



Ilderton Station House Ilderton

Alnwick, NE66 4PH

Offers In The Region Of £600,000

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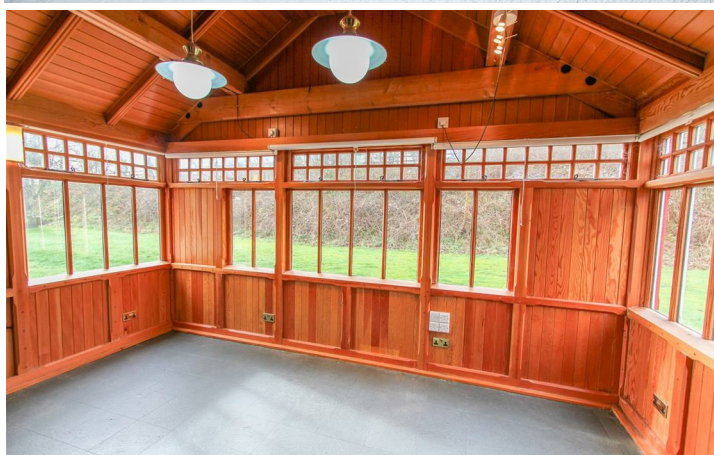


A fantastic opportunity to purchase this stunning detached former station house, which is set within 2.85 acres of informal gardens and grounds, which includes the original station platform. Ilderton Station House would make a fabulous family home, especially for someone who is a railway enthusiast, as it still retains many of the original features.

This substantial property has been used as a restaurant in the past and as a family home with offices. The well presented interior has character and charm which comprises of a sitting room, a kitchen/breakfast room with cream shaker units, a utility room and a cloakroom. There is an open plan dining room and living room with tiled walls, a fireplace and beautiful pitched pine walls and ceilings overlooking the rear gardens. There is a snug with a marble fireplace, two offices and a large reception which was the original waiting room. Also on the ground floor is a toilet and a double bedroom with a marble fireplace and an en-suite shower room. On the first floor is a family bathroom and three further double bedrooms. Large gardens and grounds surrounding the property which are mainly laid to lawns, with ample parking on a large driveway. The grounds contain the original station platform with lantern lighting.

Ilderton Station House is located 3.4 miles south of Wooler, 15 miles from Alnwick and 43 miles from Newcastle-upon-Tyne, where the nearest airport is located.

Early viewing is highly recommended.



Entrance Hall

12'8 x 5'9 (3.86m x 1.75m)

Entrance to the front giving access to the hall which has stairs to the first floor landing, a built-in understairs cupboard and a cloaks hanging area. Central heating radiator.

Bedroom 1

13'5 x 11'8 (4.09m x 3.56m)

A generous double bedroom with an attractive marble fireplace and cornice on the ceiling. Double window to the front with a central heating radiator below.

Shower Room

3'8 x 12'11 (1.12m x 3.94m)

Fitted with a white three piece suite, which includes a wash hand basin, a toilet and a shower cubicle. Heated towel rail and a frosted double window to the front.

Sitting Room

16'5 x 11'9 (5.00m x 3.58m)

A good sized reception room with a double window to the front with a central heating radiator below. Door giving access to the dining room and the kitchen. Built-in airing cupboard housing the hot water tank.

Kitchen/Breakfast Room

13'9 x 16' (4.19m x 4.88m)

Fitted with a range of cream wall and floor kitchen units with solid wood worktop surfaces with a tiled splash back. Double stainless steel sink and drainer below the double window to the rear and a window to the front. Space for a fridge freezer. Two central heating radiators and a central heating boiler. Recessed ceiling spotlights and plumbing for an automatic washing machine.

Rear Hall

8' x 3'9 (2.44m x 1.14m)

With an entrance door to the rear and access to the utility room and cloakroom.

Cloakroom

6'4 x 3'3 (1.93m x 0.99m)

Window to side and fitted with a white toilet and wash hand basin.

Utility Room

7' x 7'3 (2.13m x 2.21m)

Fitted with base cream shaker storage cupboards, the utility room has plumbing for an automatic washing machine and space for a tumble dryer. Window to the side and a central heating radiator.

Dining Room

13'11 x 20'8 (4.24m x 6.30m)

A stunning reception room with a pitched pine ceiling, walls and a beams, the dining room has windows overlooking the rear and side taking advantage of the gardens. Original cast iron fireplace with a tiled wall behind. Doorway to the living room.

Living Room

14'4 x 25'2 (4.37m x 7.67m)

With three sets of windows to the rear and double doors giving access to the rear garden, the living room has attractive pitched pine walls and ceiling with skylights.

Snug

9'8 x 11'4 (2.95m x 3.45m)

With an attractive marble fireplace with shelving to the side, the snug has a double window to the living room.

Reception

19'7 x 18'5 (5.97m x 5.61m)

Formally the reception for the station, this room has a reception desk with a stone archway and tiled wall. Doorway to the original waiting room with beautiful pitched pine walls and ceiling and windows overlooking the rear garden.



Office 2

12'7 x 13'5 (3.84m x 4.09m)

Double window to the front and the original cast iron fireplace. Cupboard housing the electric meters and storage cupboards.

Vestibule

7'5 x 5'9 (2.26m x 1.75m)

Entrance door to the front and a glazed door to the side hall.

Side Entrance Hall

21'2 x 5'9 (6.45m x 1.75m)

Window to the rear a doorway to the reception and a door to the office.

