



# Millers Retreat

1 Mill Cottage, Lesbury



SANDERSON  
YOUNG





**Millers Retreat**  
**1 Mill Cottage, Lesbury, Alnwick,**  
**Northumberland, NE66 3PN**

**An immaculately presented two bedroom, stone semi detached cottage in the much sought after village of Lesbury - a successful commercial holiday let for the last 17 years and ideal as a main home or coastal second home - beautiful cottage garden to the front, westerly facing patio terrace, gravelled courtyard parking and a shared large stone barn/store. NO UPWARD CHAIN**

The cottage has been well maintained throughout, with a number of refurbishment works that include a new gas boiler within the last 10 years, refurbished shower room (2023), new cooker (2023). The cottage benefits from double glazed windows, lovely oak internal doors, and is ideally located for easy access to Alnmouth, the market town of Alnwick, the mainline Railway Station and miles of stunning beaches.

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**Price Guide:**  
Guide Price £365,000





Ground floor - Entrance hallway with stairs to the first floor | Sitting room with a window overlooking the front garden | Galley style kitchen, fitted with a range of cabinets with a dual fuel cooker with gas hob and electric oven (2023), space for washing machine/dishwasher and for the fridge, an under stairs storage cupboard and door giving access to the rear garden.

First floor - First floor landing | Two double bedrooms, both with new double glazed windows to the front elevation | Refurbished shower room WC (January 2023), replacing the former bath with a corner shower, WC and wash hand basin.

Externally - Millers Retreat has a lovely cottage garden to the front, with a central pathway serving both 1 & 2 Mill Cottages | Superb westerly facing paved patio terrace leading from the kitchen | Excellent and generous gravelled courtyard area with parking for a number of cars | Large stone store/outbuilding, which is shared equally with 1 Mill Cottages.

The gravel courtyard parking area immediately behind the property is owned by Miller's Retreat and the neighbouring property owns the area immediately behind it, with each property having access over for parking and to the large stone store/barn. There is in place an informal arrangement for parking within the courtyard.

