



20 Bondgate Without

Alnwick

Offers Over £650,000

Council Tax band: A

Tenure: Freehold

- Seven Bedroom Georgian Townhouse
- Grade II Listed
- Private Walled Garden
- Includes Two Bedroom Cottage
- Four Bathrooms
- Log Burning Stove
- Town Centre Location
- Parking For Multiple Cars



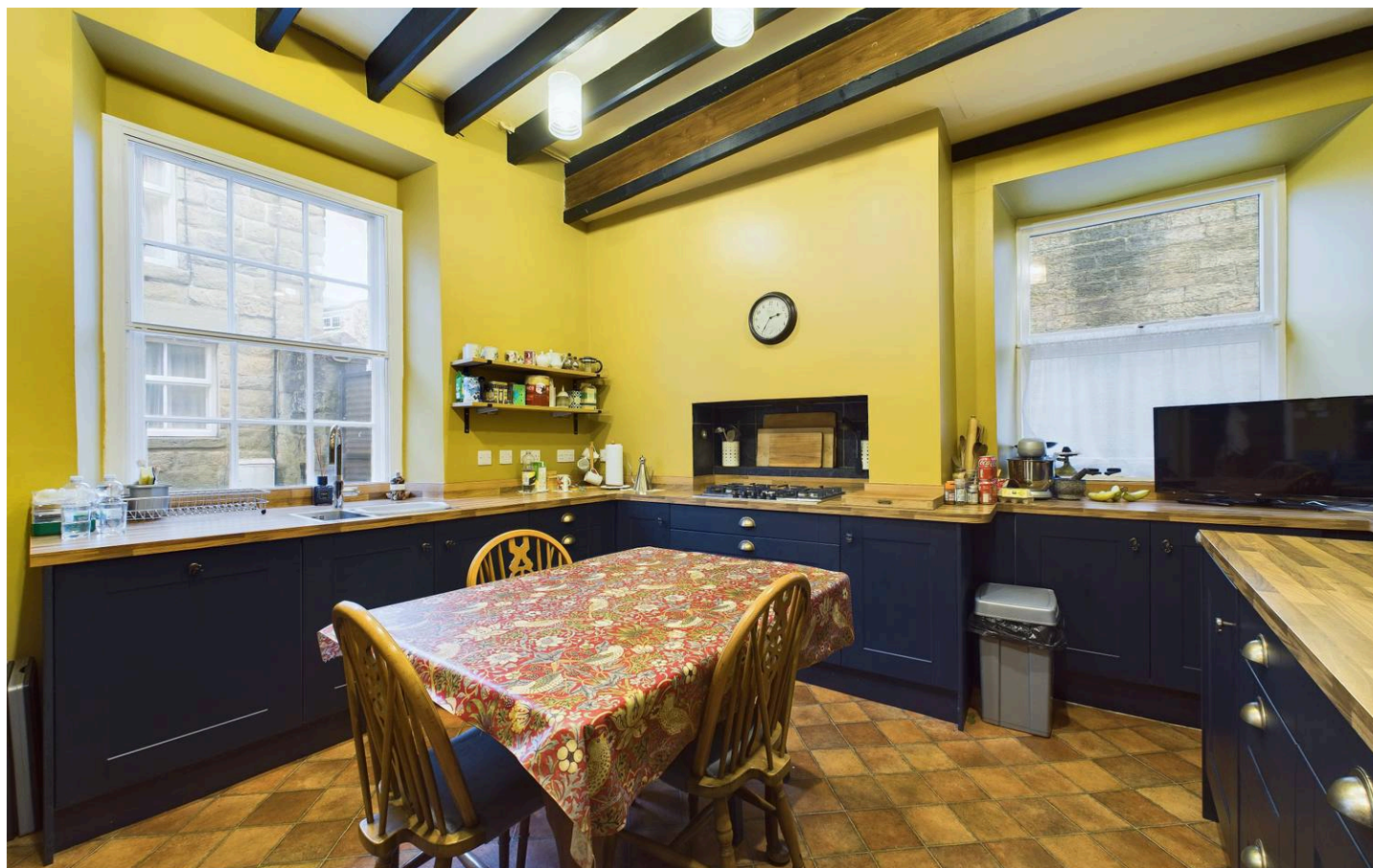
Northumberland
Properties

Steeped in history, this Georgian townhouse stands on the site of a former stable yard and has served multiple roles throughout its lifetime, including as a doctor's residence, a family home, and even as a hotel and guest house.

Lovingly maintained the property provides ample space for a large family, along with flexibility for a home-based business or other commercial ventures.

The ground floor of this impressive property begins with a welcoming porch and entrance hall. The first reception room features a multi-fuel burner, while the elegant dining room boasts a granite fire surround with a cast iron insert and gas fire. The kitchen has been re-fitted with bespoke base and wall units and includes a convenient Quooker tap. This floor includes further rooms that can be utilised as a pantry or boot room and a laundry/ utility room that includes a Belfast Sink, plumbing for washing machine and is where the gas boiler is located, along with a ground floor cloakroom with WC.

The first floor features two generously sized bedrooms, one of which benefits from an en-suite shower room. A further room currently being used as a drawing room, includes a striking feature fireplace and an enjoys the practicality of an adjoining WC, this versatile space could also be utilised as a further bedroom. Also on this floor is a large family bathroom that benefits from underfloor heating and includes an airing cupboard for additional storage. On the second floor, there are three spacious double bedrooms, each with en-suite facilities, as well as a smaller single bedroom with a vanity unit which includes a sink. This floor also has a staircase with access to a partly boarded attic space, presenting excellent potential for further development or extra storage.



Situated on the grounds of the property, the delightful detached stone cottage features two spacious double bedrooms, a shower room, and an open-plan kitchen and living space with access on to a patio area. Currently operating as a successful holiday let, the cottage provides a lucrative income stream or could serve as private guest accommodation.

Set on an expansive plot, the property offers exceptional features. To the rear, there is parking for approximately eight vehicles, making it incredibly practical for families and visitors. As well as a large private walled garden, which is a rare and highly desirable feature in a town centre location.

Garden

Large walled private garden landscaped with paving, lawn and gravel to offer versatile outdoor spaces, ideal for alfresco dining and entertaining.

OFF STREET

8 Parking Spaces

Gated entrance leading to private off street parking suitable for up to 8 cars.





Ground Floor Building 1
 First Floor Building 1
 Floor 1 Building 1



Approximate total area^①
 4000.86 ft²
 371.69 m²
 Reduced headroom
 8.21 ft²
 0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5'6/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.
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Floor 2 Building 1
 First Floor Building 2
 Floor 1 Building 2



First Floor Building 1



Approximate total area^①
 1027.32 ft²
 95.44 m²

(1) Excluding balconies and terraces

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