



2 Townfoot Farm Cottages

Lesbury



SANDERSON
YOUNG





2 Townfoot Farm Cottages Lesbury, Alnwick, Northumberland, NE66 3AZ

A beautifully presented three/four bedroom semi-detached stone cottage, with professionally landscaped gardens with open aspect views over the fields towards the River Aln and Alnmouth, shared driveway and a large single garage - the cottage, further refurbished in the last 3 years, is located towards the eastern edge of Lesbury village with easy access to the coast & sea, Alnwick and the main line Railway Station.

The traditional stone cottage has had a number of recent works; a newly fitted kitchen with a central island/breakfast room, instant boiling water tap and integrated appliances, new Karndean flooring throughout the open plan living room and kitchen, new front and rear doors, stylish plantation shutters fitted, and within the garage, a new garage door, side door and window and electric charger point added. The garden has been professionally landscaped with attractive stone terraced seating areas, planted beds and a raised garden with a stone retaining wall, with an established outside kitchen area.

Price Guide:

Offers Over £495,000

3 2 2 2 C





Ground floor - Impressive open plan living area, with kitchen/dining area and great natural light from the full height vaulted ceiling, large Velux windows and mezzanine | An oak staircase leads to the first floor mezzanine level | The cosy living area has exposed beams to the ceiling, a cast iron wood burning stove, and French doors opening to the rear terrace and garden | Newly fitted kitchen with a range of cabinets, an attractive central island, integrated oven, gas hob, dishwasher and fridge/freezer - new boiling water tap installed. Bedroom hallway - Two double bedrooms overlooking the gardens, with space for freestanding bedroom furniture | Single bedroom | Bathroom with bath with shower over, WC and basin | Separate shower room with shower, WC and basin

First floor - Excellent snug/study area, with Velux windows to the roof and useful eaves storage | Versatile room, ideal as guest accommodation/nursery, with two Velux windows.

