



## Woodbine Cottage

Lesbury, Alnwick, Northumberland NE66 3AU

youngsRPS 

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## Lesbury, Alnwick, Northumberland NE66 3AU

### Guide Price: £375,000

A unique opportunity to purchase this spacious two bedroom cottage, the property sits within a generous plot including a double garage and outbuilding and offers plenty scope for a loft extension subject to any necessary permissions. Situated in the village of Lesbury only a stone's throw from Alnmouth train station.

- Desirable village location
- Private driveway with ample parking
- In need of modernisation
- Gardens to front rear and side
- Potential loft conversion
- Two double bedrooms
- Grade II Listed
- EPC - E

**youngsRPS** 

Alnwick 01665 606800





### DESCRIPTION

A two bedroom cottage offering an excellent renovation opportunity. Situated in the popular village of Lesbury, close to the Alnmouth Mainline Railway Station. The property sits within a generous plot and offers plenty scope for a loft extension subject to any necessary permissions.

The accommodation currently consists of entrance lobby, sitting room, dining room, kitchen, utility room, two double bedrooms and a bathroom. There are gardens to front, side and rear with outhouses. The cottage offers a large private gravelled parking area suitable for multiple vehicles and a double garage.

### LOCATION

Lesbury has a village shop/ post office, church, public house. The property is less than 1 mile from the railway station at Alnmouth which has direct links north and south, and around 3 miles from the town of Alnwick with a wider range of facilities and access to the A1.

### SERVICES

Mains electricity, gas, water and drainage are connected.

### CHARGES

Northumberland County Council tax band E

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Alnwick on 01665 606800

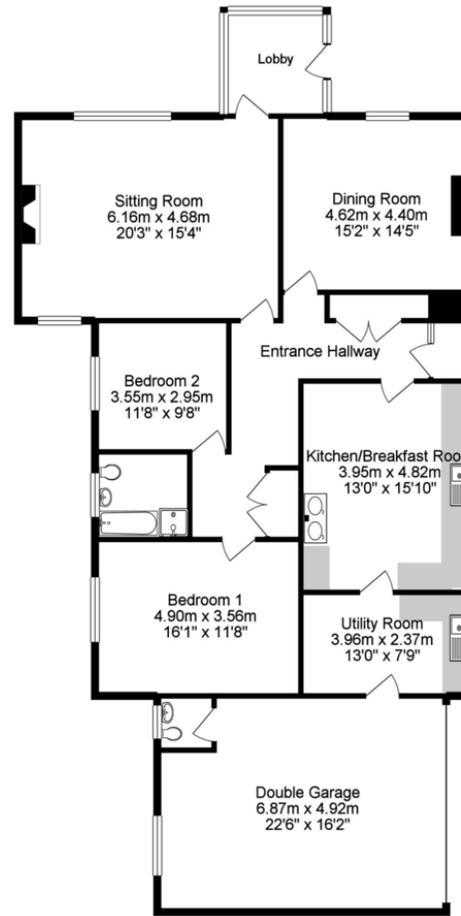
### MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

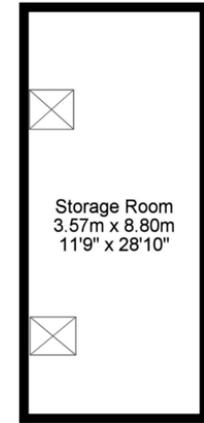




### Ground Floor



### 1st Floor



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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