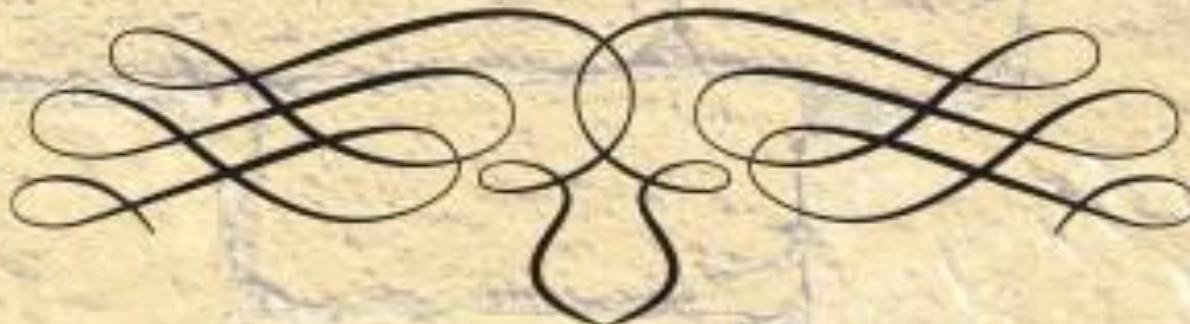


# THE OLD LIBRARY



## GREENBATT, ALNWICK



2 The Old Library  
Green Batt  
Alnwick



THIS IS THE FIRST HOME AVAILABLE ON THIS EXCLUSIVE DEVELOPMENT OF 4 BEAUTIFULLY CONVERTED AND CONSTRUCTED HOMES ON THE SITE OF THE OLD LIBRARY IN THE HEART OF ALNWICK TOWN.

This two bedroom, two storey conversion, one of three conversions within the main building, will have an allocated parking area and individual garden space within an enclosed private courtyard. Perfectly positioned on Green Batt with the beautiful back drop of St Pauls Church to the rear, these properties are just a short walk from the heart of the Alnwick Town, making them ideal to purchase as either main home, second home or holiday investment.

The accommodation comprises of; Entrance Hall | Inner Hallway | Kitchen | Lounge with feature mullion windows | Ground Floor Bedroom | Ensuite | Upstairs Bedroom with feature mullion windows | Children's/Study Area | Shower Room | Total Sq. Ft – Approx. 1,270 sq. ft.

The original building was constructed in 1810 by the 2nd Duke of Northumberland and was originally known as the Jubilee School, commemorating the golden Jubilee of King George III. It later became known as the Duke's School and extended between 1887 and 1898. The school closed in 1921, and the building subsequently became the towns library.

This beautiful building is constructed in Ashlar Stone with a slate pitched roof and has been sympathetically converted, retaining much of its original features, including the mullioned windows and prominent belfry with exposed beams to vaulted ceilings, whilst embracing all the needs of modern living. Including gas central heating to radiators, modern fitted kitchens with integrated appliances, oak internal doors and contemporary sanitary ware to bathrooms and ensuites.



£315,000



# LOCATION



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.

Alnmouth Railway Station (approx. 3.7 miles away) is on the East Coast Main line. North to Edinburgh and South to Newcastle upon-Tyne & further south to London Kings Cross. Northumberland's Heritage Coastline; Alnmouth – 4.8 miles | Craster – 6.8 miles | Bamburgh – 17.2 miles | Newcastle Upon Tyne – 34.3 miles | Berwick Upon Tweed – 29.7 miles

# KEY FEATURES FOR YOUR NEW HOME

## Premium Quality Kitchen

- Warm White Shaker style kitchen with handles
- Laminate work surfaces
- Soft closing doors and drawers
- Integrated appliances to include; Single Fan Oven and Electric Induction Hob, 70/30 Fridge/Freezer, Dishwasher, 8kg Washer Dryer.
- Metro tile Splashback

