



Northumberland  
Properties

**Playwell Road, Glanton**  
**£315,000**





## Playwell Road

Glanton, Alnwick

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Traditional stone-built three-bedroom village home
- Almost 1,500 sq ft of generous accommodation
- Substantial 19ft living room with feature fireplace
- Spacious kitchen and dining room with Aga
- Beautifully enclosed and private walled garden
- Garage with direct access from the house
- Popular village setting within easy reach of Alnwick
- Excellent access to the Northumberland countryside, coast and Cheviots

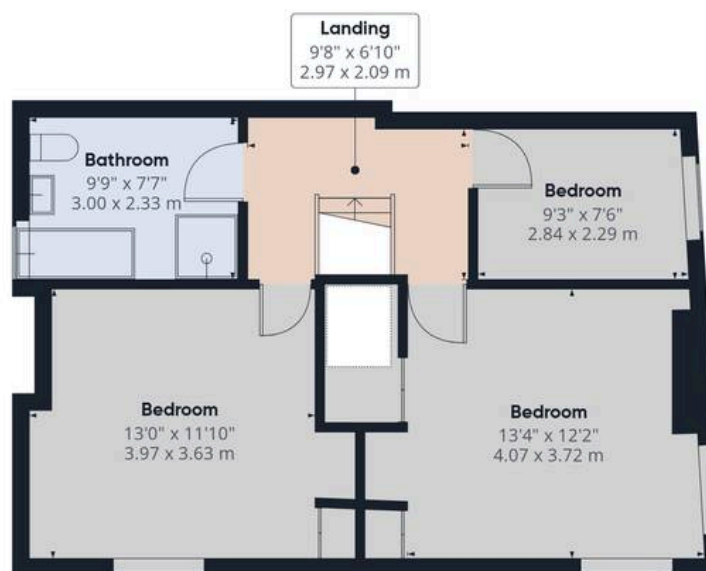








First Floor



Floor 1



Approximate total area<sup>(1)</sup>

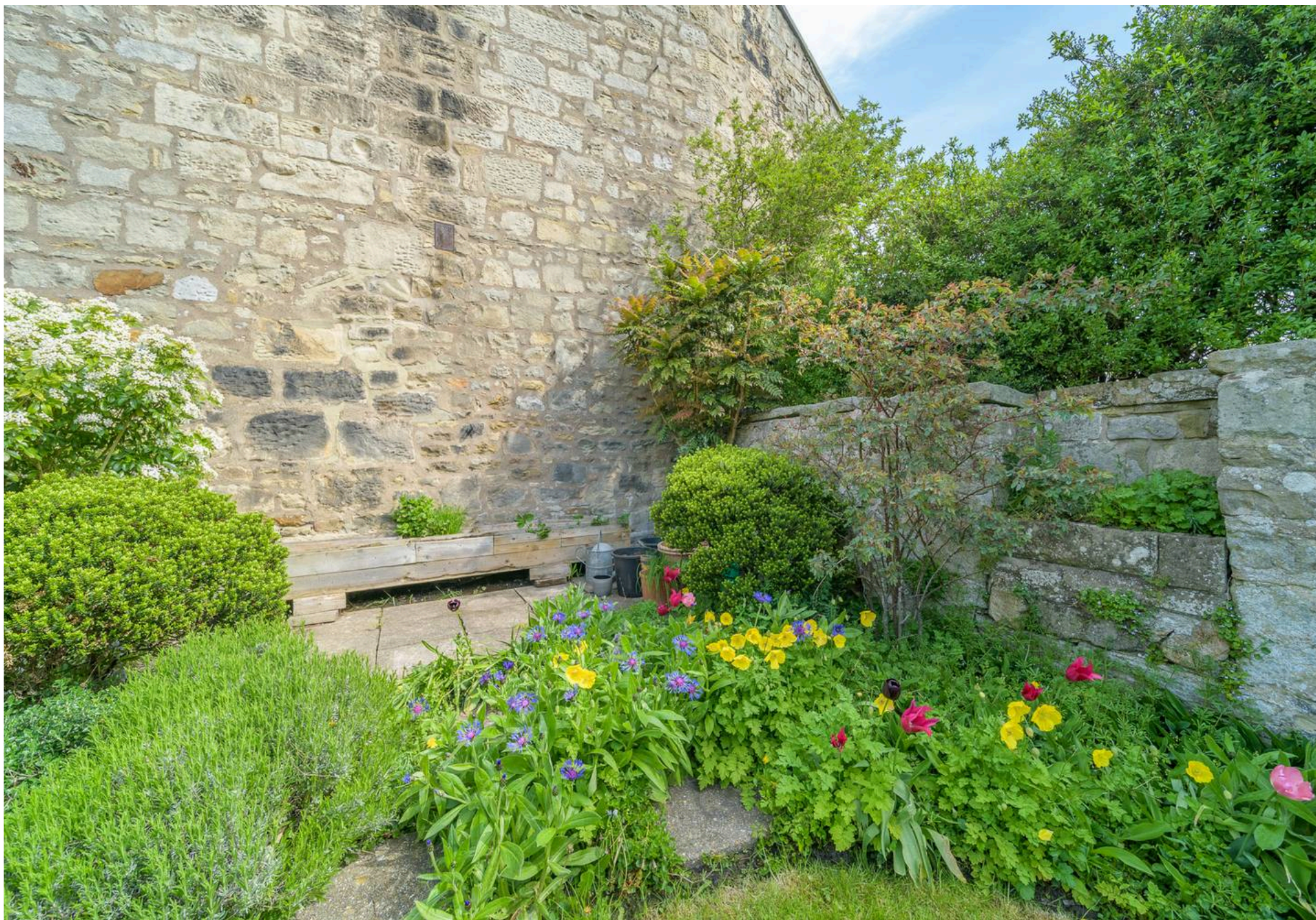
1480 ft<sup>2</sup>

137.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A traditional stone-built home, a private walled garden and almost 1,500 sq ft of space, set within one of Northumberland's well-established rural villages. Playwell Road has all the character you would expect from its setting, but importantly, it is also a house that works exceptionally well for everyday life.

Glanton has long appealed to those looking for a village lifestyle while remaining within easy reach of Alnwick. Surrounded by beautiful Northumberland countryside, the village has its own shop and local amenities, with Alnwick a short drive away, providing a wider choice of independent shops, cafés, restaurants, schools and services. The coast, Cheviots and wider Northumberland landscape are all readily accessible, making this an excellent base from which to enjoy the county.

#### **Utilities**

Heating: Oil Central Heating

Water: Direct Mains

Electric: National Grid

Waste: Standard UK domestic



# Northumberland Properties

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