



Rosedale Cottage

Foxton Road, Alnmouth



SANDERSON
YOUNG



Rosedale Cottage
Foxton Road, Alnmouth, Alnwick,
Northumberland, NE66 3NQ

Excellent, two bedroom detached cottage, located on an elevated site of in excess of 0.2 acres, off Foxton Road in Alnmouth, with large gardens to the rear and a generous driveway, with parking for 2-3 cars and access to the surrounding fields and coastline - only minutes walk from Alnmouth village and the beach.

Rosedale Cottage is a very special home located towards the edge of Alnmouth, in a quiet tucked away location off Foxton Road opposite The Old School Gallery & coffee shop.

The plot extends to in excess of 0.2 acres with an elevated garden site, of lawns, wild garden, landscaped stone terrace seating area and timber shed - with open aspect views and private gated access from the rear to the open fields and countryside.

Price Guide:

Offers Over £595,000

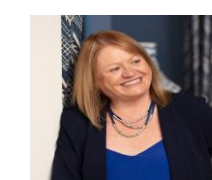
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The cottage, built in 1908, was the former Pump House for the neighbouring Friary of St. Francis and has been substantially extended, around 15 years ago, with a two storey rear extension, with further works done by the current owner including; a new gas boiler (2023), the construction (June 2023) of an attractive curved brick retaining wall around the stone terrace seating area in June 2023, new double glazed windows within the last 6 years and the addition of raised vegetable beds in the garden.

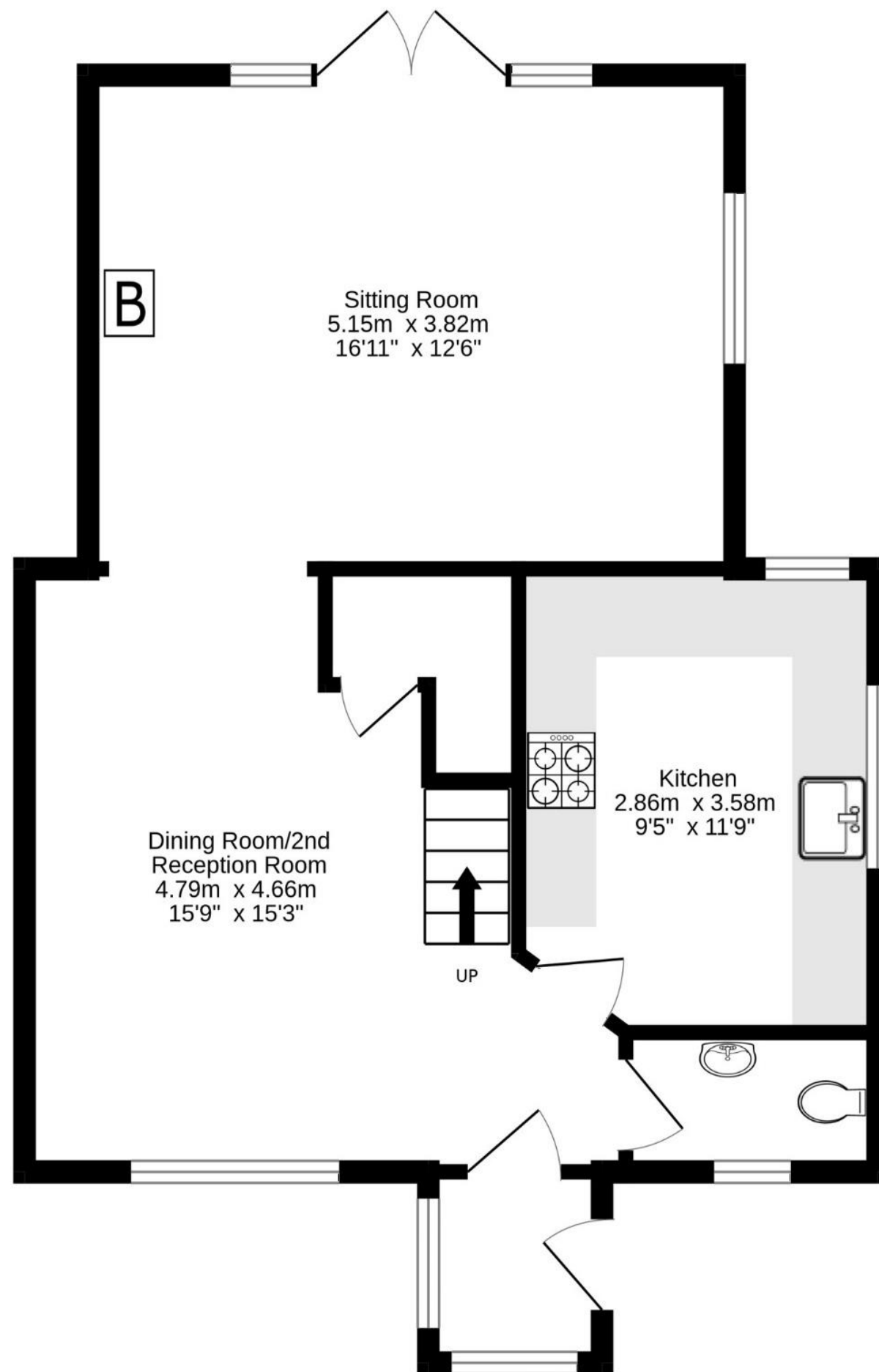
Ground floor - Entrance porch | Cloakroom/wc | Versatile dining room/2nd reception room with staircase to the first floor | Fabulous extended sitting room with a cast iron wood burning stove and French doors leading out onto the stone terrace and garden | Fitted kitchen with a range of cabinets and integrated appliances; double oven & grill, gas hob, washing machine, dishwasher, and space for a fridge freezer. First floor - First floor landing | A large double bedroom with triple aspect windows overlooking the gardens, built wardrobe & eaves storage cupboards | A second double bedroom with excellent built in and eaves storage | Generous family bathroom with a separate bath and shower.