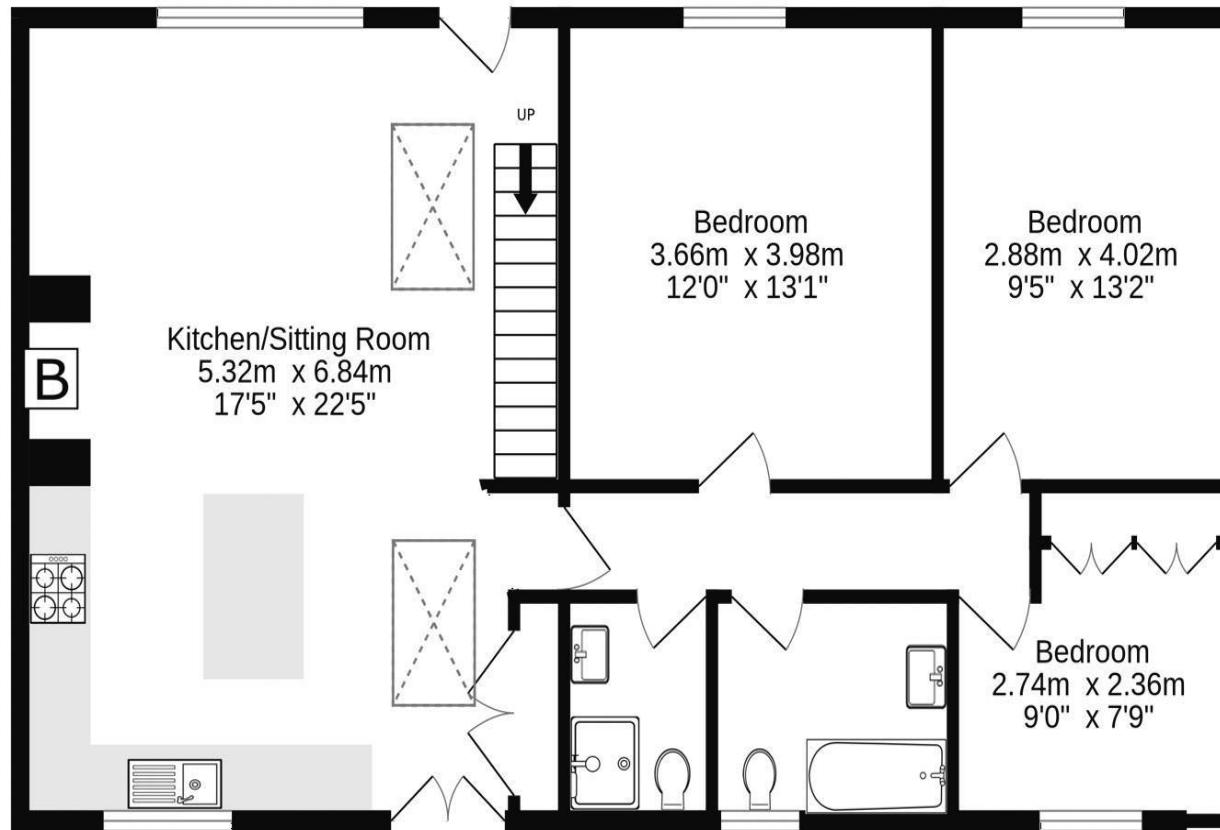


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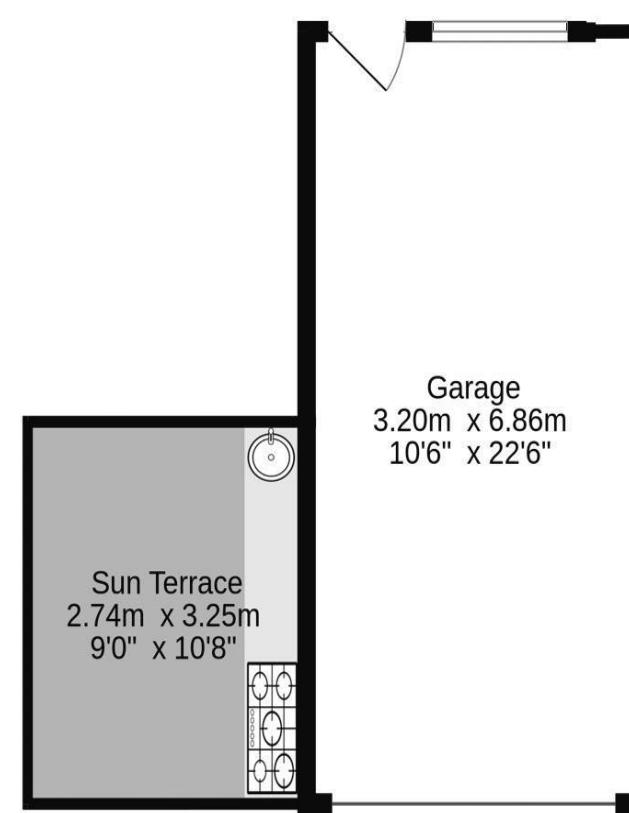
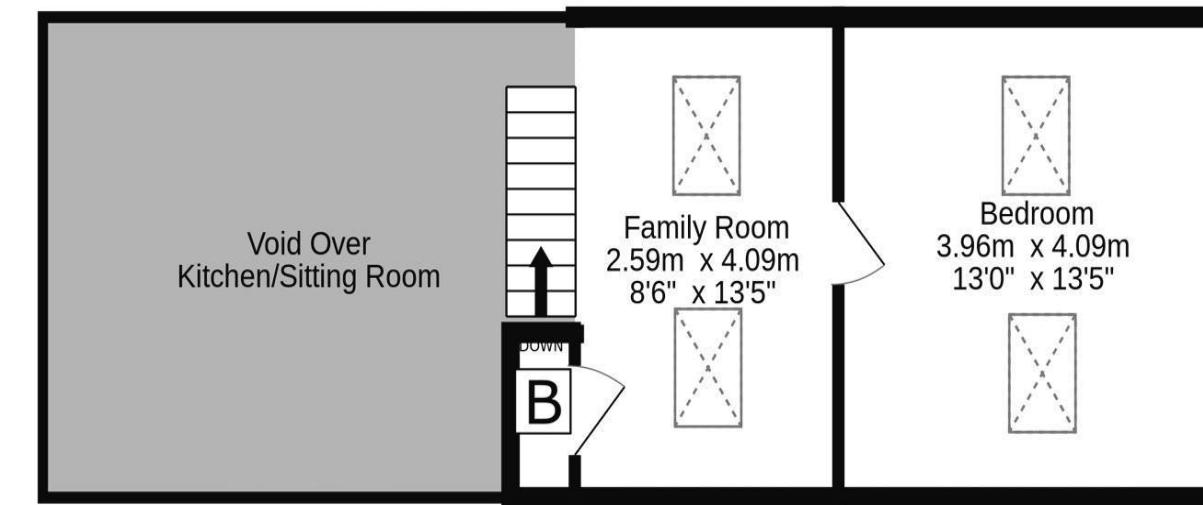




Ground Floor
103.3 sq.m. (1112 sq.ft.) approx.



1st Floor
27.6 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA : 131.0 sq.m. (1410 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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Externally - An attractive cottage garden to the front, with central pathway & gate | Generous rear garden, with paved terrace seating areas, raised planted beds, lawns and outside kitchen/dining area | Detached garage with roller door, power & lighting and EV charging point | Wide shared driveway to the side and rear, with designated parking for two cars (See agents note)

AGENTS NOTE - the vendors currently have a license from the Northumberland Estates to park 2 cars within the shared driveway to the side (Further details & plan available on request)

Lesbury village is located just inland from the stunning coastal village of Alnmouth, with its beautiful beaches and Estuary, and wide range of cafes, pubs and restaurants. Lesbury village has a thriving village shop, "The Coach Inn" pub, historic church, Bowling green/club and active Village hall. There is easy access to Alnmouth mainline railway station with direct regular services to Newcastle Central, London Kings Cross and Edinburgh Waverley stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: C

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