



Convent of Mercy, 12 Bailiffgate

Alnwick, Northumberland NE66 1LU

SITUATION AND DESCRIPTION

A unique opportunity to purchase this substantial Grade II Listed property, occupying a fabulous position on Bailiffgate within the centre of Alnwick town just a stone's throw from the historic Alnwick Castle and Gardens.

The property has been utilised for a number of years as a Convent for the Sisters of Mercy in the town and the building has retained a good deal of its character and original features, yet has been maintained to an excellent standard, including renewal of wiring, central heating system, windows and internal finish and meets with current Fire Regulation standards.

Benefiting from gas central heating to radiators and a comprehensive security alarm system, the accommodation is set out over three floors accessed via two staircases and a modern recently installed internal lift to include ten bedrooms all of which have en-suite facilities, two large receptions rooms and Chapel to the first floor. To the ground floor there is a further generous reception room, two office spaces, large kitchen/dining room, two further kitchens and laundry room.

12 Bailiffgate is a rare opportunity to the market and offers accommodation which may lend itself to a number of uses including boutique hotel, retreat centre or large bed and breakfast as well as conversion to smaller dwellings (subject to all appropriate permissions).

The property comprises:

ENTRANCE LOBBY

With ceiling cornice, radiator, stained and leaded part glazed door gives access to the main ground floor hallway.

HALLWAY

With radiator, ceiling cornice, sash window to front with shutters, access to the lift, stairs giving access to the first floor and doors giving access to all of the main ground floor accommodation.

OFFICE

5'6 min x 7'11 (1.68m min x 2.41m)

With radiator, sash window to front with shutters, ceiling cornice and telephone point.

RECEPTION ROOM ONE

9'3 x 10'6 (2.82m x 3.20m)

With telephone point, radiator and sash style window to the side elevation.

CLOAKROOM

5'1 x 6'7 (1.55m x 2.01m)

A generous walk-in storage area.

LAUNDRY

8'10 x 15'3 (2.69m x 4.65m)

With sash style window to the side, two large stainless sink units with drainers, wall units for storage with work surfaces and tiled splashback, plumbing for automatic washing machines and radiator.

WC

Low level wc, pedestal wash hand basin and extractor fan.

From the main hallway double doors give access to a large ground floor reception room/dining room.

RECEPTION ROOM/DINING ROOM

18'5 x 15'1 (5.61m x 4.60m)

Two large sash style windows to the front elevation with shutters, ceiling cornice, two radiators, shelved storage cupboard and additional access door leading to the rear hallway.

Off the rear hallway there is a second staircase which leads to all of the first and second floor accommodation as well as a rear access door, suitable as a Fire Exit, storage cupboard and access door to the cellar, which has steps down with shelving suitable for storage.

WC

With low level wc, wall mounted wash hand basin and tiled splashback, extractor fan, radiator and window.

KITCHEN ONE

15'1 x 25'11 (4.60m x 10.44m)

The kitchen has been fitted with a range of wall and base units with work surfaces, stainless steel sink unit and drainer with tiled splashbacks, and additional separate wall mounted wash hand basin. There is an integrated gas hob, electric double oven, and further electric single oven. Within the breakfasting area there is a double Aga to tiled chimney breast. There is a bay window with sash style windows and window seat. Additional electric hob, telephone point and storage cupboard housing tank.

PANTRY AREA

11'6 x 6'5 (3.51m x 1.96m)

There is a pantry area with two sash style windows and tiled floor.

KITCHEN TWO

13'3 max into bay x 14'2 (4.04m max into bay x 4.32m)

With sash style windows into bay, a range of wall and base units with work surfaces and tiled walls, plumbing for automatic dishwasher, radiator, two stainless steel sinks with double drainer, rear access door as well as door to outhouse housing the boiler.

From kitchen two there is a lobby area with service hatch to the main dining room. Within the lobby there is a base unit for storage and further door leading to the rear staircase and hallway



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REAR HALLWAY

With rear access door and radiator.

KITCHEN/DINING ROOM DINING AREA

21'0 x 17'5 (6.40m x 5.31m)

Dining area

The dining area has two double sash windows overlooking the well maintained garden area, four radiators, and recess with wall units and work surface, two built-in storage cupboards with shelving and telephone point.

Kitchen area

6'5 x 14'1 (1.96m x 4.29m)

The kitchen area is accessed via an open plan archway from the dining area, there are sash style windows to both rear and side elevations, two sink units with drainer and mixer tap. The kitchen area has been fitted with a range of wall and base units with roll top work surfaces and tiled splashbacks, and there is plumbing for an automatic dishwasher.

To the half landing from the main staircase, there is an attractive feature arched window with stained glass.

MAIN FIRST FLOOR LANDING

There are two further sash style windows overlooking the rear, radiator, ceiling cornice and rose, giving access to the first floor lobby.

LOBBY

Lift access, ceiling cornice and rose, storage and radiator.

