



# Aln Cottage

4 Grosvenor Terrace, Alnmouth





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4 Grosvenor Terrace, Alnmouth,  
Northumberland, NE66 2RE

**Superb, refurbished two bedroom stone cottage in the heart of Alnmouth village, minutes from the restaurants, cafes and delicatessen and a short walk from the beach and Golf Course - a successful holiday let for over 20 years.**

Aln Cottage is a beautifully presented and stylish two bedroom holiday cottage, with many traditional features including sash windows, and a fabulous stone Inglenook fireplace with a cast iron wood burning stove in the open plan living room/kitchen. The cottage has been a very successful commercial holiday let for many years, and has been well maintained with a new roof in place Jan 2023 ( with 3 year guarantee), new gutterings at the rear, new carpets, a boarded loft and a new central heating system fitted in Feb 2022.

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### Price Guide:

Guide Price £350,000

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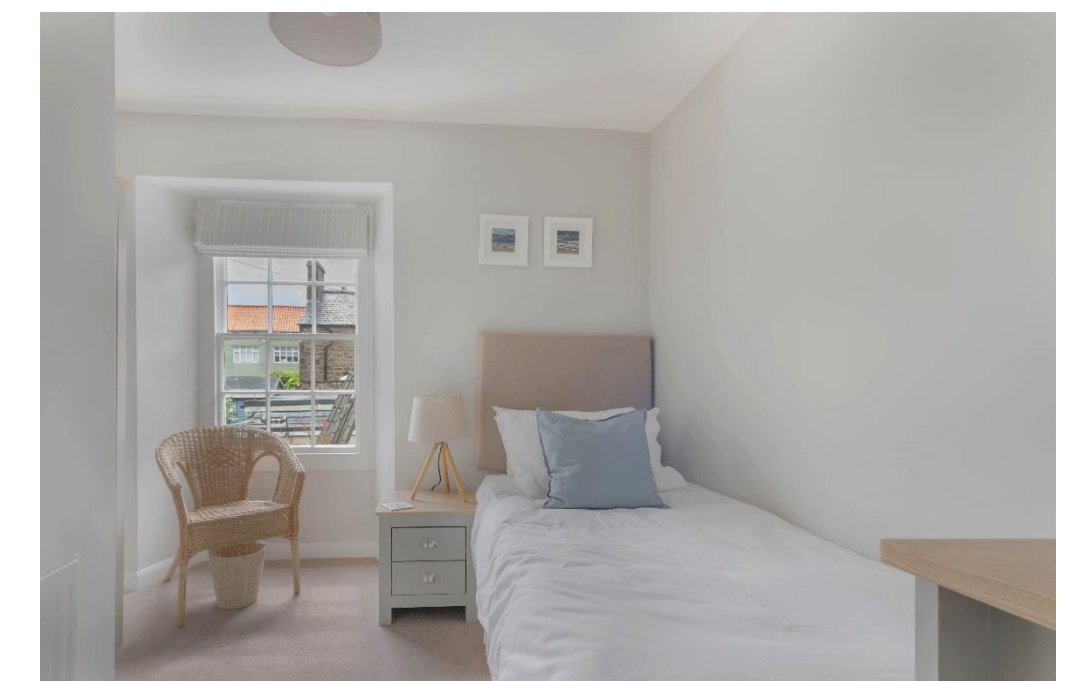
Ground floor- Vestibule with wood panelling to the walls | Lovely open plan living/dining room and kitchen | Living room with a stone inglenook fireplace with brick inset and oak mantel, with wood burning stove and a staircase to the first floor | Kitchen fitted with a range of cream cabinets, with electric hob, oven, dishwasher and space for a fridge/freezer and washing machine - there is a useful under stairs storage cupboard with sliding door.

First floor - First floor landing with storage cupboard over the stairs | Double bedroom with sash window and space for freestanding bedroom furniture | Single bedroom two with sash window and space for bedroom furniture | Bathroom with main shower over the bath, wc, basin and chrome ladder radiator.

Externally - the cottage benefits from the use of a communal central courtyard/outhouse area, just off Grosvenor Terrace, with designated wood/fuel store. On street parking is available on Northumberland Street.

