



ALN DALE  
WHITTINGHAM  
NR. ALNWICK

£650,000

GUIDE  
PRICE

A beautifully maintained double fronted detached family home with gardens and grounds extending in total to approximately a fifth of an acre. Handsome in its appearance and set on the Village Green in the quaint village of Whittingham. The Accommodation comprises; On the Ground Floor, Entrance Hall, Sitting Room, Family Room, Large Dining/Kitchen. Study, W.C. Rear Porch. On the First Floor, Four Double Bedrooms (Principal Bedroom has an En-Suite), and Large Family Bathroom. Outside, the stunning gardens to the rear of the home feature landscaped rear garden, decked area with Bar and Summerhouse with Patio seating areas following the sunshine. Externally there is an office/study which has been well insulated to use all year around. There are additional stone fuel stores. Private parking for 3/4 vehicles.

AYRE  
PROPERTY  
SERVICES

01669 621312  
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## Whittingham

Whittingham is an attractive Northumbrian village situated on the banks of the River Aln approximately 7 miles west of Alnwick. The village itself is small, with a close-knit community. It has an excellent first school and a thriving village hall. Local services are available in Powburn which is situated approximately 3 miles to the north. The A697 providing links to Newcastle and Edinburgh is within a mile of the village. The mainline railway station at Alnmouth, the Northumberland Coast and Northumberland National Park are all within easy reach.

## Aln Dale

Beautifully presented throughout, the décor and attention to detail really sets it apart. Sitting Room has a Log Burning Stove in a stone fireplace, the Family Room has an open fire in cast iron fireplace. The Dining /Kitchen is large and spacious with solid oak kitchen units, granite worktops and central island, Aga, Intergrated Appliances, Belfast Sink and Central Island/Breakfast Bar, featuring a chunky wooden lintel and exposed stonework, perfect for entertaining when guests can spill into the rear Garden.

The 4 Bedrooms are all generous sizes and the principal bedroom is like a boutique hotel suite overlooking the Village Green. The family bathroom has undergone a stylish revamp and has a freestanding bathtub, large walk-in shower, with natural light coming from the velux window.

Other features include, recently installed windows to the front elevation, deep skirting boards, oak flooring in Living Room and Hall, dado rails, built in bookcases and stunning stained glass inserts to the front door. Additional external stone sheds which are utilised as pantry and laundry room.

## Services

Mains electricity, drainage and water. Oil Fired Central Heating, (Boiler installed December 2022). LED Flood Lighting to the Summerhouse. Full Fibre Broadband.

## Postcode

NE66 4RB

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

Council Tax Band E - £ 2,797.46 2024/25

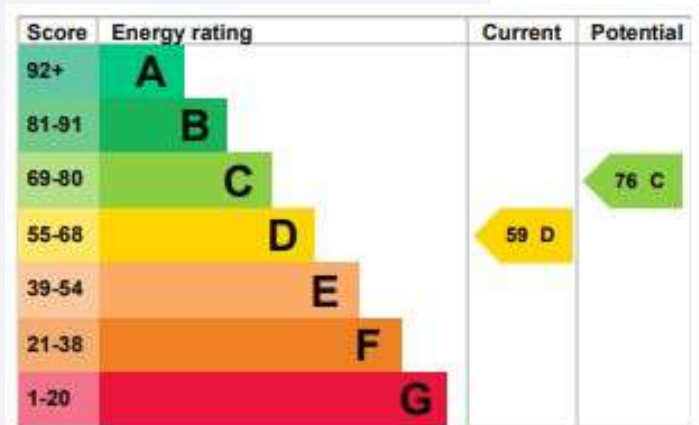
## Tenure

Freehold

## EPC Rating

Current Rating - D

Full report available upon request.



## Title Number

ND135340

## Viewing

Strictly by appointment with the selling agents.

## Connectivity

### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic 16 Mbps  
Superfast 80 Mbps

