

**PENNINE WAYS**  
**MARKET HOUSE, MARKET PLACE, ALSTON,**  
**CUMBRIA, CA9 3HS**  
TEL: 01434 381808      [www.countrycottages.net](http://www.countrycottages.net)

**ALSTON CLOCK SHOP,**  
**ALSTON**



We are delighted to offer for sale this unique property occupying a prominent position in the centre of this historic town, the property has potential for either business or residential use. In Edwardian times the shop was used as a apothecaries with a glass etched window proof to this effect still intact. The original glazed windows to this small but charming double fronted shop makes this property an appealing proposition to a prospective purchaser.

### Alston Clock Shop, Alston

This quaint period property is arranged on three floors, the ground floor consisting of a single room with entrance from the main street. The first floor comprises a small kitchen, separate WC and living room / workshop and the top floor consists of a double bedroom / workshop, with as number of original features throughout.

Through the front shop entrance into:

**Ground Floor Shop Space** 4.47m x 2.94m (14'7" x 9'7")

A recess with shelves and cupboard is to one wall, wooden panelling to the ceiling, housing for electric meter and fuse box, telephone point, night storage heater to one wall and under stairs cupboard. With stairs to one side leading to the first floor with wooden banister and wood panelling to the walls and ceiling.



Up stair case turning right into:

**Kitchen** 1.66m x 2.52m (5'5" x 8'3")

Two steps lead you down into this small kitchen facility with a stainless steel sink with cupboard under and also one above, a night storage heater, strip lighting and loft access.

From kitchen through door into: **W.C.**

Consists of a two-piece white suite including a W.C. and washbasin, also a glazed window to the rear.



From the top of the staircase turn left into:

**Living Room / 1<sup>st</sup> Floor Shop Area** 4.20m x 5.30m (13'9" x 17'5")

Wood panelling to the ceiling and exposed beams. Original JHO Dawson multi fuel burning stove with wooden mantel over, to one side is a shelved alcove. Secondary glazed small paved windows over look the front of the property with the original motif from the apothecaries to one side. Under stairs storage and a night storage heater are also present.



From Living room up original wooden spiral stair case with original metal hand rail into:

**Bedroom / 2<sup>nd</sup> Floor Shop Area** 4.44m x 4.37m (14'6" x 14'3")

With exposed beams to the ceiling with sloping side, loft access and spotlights, exposed stone to one wall, with dodo rail around the other walls, two secondary glazed windows over look the front of the property. An old slate hearth is situated to one side with original wooden floor through out the whole room.

### Outside

#### **Front**

A small cobbled area is to the front of the property of character.

#### **Additional Information**

Grade II listed frontage.

#### **Services**

- Mains Water and Drainage
- Mains Electric
- Telephone line installed subject to B.T. regulations
- Business rates apply

#### **Tenure**

Alston leasehold applies to this property, for more information about this leasehold contact Pennine Ways Office 01434 381808.

#### **Directions**

Directly off the market square in Alston town centre.

#### **Viewing**

Strictly by prior appointment with the sole agent, PENNINE WAYS. To arrange an appointment, please ring 01434 381808.

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