KITCHEN

10'7 x 5'1 (3.23m x 1.55m)

With wall and base units with work surfaces, tiled splashbacks, stainless steel sink unit and drainer, radiator and sash style window.

RECEPTION ROOM

15'1 x 18'11 (4.60m x 5.77m)

Two sash style windows to the front elevation with shutters, ceiling cornice, feature marble fireplace, telephone point and two radiators. There is an adjoining door which gives access to a second reception room.

RECEPTION ROOM TWO

20'5 max x 15'0 (6.22m x 4.57m max)

The second reception room has three sash style windows to the front elevation with shutters, ceiling cornice, feature fireplace, telephone point and three radiators. There is an additional door giving access to the main landing, as well as double doors to the rear landing area.

BEDROOM

11'3 x 14'4 (3.43m x 4.37m)

With sash style bay window overlooking the rear courtyard, four wall lights, telephone point, feature marble fireplace, TV point and radiator.

EN-SUITE KITCHEN AREA

4'11 x 5'3 (1.50m x 1.60m)

With base unit, roll top work surface and stainless steel sink unit and drainer with mixer tap.

EN-SUITE BATHROOM/WC

5'11 x 7'4 (1.80m x 2.23m)

Comprising of a coloured suite of panelled bath with mixer tap and shower head, pedestal wash hand basin, low level wc, tiled splashbacks and radiator.

SMALL STORAGE ROOM/OFFICE SPACE/SACRISTY

5'1 x 12'5 (1.52m x 3.79m)

With corner wash hand basin, radiator and sash style window.

CHAPEL

17'6 x 32'8 (5.33m x 9.95m)

A stunning space which has a vaulted decorative ceiling, feature leaded and stained glass windows and six radiators.

SECOND FLOOR BEDROOM

15'2 x 12'9 (4.62m x 3.89m)

A bedroom which has an initial lobby area giving access to both the bedroom and en-suite wet room. The bedroom has two sash style windows to the front elevation, two radiators, wall light fittings and feature fireplace.

EN-SUITE WET ROOM

10'10 x 5'11 (3.30m x 1.80m)

Comprising of shower area, pedestal wash hand basin with tiled splashbacks, close coupled wc, extractor fan, radiator and sash style window to front.

BEDROOM

11'7 x 11'7 (3.53m x 3.53m)

With panelled sash style window, radiator, telephone point, feature fireplace, wall light fittings, built-in wardrobe providing hanging and shelving space, TV point.

EN-SUITE WET ROOM

9'3 x 4'10 (2.82m x 1.47m)

Comprising of shower area, pedestal wash hand basin, close coupled wc, radiator and sash style window.

BEDROOM

12'5 x 13'0 (3.79m x 3.96m)

Two built-in storage cupboards, sash style window to front, radiator, wall light fittings, feature fireplace and TV point.

EN-SUITE WET ROOM

5'8 x 10'2 (1.73m x 3.10m)

Comprising of shower area, pedestal wash hand basin, close coupled wc, sash style window and radiator.

BATHROOM/WC

15'0 x 6'9 (4.57m x 2.06m)

Comprising of panelled bath with mixer tap and shower head, wall mounted wash hand basin, close coupled wc, base unit for storage, radiator, extractor fan and panelled sash style window.

BEDROOM

9'8 x 10'8 (2.95m x 3.25m)

With sash style window, radiator, wall light fittings, TV point and built-in wardrobe providing hanging and shelving space.

EN-SUITE WET ROOM

5'10 x 6'0 (1.78m x 1.83m)

Comprising of a shower area, pedestal wash hand basin, close coupled wc, radiator, extractor fan and sash style window.

BEDROOM

13'0 x 12'5 (3.96m x 3.78m)

With two sash style windows, radiator, telephone point, TV point and wall light fittings.

EN-SUITE WET ROOM

5'0 x 6'0 (1.52m x 1.83m)

Comprising of a shower area, pedestal wash hand basin, close coupled wc, radiator and extractor fan.

There is a staircase from the both main area as well as rear access staircase leading to the third floor accommodation.

THIRD FLOOR

To the third floor there is a landing area with radiator and Velux style windows, giving access to further bedrooms.

BEDROOM

10'8 x 13'3 (3.25m x 4.04m)

With sash style double glazed window giving views of Alnwick Castle, built-in wardrobes providing hanging and shelving space, radiator, wall light fittings, telephone point and TV point.

ENSUITE WET ROOM

Comprising of shower area, pedestal wash hand basin, close coupled wc and extractor fan.

STORAGE CUPBOARD

6'5 x 9'8 (1.96m x 2.95m)

Large walk-in storage area.

BEDROOM

13'3 x 10'6 (4.04m x 3.20m)

Enjoying a double glazed sash style window giving views to Alnwick Castle, radiator, wall light fittings, built-in wardrobe providing hanging and shelving space, TV point and telephone point.

EN-SUITE WET ROOM

Comprising of shower area, pedestal wash hand basin, close coupled wc, radiator and extractor fan.

