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PROPERTIES

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Allerburn Manor | Alnwick | Northumberland

Hebron House





## Accommodation in Brief

### **Ground Floor**

Entrance Hall | WC | Open Plan Kitchen/Diner  
Utility | Living Room | Study

### **First Floor**

Double Bedroom with En-Suite and Dressing Area  
Two Further Bedrooms | Family Bathroom

### **Second Floor**

Principal bedroom with En-Suite Shower Room





## The Property

Set within the exclusive Allerburn Manor development, Hebron House is an impressive four-bedroom semi-detached home, thoughtfully converted from a historic stone-built house. Positioned on the edge of Alnwick's town centre, the home balances stately architecture with a clean and contemporary aesthetic, creating a sophisticated living space in a sought-after location.

The central hall introduces the home, with high ceilings and soft neutral tones creating a sense of space and continuity. Double doors lead into the living room where triple-arched windows on two sides draw in natural light and emphasise the room's generous proportions. An original stone inglenook fireplace anchors the space, adding character and a natural focal point. A study sits adjacent to the living room offering a quiet workspace.

Across the hall is the open-plan kitchen, dining, and family space. The kitchen features traditional style cabinetry, soft-close drawers and doors, Silestone worktops, a glass splashback, and integrated AEG appliances, including a stainless-steel double oven, induction hob with integrated extraction, fridge-freezer, and dishwasher. LED plinth lighting is also included. The dining area sits adjacent, providing a practical space for everyday meals and entertaining. Accompanying the kitchen is a convenient utility room with rear access to the back garden.





On the first floor, the family bathroom is finished with sleek Porcelanosa tiles and contemporary white sanitaryware from Villeroy & Boch. A white gloss vanity unit provides practical storage while maintaining the clean-lined aesthetic. Adjacent are two well-proportioned double bedrooms, each neutrally styled and filled with natural light. A third double bedroom on this level benefits from a separate dressing area and a private en suite, which includes a vanity unit and a modern shower enclosure.

The second floor is dedicated to the spacious principal suite, where vaulted ceilings and Velux windows create a bright and airy retreat. The bedroom is complemented by a contemporary en-suite, finished with white gloss vanity units, an under-mounted sink, and sleek modern fittings. From the western aspect, views stretch towards RAF Boulmer's iconic "Golf Ball" and Brizlee Tower.



Customisable flooring options are available throughout the home—please contact Ascent Homes directly to discuss your preferences.





## Externally

The landscaped gardens provide a natural extension of the living space, with a neatly tended lawn and a private patio designed for alfresco dining. A block-paved driveway offers two dedicated parking spaces directly in front of the house, while a detached garage—situated within a block serving several neighbouring properties—provides additional secure storage and is equipped with Windsor steel doors, power and an electric vehicle charging point.

### **Agents Note**

The initial annual service charge for Allerburn Manor is anticipated to be £498.39. This will be reviewed annually, with the managing agent, RMG, striving to keep costs as low as possible. For further details, please enquire.





## Local Information

Surrounded by the beautiful Northumberland countryside and a stunning heritage coastline, Alnwick is steeped in history with its famous castle and gardens. With a modern, vibrant town centre complemented by cobbled pavements and historic stone houses, Alnwick boasts a perfect synergy between history and modern life. You will find modern everyday amenities with supermarkets, a good range of shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema and a hospital. The beautiful surrounding area provides varied country and beach walks including Howick Hall Gardens and numerous golf courses nearby. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A1 provides access north to Edinburgh and south to Newcastle International Airport and City Centre. The closest rail station is at Alnmouth (4 miles) which provides regular links to Edinburgh, Newcastle and London on the East Coast main line, and links to other main line services to major UK cities.

# Floor Plans



**Utility**  
1.67m x 3.46m  
(5'5" x 11'4")

**Kitchen/Dining**  
6.07m x 3.46m  
(19'11" x 11'4")

**WC**  
2.89m x 0.92m  
(9'6" x 3'0")

**Lounge**  
6.54m x 6.54m  
(21'6" x 21'6")

**Study**  
2.52m x 3.40m  
(8'3" x 11'2")

Oakwood House  
RESERVED

Ground Floor

**Bathroom**  
2.76m x 2.98m  
(9'1" x 9'10")

**Bedroom 4**  
6.10m x 3.92m  
(20'0" x 12'10")

**Bedroom 3**  
3.04m x 6.54m  
(10'0" x 21'6")

**Bedroom 2**  
3.98m x 5.41m  
(13'1" x 17'9")

Oakwood House  
RESERVED

**Dressing**  
2.56m x 1.85m  
(8'5" x 6'1")

**En-suite**  
2.56m x 1.41m  
(8'5" x 4'8")

First Floor

Second Floor

**Principal Bedroom**  
6.23m x 5.85m  
(20'5" x 19'3")

Oakwood House  
RESERVED

**En-suite**  
2.56m x 2.44m  
(8'5" x 8'0")

Hebron House  
Oakwood House

Total area: approx. 258 sq. metre (2784 sq. feet)

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage.

Gas central heating.

Postcode

NE66 2NJ

Council Tax

Band TBC

EPC

Rating TBC

Tenure

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

E: [contact@finest.co.uk](mailto:contact@finest.co.uk)



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