## Bathrooms & Ensuites

- High quality white sanitary ware
- Contemporary chrome taps
- Chrome heated towel rails
- Wet walling
- High pressure showers
- Gloss vanity units

## Internal Features

- Stone walling and traditional period features retained where possible
- Traditional oak style internal doors with modern ironmongery
- Glass handrailing to stairs
- All paint colours Farrow & Ball
- Mains smoke alarms

## Flooring (Included)

- Modern laminate wood flooring
- Carpets to raised sections, stairs and bedrooms

## Plumbing & Electrics

- High Efficiency gas central heating system with combi-boiler
- LED lights throughout
- TV points in lounge and bedrooms
- Chrome sockets and surfaces throughout

## External Features

- Block paved parking area
- Grassed and hedged individual garden space
- Fully enclosed walled rear area
- Feature building detailing retained
- Internet and Fibre Broadband in the area (67mbps)

## Warranty

- 1 year warranty with builder and local tradesmen
- 2 year guarantee of appliances
- 6 year guarantee architects warranty

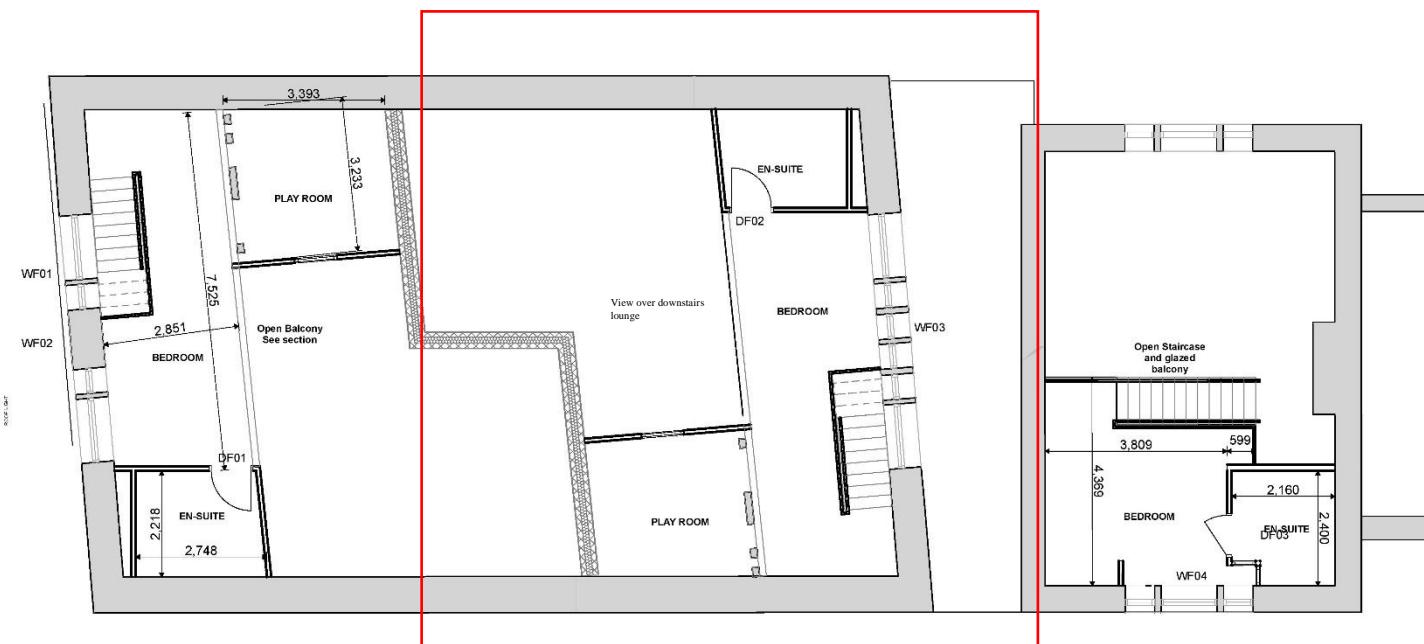
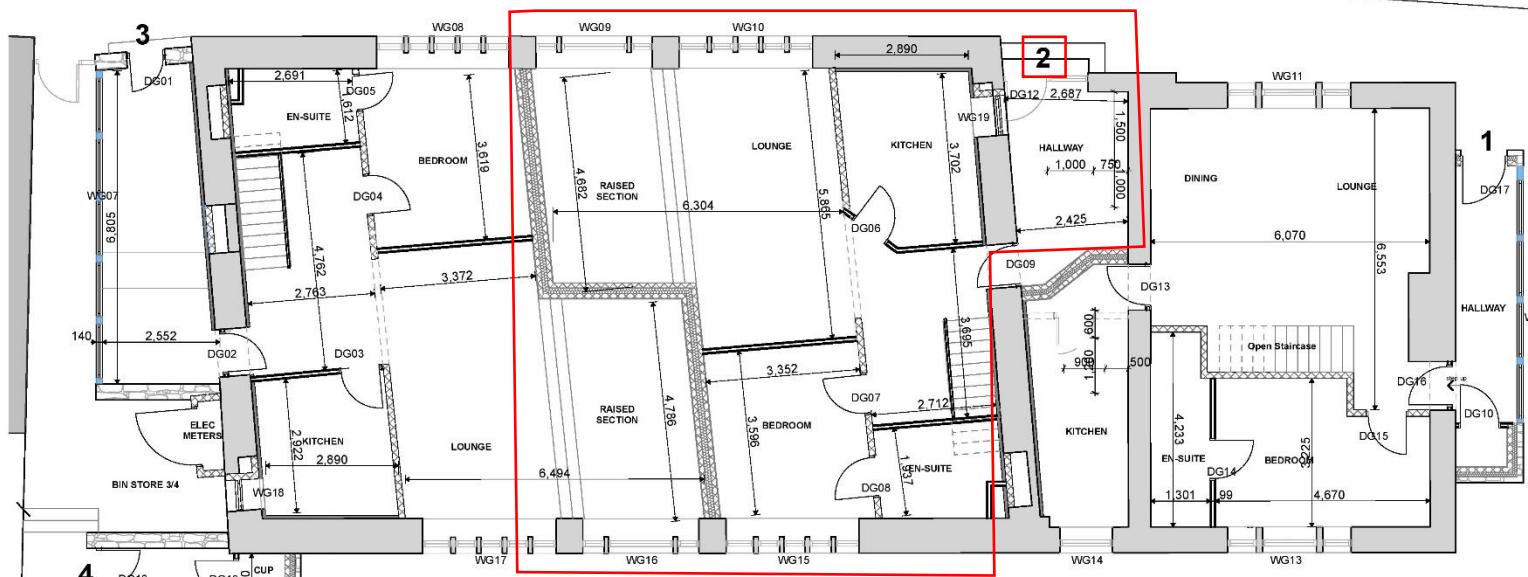
Tenure to be Freehold, and Council Tax Band TBC post completion.



Room Measurements; (Approximate)

Entrance Hall – 8'9" x 13'11" max  
 Hallway – 11'11" x 9'5" (inc. staircase)  
 Kitchen – 11'2" x 9'5"  
 Lounge – 10'3" x 19'1" plus 11'0" x 15'11"  
 Ground Floor Bedroom – 10'3" x 11'9"  
 Ensuite – 9'3" x 5'10"  
 Bedroom – 24'3" x 9'8"  
 Children's/Study Area – 12'9" x 10'0"  
 Bathroom – 9'5" x 7'11"

**Total Area – 121m<sup>2</sup> (1,270 sq. ft)**





1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries to our Alnwick Office | 35 Bondgate Without, Alnwick, Northumberland NE66 1PR

T: 01665 600 170 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