Office

14' x 11'4 (4.27m x 3.45m)

A multifunctional room which has the original cast iron fireplace with a stove. Windows to the rear and side.

Hallway

Walk-in storage cupboard.

Toilet

5'5 x 6'6 (1.65m x 1.98m)

Fitted with a toilet and a wash hand basin, window to the side and a central heating radiator.

First Floor Landing

6' x 19'7 (1.83m x 5.97m)

Double window to the front and a central heating radiator.

Bathroom

4'9 x 10'8 (1.45m x 3.25m)

With a double window to the front, the bathroom is fitted with a white three piece suite, which includes a toilet, a bath with a shower above and a wash hand basin. Central heating radiator and access to the loft.

Bedroom 2

10'1 x 12'4 (3.07m x 3.76m)

A double bedroom with two windows to the rear, a central heating radiator and a built-in shelved recess.

Bedroom 3

9'11 x 10'5 (3.02m x 3.18m)

Another double bedroom with a double window to the rear, an original fireplace with a timber surround and a cast iron inset.

Bedroom 4

12'8 x 10'9 (3.86m x 3.28m)

A double bedroom with a double window to the front with a central heating radiator below. Original fireplace with a timber surround and cast iron inset with a shelved storage cupboard to the side.

Gardens and Grounds

Large driveway giving access to the property and offering ample parking for a number of vehicles at the front and side. Large lawn gardens and grounds surrounding the property which extend to approximately 2.85 acres, creating privacy for the owners and contains the original railway platform.

General Information

Oil fired central heating.

Tenure-Freehold.

All fitted floor coverings are included in the sale.

Services-Drainage into a septic tank, private water supply.

Mains electric.

Council tax band F.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

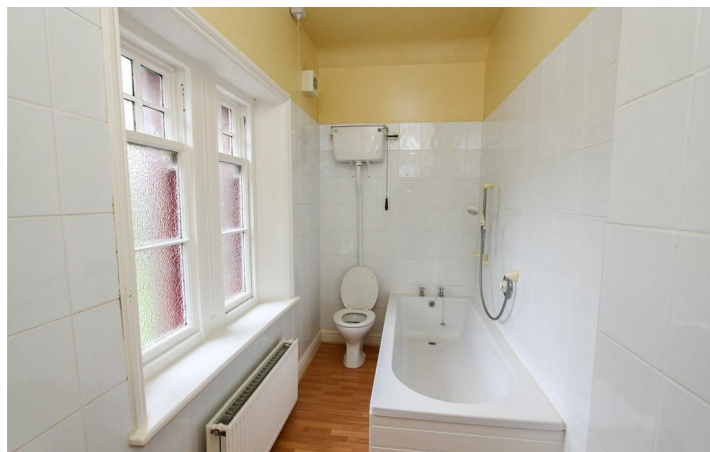
Saturday - by appointment.

FIXTURES & FITTINGS

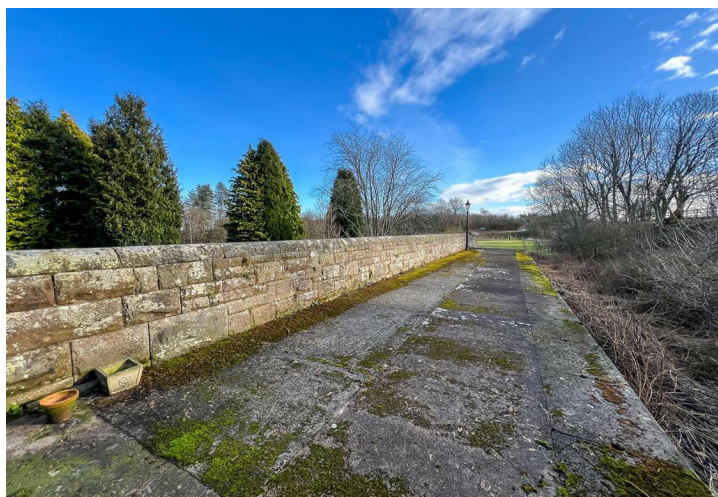
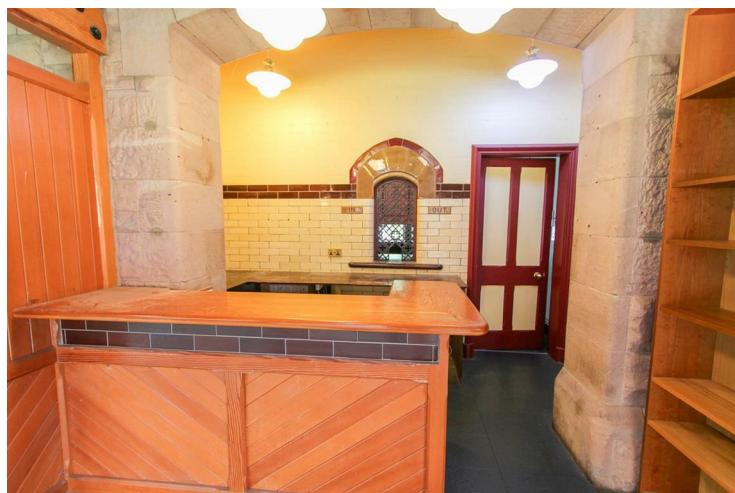
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS



Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
2403 sq.ft. (223.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 2957 sq.ft. (274.7 sq.m.) 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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