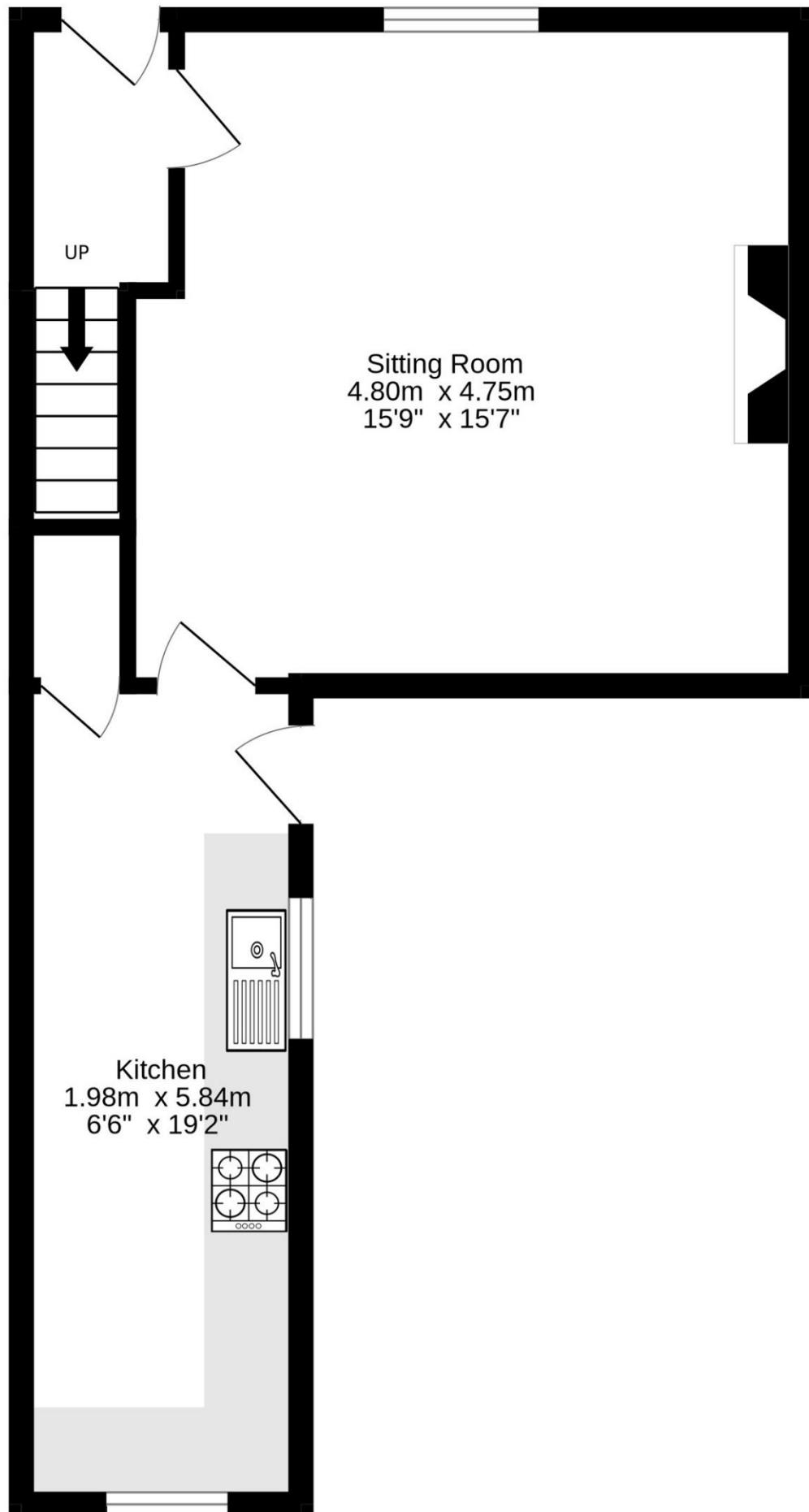


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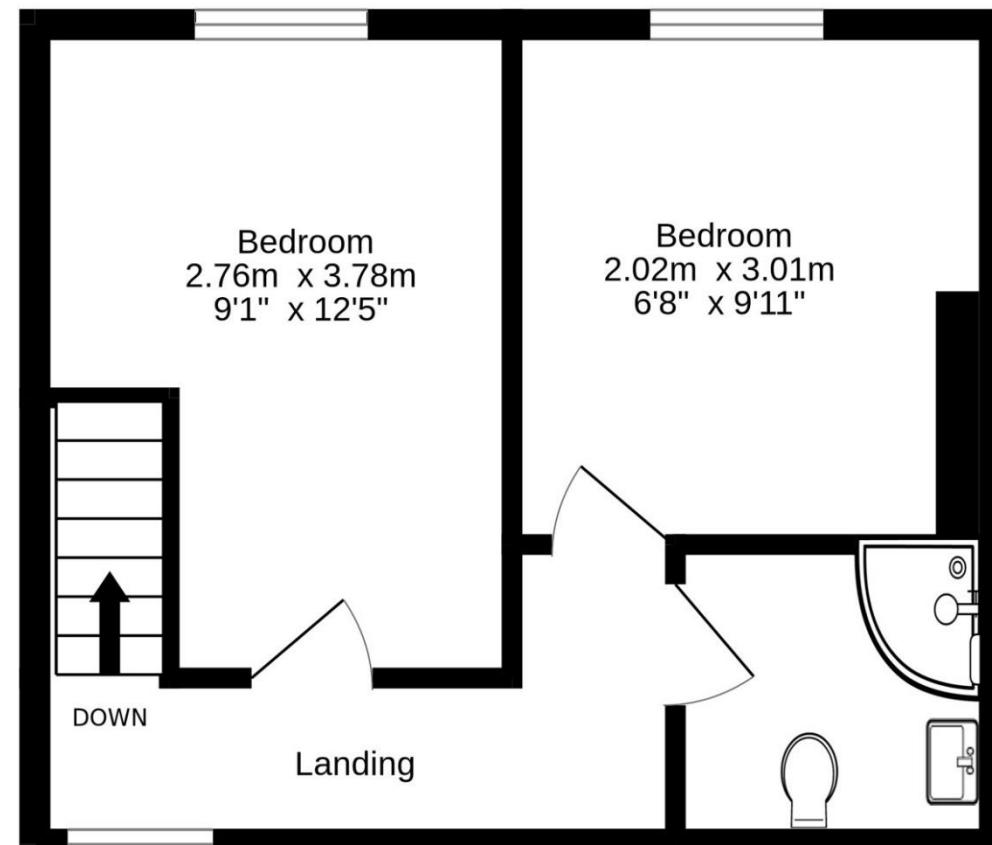




Ground Floor  
37.4 sq.m. (403 sq.ft.) approx.



1st Floor  
26.0 sq.m. (280 sq.ft.) approx.



Lesbury village is located just inland from the popular village of Alnmouth, with its beautiful beaches and Estuary, and a wide range of cafes, bars & restaurants. Lesbury has local village amenities including a village shop, 'The Coach Inn' pub, historic Church, Village Hall, and Bowling Green. There is easy access to Alnmouth Mainline Railway Station, with direct regular services to Newcastle Central Station, London's Kings Cross and Edinburgh Waverley stations.

**Services:** Mains Electric, Gas, Water & Drainage | Gas Central Heating | **Tenure:** Freehold | **Council Tax:** Business Rates | **EPC:** D

**TOTAL FLOOR AREA : 63.5 sq.m. (683 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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