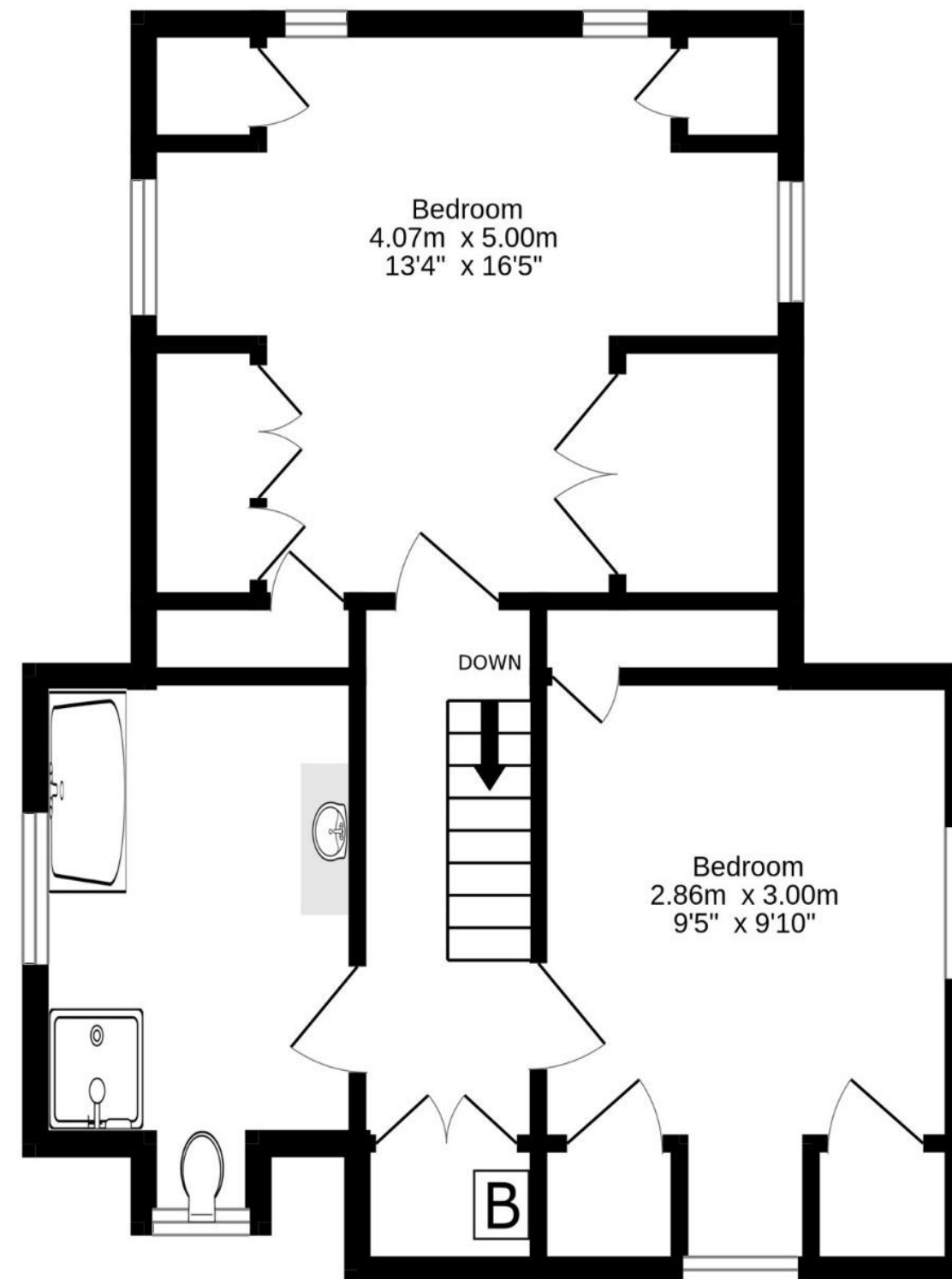
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Ground Floor
53.3 sq.m. (574 sq.ft.) approx.



