

2 Garden Terrace | Lesbury | Northumberland

Bowls Cottage







## Accommodation in Brief

### Ground Floor

Kitchen | Open Plan Living Room/Diner | Living Room  
Utility Room | WC

### First Floor

Two Doubles Bedrooms each with En-Suite | Third Double Bedroom  
Shower Room





## The Property

Nestled in the picturesque hamlet of Lesbury, Bowl's Cottage is a delightful Victorian terraced home. Currently serving as a well-established and successful holiday let, it has earned its reputation thanks to its spacious interior and prime location, midway between the historic town of Alnwick and the golden sands of Alnmouth. However, Bowl's Cottage also enjoys residential approval, providing the option to make a permanent retreat to the coast if desired.

This recently renovated Northumbrian cottage has been upgraded to a high standard while preserving its original character, with stunning inglenook fireplaces, traditional ledge and brace doors, and striking exposed oak beams. The ground floor boasts two spacious reception rooms. The open-plan sitting room offers ample space for a large dining table and chairs, with a contemporary wood-burning stove set in a stone-faced fireplace, serving as an eye-catching focal point. A second, separate sitting room also features an impressive fireplace with a gas burner and alcove shelving.

The kitchen boasts elegant modern shaker-style cabinetry that provides ample storage, seamlessly integrating a dishwasher. Sleek black granite countertops beautifully complement a three-door black AGA stove. The separate WC and adjoining utility room that is already plumbed for a washer, offers added convenience.

Ascending to the first floor, you'll find three generously sized double bedrooms. The largest bedroom features built-in wardrobes, a feature fireplace, and a spacious, modern en-suite with a luxurious double-ended bath and a separate shower. The second bedroom also enjoys the comfort of an en-suite complete with shower, and the third bedroom is conveniently served by a separate shower room on the landing.















## Externally

Externally, the property features a charming, enclosed south-facing lawned garden at the front, offering an inviting space. At the rear, you'll find a spacious and secluded courtyard, perfectly designed for outdoor dining and entertaining. Additionally, on-street parking is available at the front of the property.

