from supermarkets to bespoke boutiques. Leisure facilities include Alnwick Castle Golf Course, Alnwick Town Football Club, Rugby Club & Cricket Club, Squash, Tennis & Bowling Club and the Willowburn Leisure Centre with 25 metre swimming pool, gym and fitness centre. Entertainment is at the heart of this market town, with the Playhouse providing the stage and screen, and many cafes, restaurants and public houses to choose from.

Ground Floor



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Kitchen – 3.0m x 2.55m (9'10" x 8'4")

Living – 3.70m x 6.25m (12'2" x 20'6") (into Dining area - 2.70m x 6.25m – 8'10" x 20'6)

Porters Lodge

Kitchen – 2.90m x 3.00m (9'6" x 9'10")

Living – 3.70m x 6.25m (12'2" x 20'6") (into Dining area - 2.70m x 6.25m – 8'10" x 20'6)

First Floor



Mews Cottage

Bedroom – 5.55m x 3.75m (18'2" x 12'3") (diminishing headroom)

Study/Office – 3.10m x 3.10m (10'2" x 10'2")

Bathroom – 3.35m x 2.00m (11'0" x 6'6")

Porters Lodge

Bedroom – 5.55m x 3.75m (18'2" x 12'3") (diminishing headroom)

Study/Office – 2.90m x 3.10m (9'5" x 10'2")

Bathroom – 3.35m x 2.00m (11'0" x 6'6")

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