



The Stables

Bolton, Alnwick, Northumberland , NE66 2EE

youngsRPS 

The Stables
Bolton
Alnwick
Northumberland
NE66 2EE

Guide Price: £580,000

- Unique property
- Well-balanced and versatile accommodation
- Six bedrooms
- Additional paddock included in sale
- Many original features
- Development opportunity
- Rural location
- EPC E



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Youngs Alnwick 01665 606800

www.youngsrps.com



DESCRIPTION

The Stables, quirky, characterful and full of original features, offering plentiful potential for a host of buyers.

A converted Stables block offering extensive accommodation split over two floors. The property requires full modernisation throughout with spacious accommodation to include six bedrooms.

The Stables is a unique property offering versatile accommodation, oozing characterful period features throughout including high, beamed ceilings.

The property comprises: a large utility room with fitted sink and base units, separate cloak room/WC, bright and airy dining room with two arch windows and original fireplace. The kitchen is the heart of the home and offers base and wall units with fitted appliances, through the main entrance hall you find the large living room and a smaller snug area completes the ground floor.

You can access the first floor via one of three staircases, the first-floor benefits from the master bedroom with ensuite facilities, five additional double bedrooms, a small study and two bathrooms.

The property requires modernisation throughout, but a viewing is highly recommended to appreciate what is on offer.

Externally the splendid gardens to the rear of The Stables include fabulous tall trees, and a carpet of daffodils and snowdrops, lawned area with borders for planting and shrubbery. The property also benefits from a range of outbuildings.

The hamlet dates back to the 12th century and was more formally developed in the 17th century. In the early 1980s Bolton Hall estate was divided into six principal dwellings. The Stables being one of these.

SERVICES

Mains electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water. Septic tank drainage.

LOCATION

The Stables enjoys local access to a number of rural villages including Glanton, Whittingham and Powburn, as well as the A697 linking easily to the north and to the south. The hamlet itself

has close accessibility to the east into Alnwick. Alnwick is host to many retailers, doctors, schools and leisure facilities.

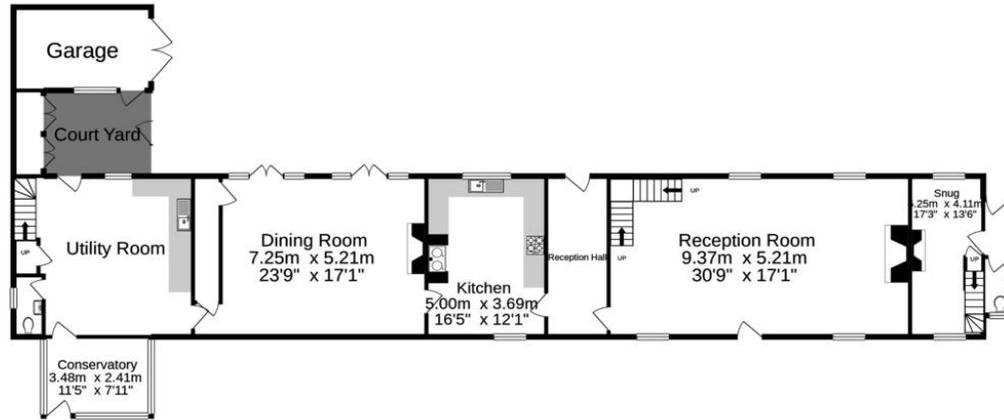
LISTED BUILDING

The Stables, Bolton Village, are not listed in their own right, but a look at the planning history shows they are regarded as 'curtilage listed'. This is because Listed Building Consent was applied for and granted in 2006/7 (reference A/2006/0596). The Local Planning Authority would likely regard it as such for any future proposals which would therefore require Listed Building Consent and be subject to the same regulations that apply to a listed building. The Stables are ancillary to Bolton Hall which is the principal building.

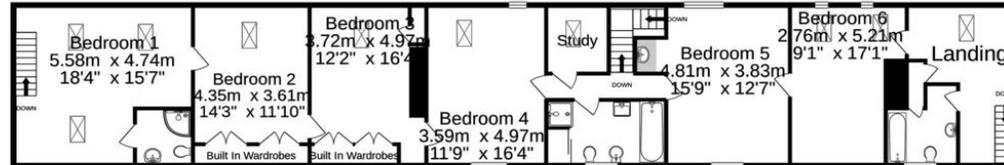
VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Alnwick on 01665 606800

Ground Floor



1st Floor



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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