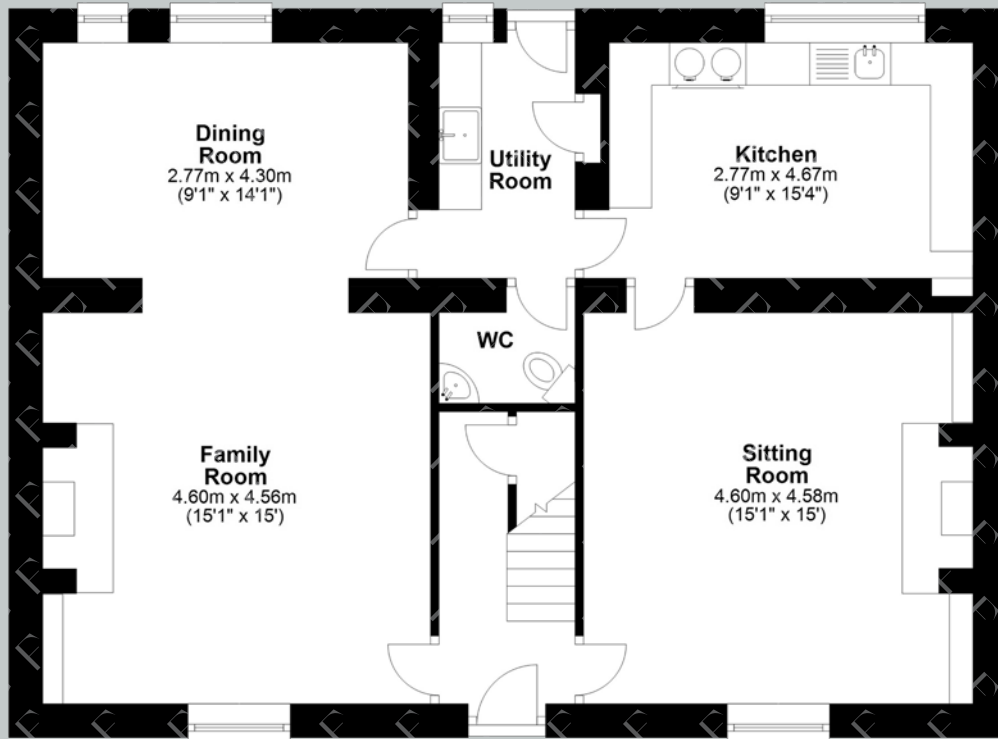
## Local Information

Lesbury is a picturesque village in Northumberland, offering a serene countryside experience. Located near Alnmouth, it's perfect for exploring coastal beauty, historic landmarks, and walking trails. The village has a village shop for essential provisions, a post office and a welcoming pub historic pub called The Coach Inn. A broader range of amenities can be found in the nearby coastal villages of Alnmouth and Warkworth. These charming locations offer a variety of restaurants, galleries, pubs, coffee shops, and unique gift shops, all nestled in stunning surroundings.

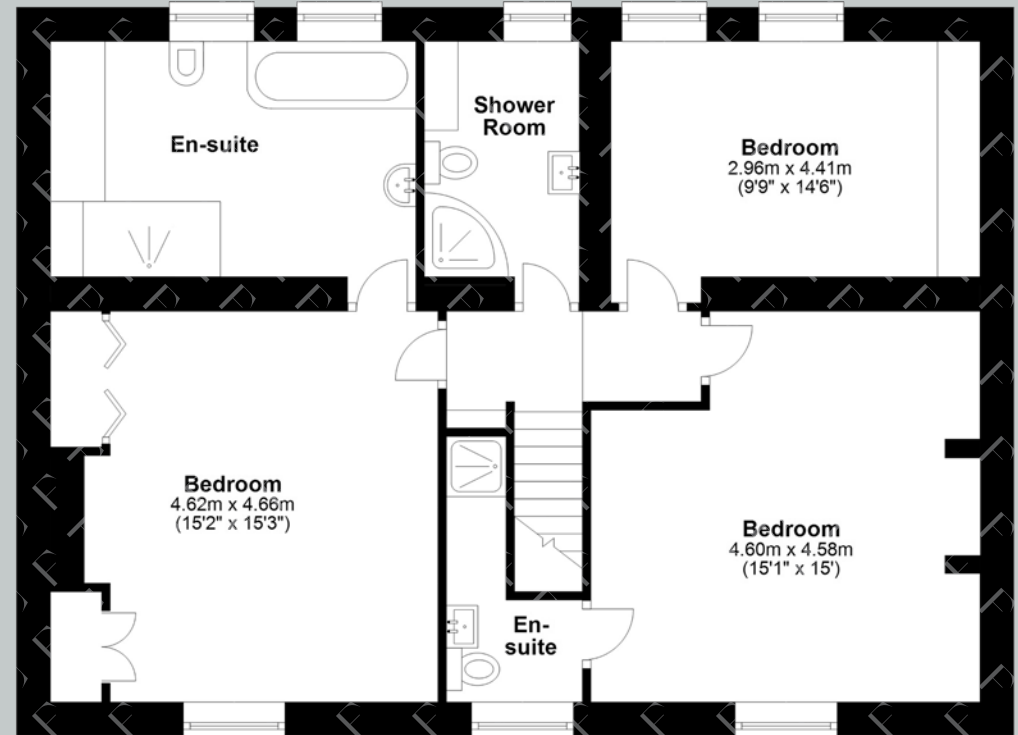
The property is incredibly well placed, sitting just off the main A1 which runs right through the Northumberland coast. The nearby railway station at Alnmouth links to the main East Coast rail line, providing easy access from Edinburgh and the North, or from Newcastle and beyond from the South.



# Floor Plans



Ground Floor



First Floor

Total area: approx. 169.4 sq. metre (1823.5 sq. feet)

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, drainage and water.

Gas central heating.

Postcode

Council Tax

EPC

Tenure

NE33 6PR

Band D

Rating C

Freehold

## Viewings Strictly by Appointment

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# Finest

PROPERTIES

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