From the third floor landing and lobby area there is lift access, as well as three shelved storage cupboards and radiator.

BEDROOM

13'9 x 13'2 max (irregular shaped with exposed beams)
(4.19m x 4.01m max)

Built-in wardrobes providing hanging and shelving space, telephone point, TV point, radiator, and two sash style windows, and exposed beams.

EN-SUITE WET ROOM

With shower area, pedestal wash hand basin, close coupled wc, radiator and extractor fan.

BEDROOM

With dormer style sash style window, radiator, wall light fittings, built-in wardrobe providing hanging and shelving space, exposed beams, TV point and telephone point.

EN-SUITE WET ROOM

Comprising shower area, pedestal wash hand basin, close coupled wc, extractor fan and radiator.

Off the third floor rear staircase there is also a wc.

WC

Comprising corner wash hand basin, low level WC, radiator and window.

EXTERNALLY

There is a very attractive and well-stocked rear garden with stone wall surround, including lawned areas with flower borders, raised beds, greenhouse, timber summerhouse, mature trees, hedging and shrubs.

AGENTS NOTE

Prospective purchasers should be aware that in the event of fire, users of the Costello Centre may evacuate the building via the Convent garden.

SERVICES

The property has mains gas, electricity, water and drainage, and gas central heating.

TENURE

Freehold

COUNCIL TAX

Tax Band G

ENERGY PERFORMANCE RATING

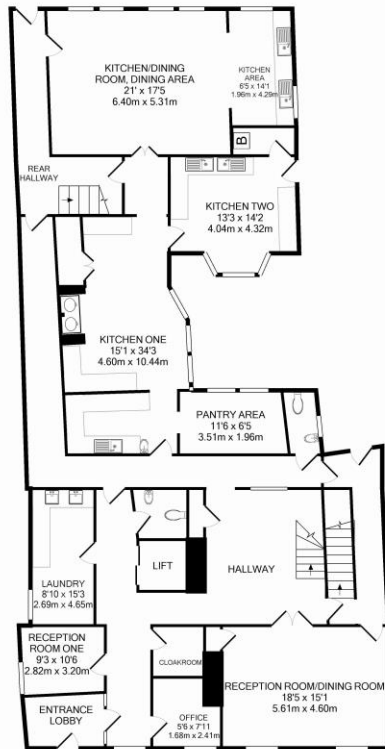
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Details prepared: 27/10/15

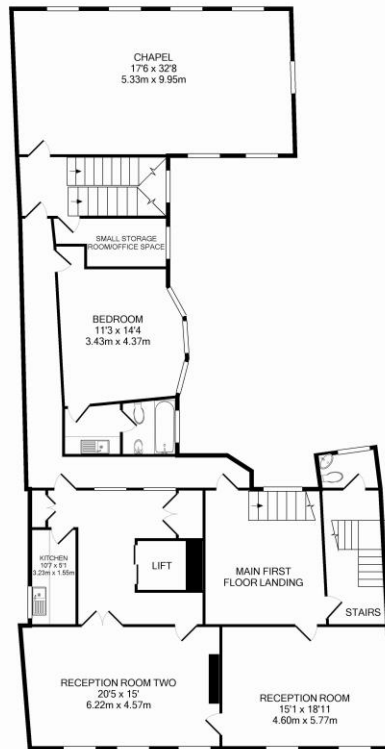
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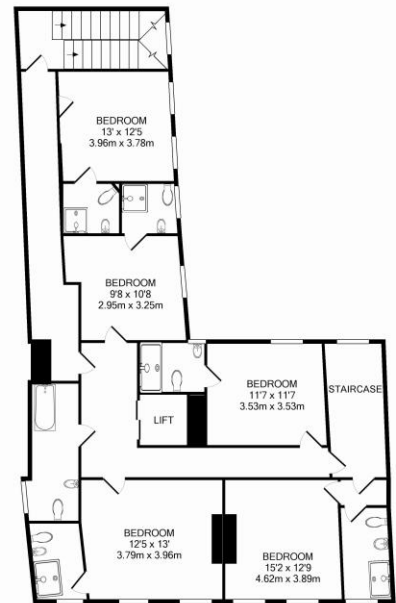
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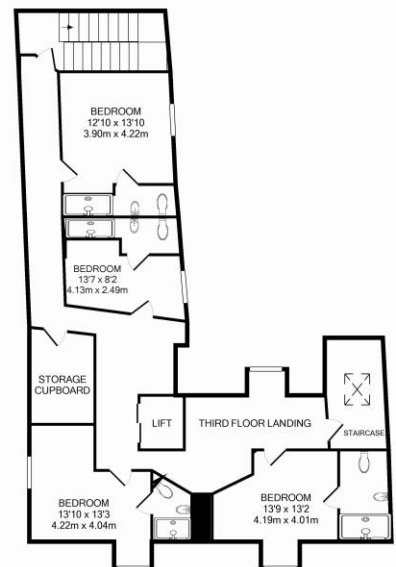
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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