### Satellite / Fibre TV Availability

BT ✓  
Sky ✓  
Virgin ✗

## Location

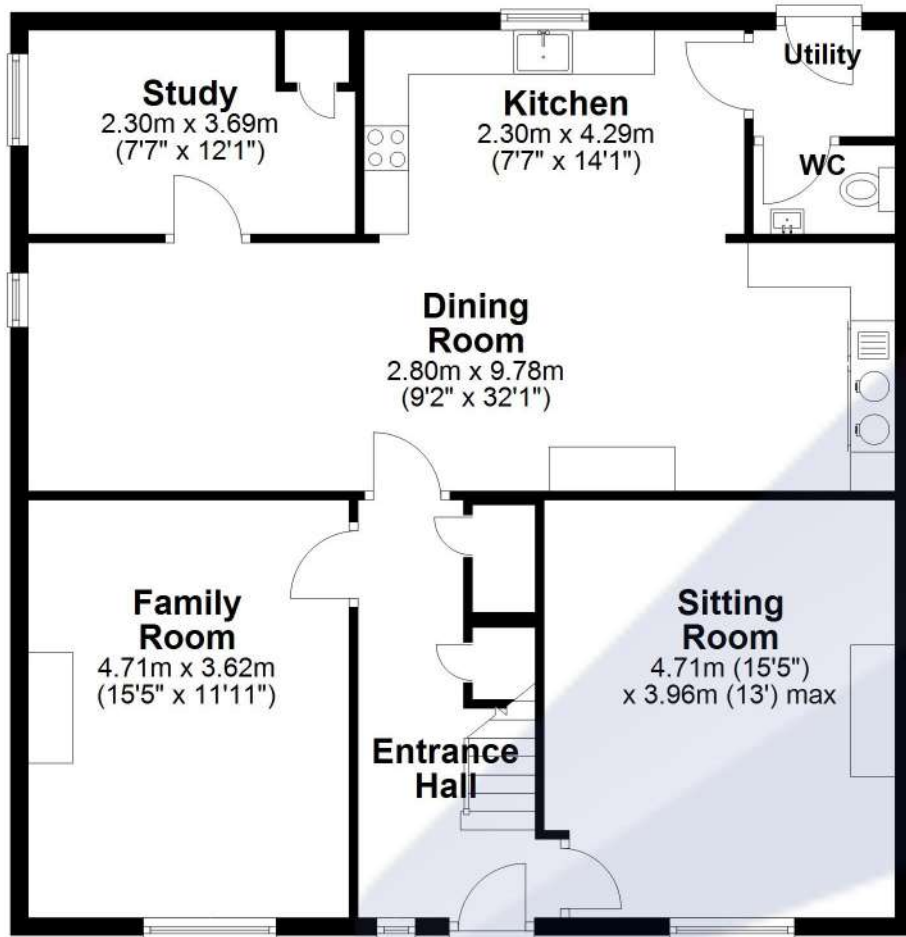
For detailed directions please contact the selling agents.

Details Prepared October 2023

Property Reference 75817552

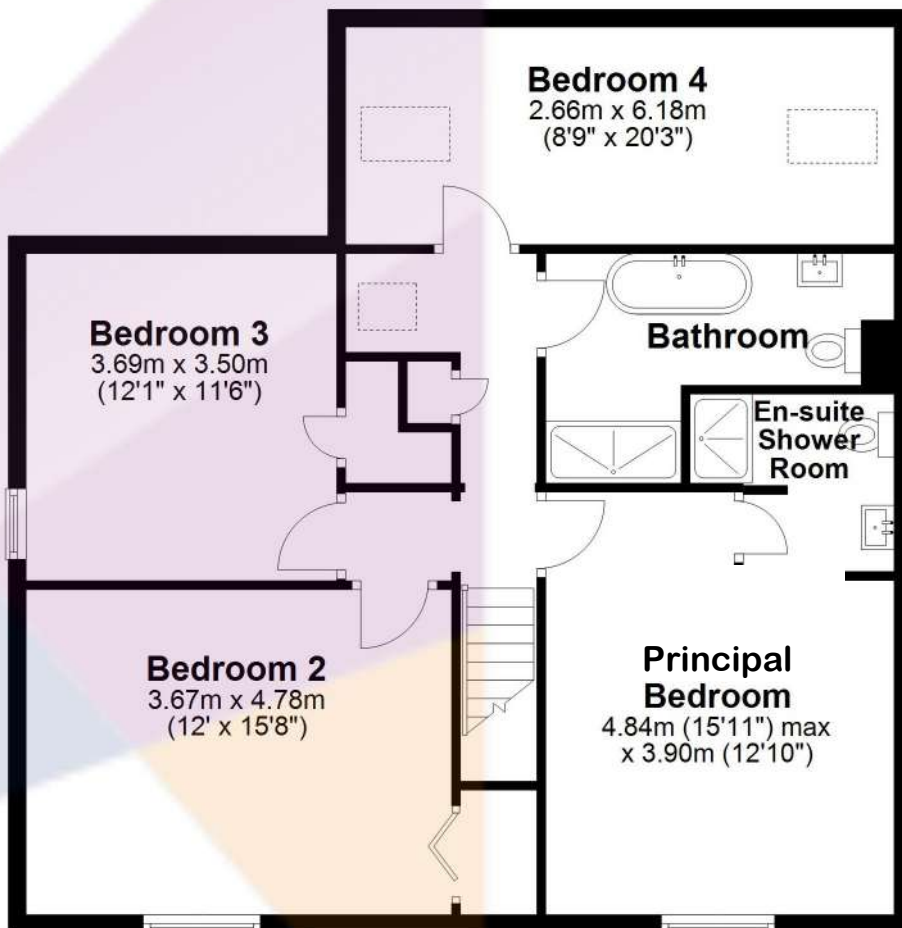
## Ground Floor

Approx. 97.9 sq. metres (1053.8 sq. feet)