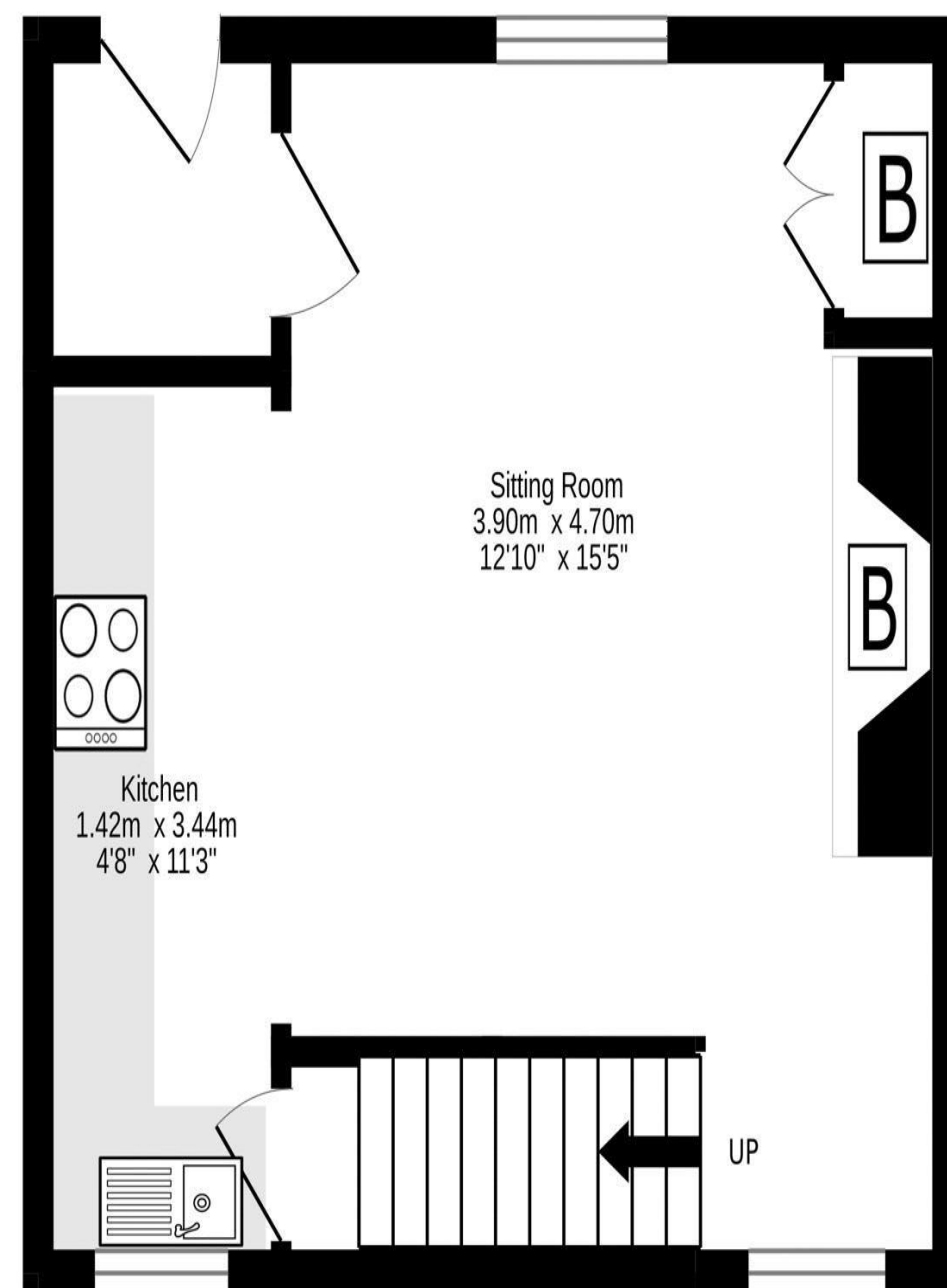


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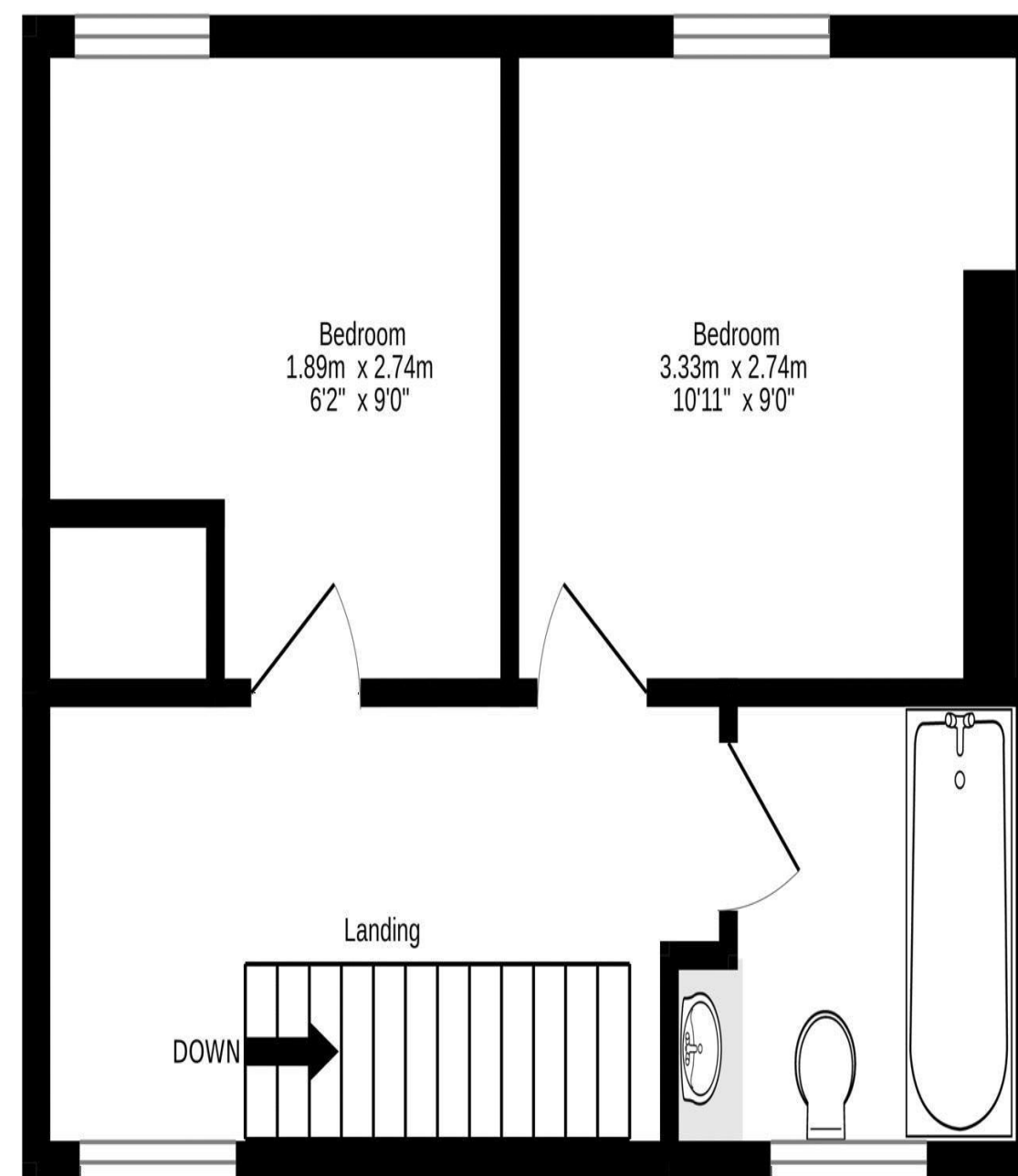




Ground Floor  
23.9 sq.m. (258 sq.ft.) approx.



1st Floor  
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 53.3 sq.m. (574 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Alnmouth has a stunning sandy beach and Estuary, with a number of restaurants, pubs and coffee shops, a delicatessen, Post Office, Golf club, Sailing club and Cricket club. It has excellent connectivity to Newcastle, Edinburgh and London via the North East main train railway station in nearby Hipsburn. Alnmouth is a top Northumberland tourist destination with the surrounding coastline having beautiful sandy beaches, historic Castles and quaint villages. The bustling market town of Alnwick, home to the Duke of Northumberland, with its Castle & Gardens is approximately 5 miles away.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D



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