



**Greystone Mill**  
**Titlington Mount**









## Greystone Mill, Titlington Mount, Alnwick, Northumberland, NE66 2EA

Greystone Mill is an early 19th century mill conversion, set in an attractive stone courtyard setting, with fabulous, elevated views to the surrounding fields and countryside, large rear gardens and designated parking for two cars, as well as visitor parking. The three/four bedroom house is one of six individually designed conversions within Titlington Mount, approx. 2 miles from Powburn village and 7 miles from Alnwick. The house would suit those buyers seeking a beautiful rural main home, or those seeking a second home/holiday investment, as the surrounding countryside is stunning, and ideal for walking, cycling, riding and other rural activities.

Ground floor - Kitchen/breakfast room with oak flooring and a range of cabinets and integrated appliances, including; fridge, freezer, dishwasher, electric oven and ceramic hob - plumbing for washing machine in the laundry cupboard | Rear lobby, with access to the garden and airing cupboard, housing the oil fired boiler | Hallway with oak flooring and under stairs storage | Dining room/bedroom four, with oak flooring and a door opening to the front courtyard garden | Ground floor bedroom three | Shower room/wc | First floor landing with access to a large floored loft with electric lighting, skylight and loft ladder | Superb first floor sitting room with inglenook fireplace and cast iron wood burner, and excellent rural views to the front and rear | Principal bedroom | Ensuite shower room | Bedroom two | Family bathroom with full height window overlooking the garden, bath and separate shower.

Externally, the property has a sunny, south facing courtyard garden to the front, ideal for dining outdoors, with lawn and flower borders and beyond the fence, a stone feature made from two old millstones and a big old stone gate post.

The gardens lie predominantly to the rear, with a traditional dry stone wall, featuring two beautiful stone styles, bi-secting the garden - the gardens are mainly lawned, with a wooden greenhouse and cold frame, and a small orchard. A gate, (as well as the styles) leads to the garden further from the house, leading down to a small stream which forms the northern boundary of the property - the 'Wheelhouse', a useful store with a slate roof, electric lights and sockets, can be accessed from the lower garden and is ideal as a wine cellar/store. A gate leads from the orchard into the shared parking area, which has two resident and two designated visitor parking places. There are local shops and amenities in Powburn, with a much wider range of facilities, shops, cafes/restaurants in the market town of Alnwick. There is excellent schooling nearby at Whittingham and the Duchess High School in Alnwick. For commuting, Alnmouth Train Station has direct main line services to Edinburgh, Newcastle and London Kings Cross.

NO UPWARD CHAIN

Services: Mains Electric | Private Metered water | Shared Septic Tank | Oil Fired Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D



Guide Price £325,000





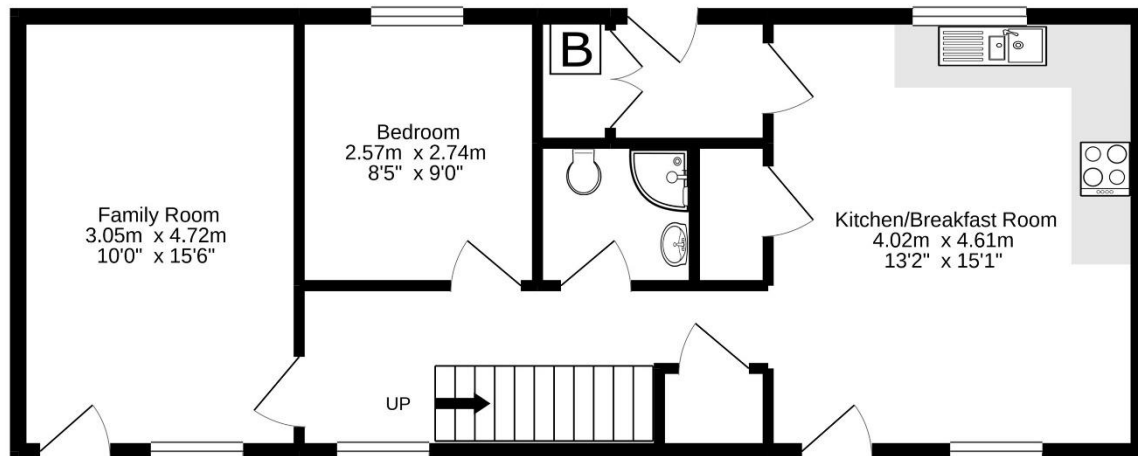




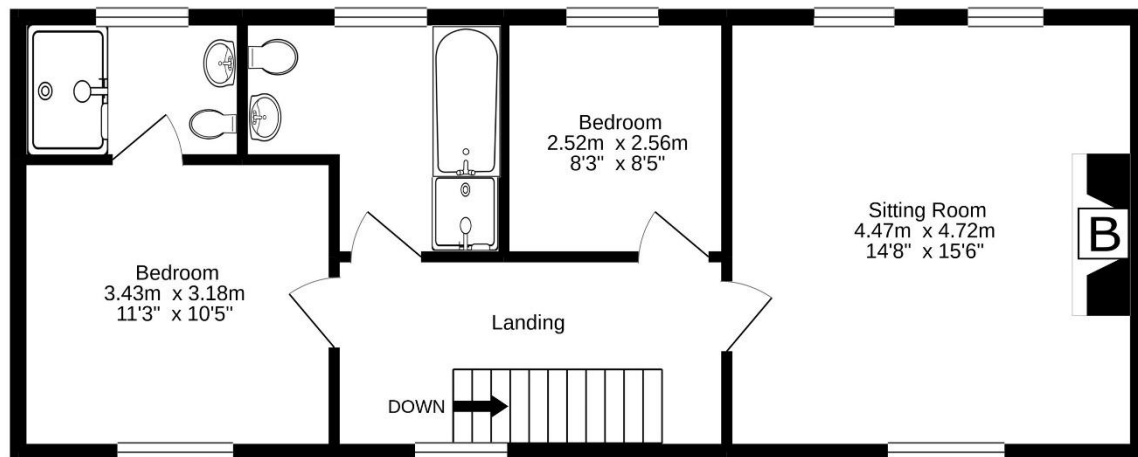




# Ground Floor



# 1st Floor







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