## First Floor inc. restr. head height

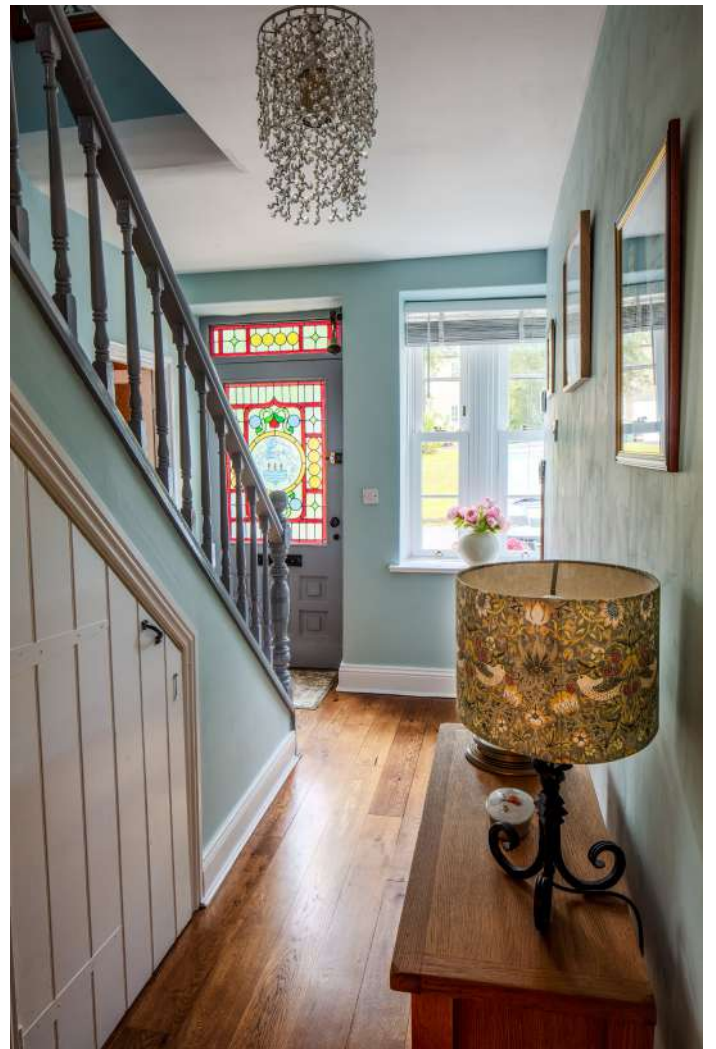
Approx. 90.0 sq. metres (968.8 sq. feet)