1st Floor
42.2 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 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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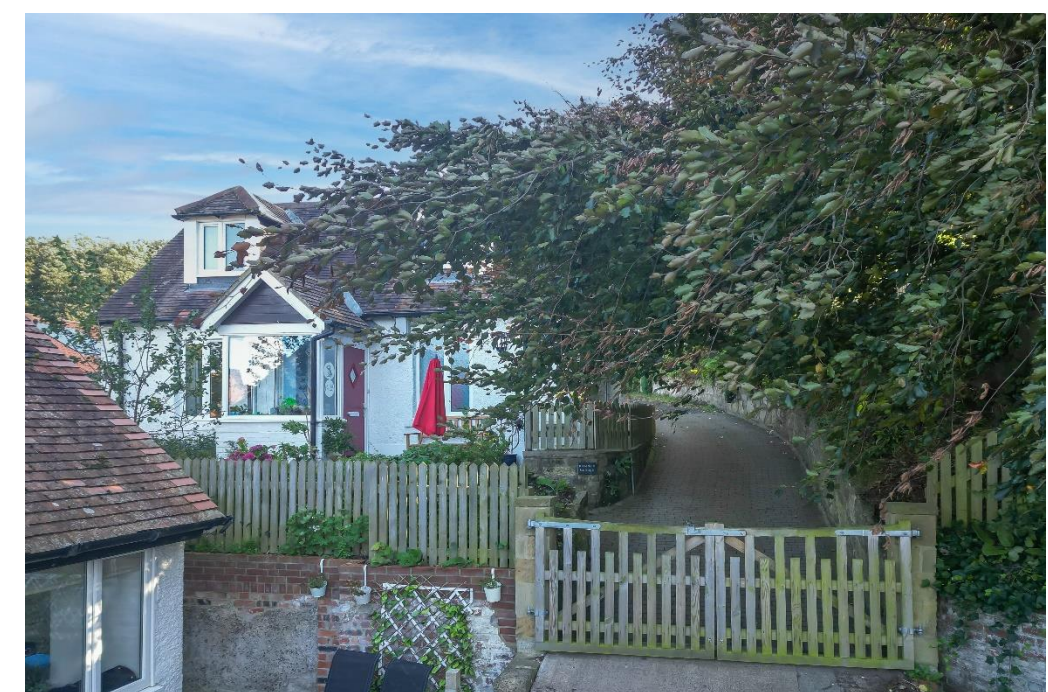
Externally - Large private and secluded gardens, and driveway with parking for 2-3 cars - Rosedale Cottage owns the driveway, with the other 3 properties in Lint Close Cottages having access over the lower section to access their properties. A lovely paved patio area leads from the living room for outside dining. The elevated garden is lawned with raised vegetable beds, a wild/nature garden and timber shed.

The much sought after village of Alnmouth offers a great lifestyle, with a stunning sandy beach and estuary, excellent restaurants, pubs and coffee shops, a delicatessen, Post Office/shop, golf club, sailing club and cricket club. There is easy access to Newcastle, Edinburgh and London via the main line station one mile away.

Alnmouth is a top Northumberland Tourist destination with the surrounding coast having beautiful sandy beaches, historic Castles and stunning villages. The bustling market town of Alnwick, home to the Duke of Northumberland, provides a range of local amenities, as well as schooling for all ages.

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





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