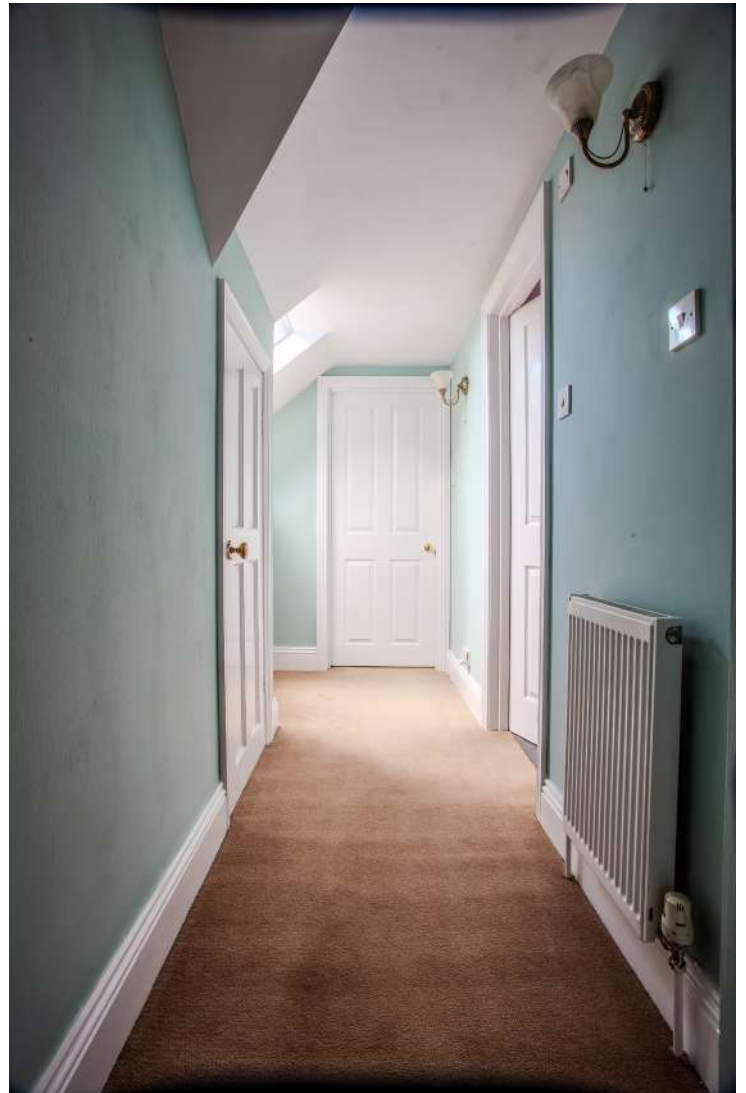












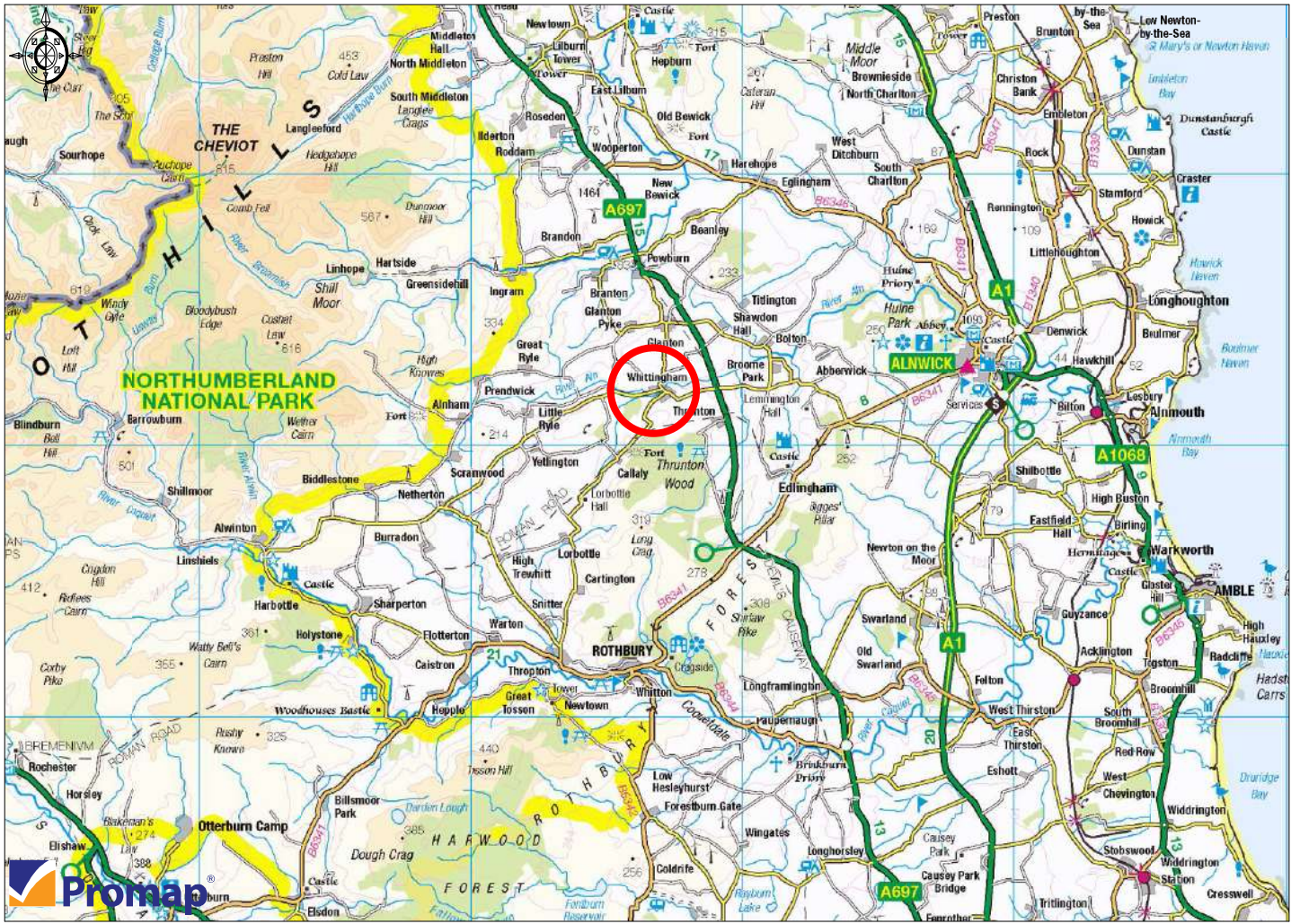




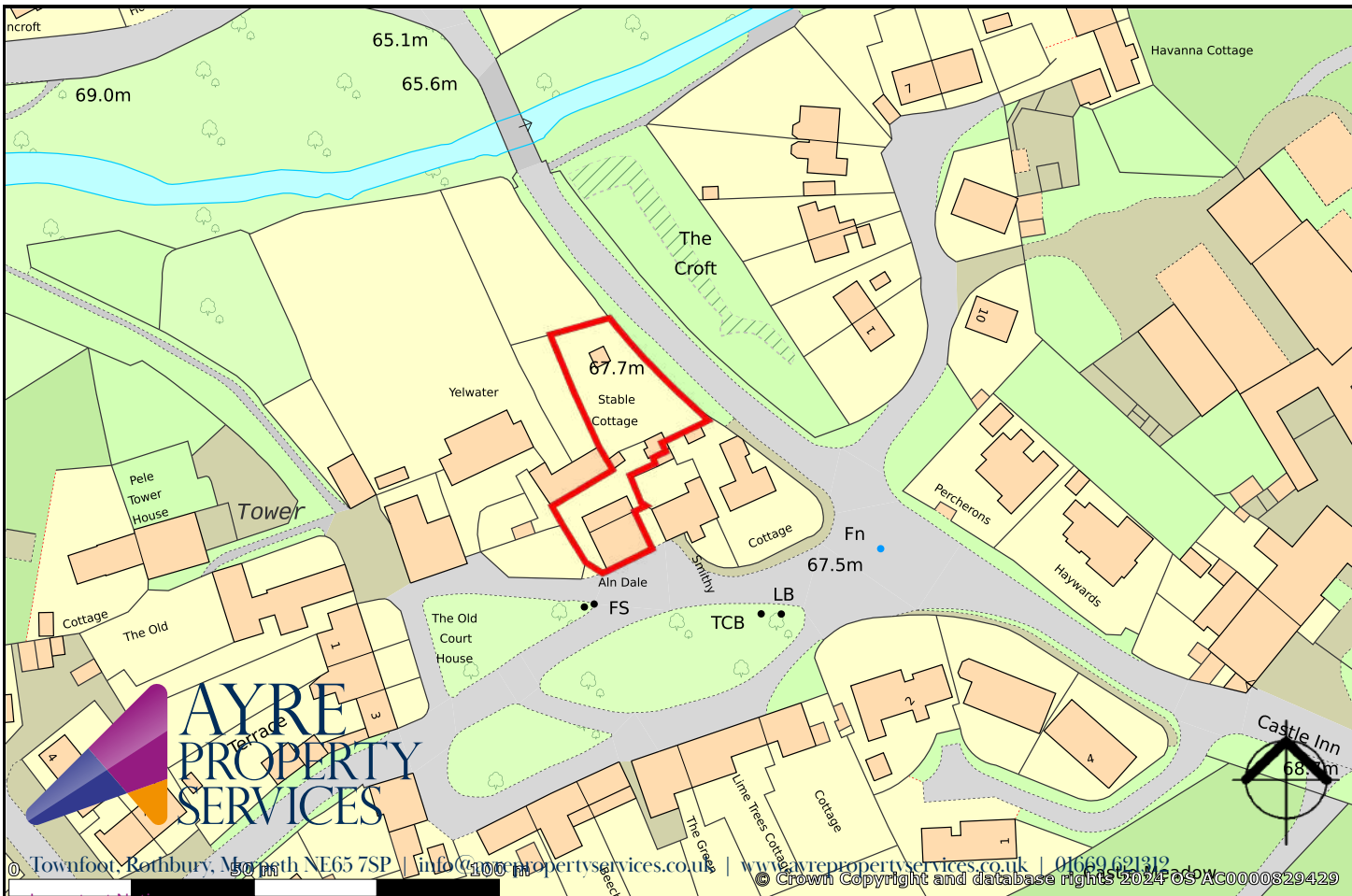








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