



# The Croft

Longhoughton Road, Lesbury



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## The Croft

Longhoughton Road, Lesbury, Alnwick,  
Northumberland, NE66 3AT

**A fabulous & rare opportunity for a larger style detached bungalow on a stunning corner garden site in Lesbury village, circa 0.5 acres, with two separate driveways from Bridge End & Croftlands, and a detached double garage and separate garden store - some updating required and potential to develop further (subject to normal planning and Ducal consents) - NO UPWARD CHAIN**

The Croft is a well maintained and presented, three/four bedroom detached bungalow occupying an impressive corner garden site of approx. 0.533 acres in the much sought after village of Lesbury - the bungalow, lived in by the same family for over 50 years, benefits from gas central heating, and uPVC double glazing throughout. There is some cosmetic updating required, and possible reconfiguration of the accommodation.

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### Price Guide:

Guide Price £650,000

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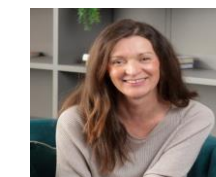






Living Accommodation – Reception hallway with a built in cloaks cupboard and airing cupboard, and doors to the main sitting room and kitchen | Generous sitting room with a picture window to the front overlooking the garden, and sliding patio door to a patio seating area, with an open fire and stone hearth | Kitchen/breakfast room fitted with a range of cabinets with a stainless steel sink, gas hob, integral double oven and plumbing for a dishwasher - there is a breakfast bar and a serving hatch to the dining room/bedroom four | Utility room, an extension to the original bungalow, with a double Belfast style sink, space for a fridge/freezer, washing machine and tumble dryer, with a door to the Coal house and gas boiler to the floor | Dining room/bedroom four has a window overlooking the gardens, and a serving hatch to the kitchen.

Bedroom accommodation - Hallway with large louvre door walk in cupboard | Master double bedroom, with a window overlooking the rear garden, and ample space for free standing bedroom furniture | Ensuite bathroom with a double ended bath, wash hand basin in vanity unit, bidet, and WC | Double bedroom two, currently used as a study, has dual aspect windows overlooking the gardens and built in storage | A third double bedroom | Shower room with a walk-in shower, bidet, wash hand basin, WC and ladder radiator | Separate WC



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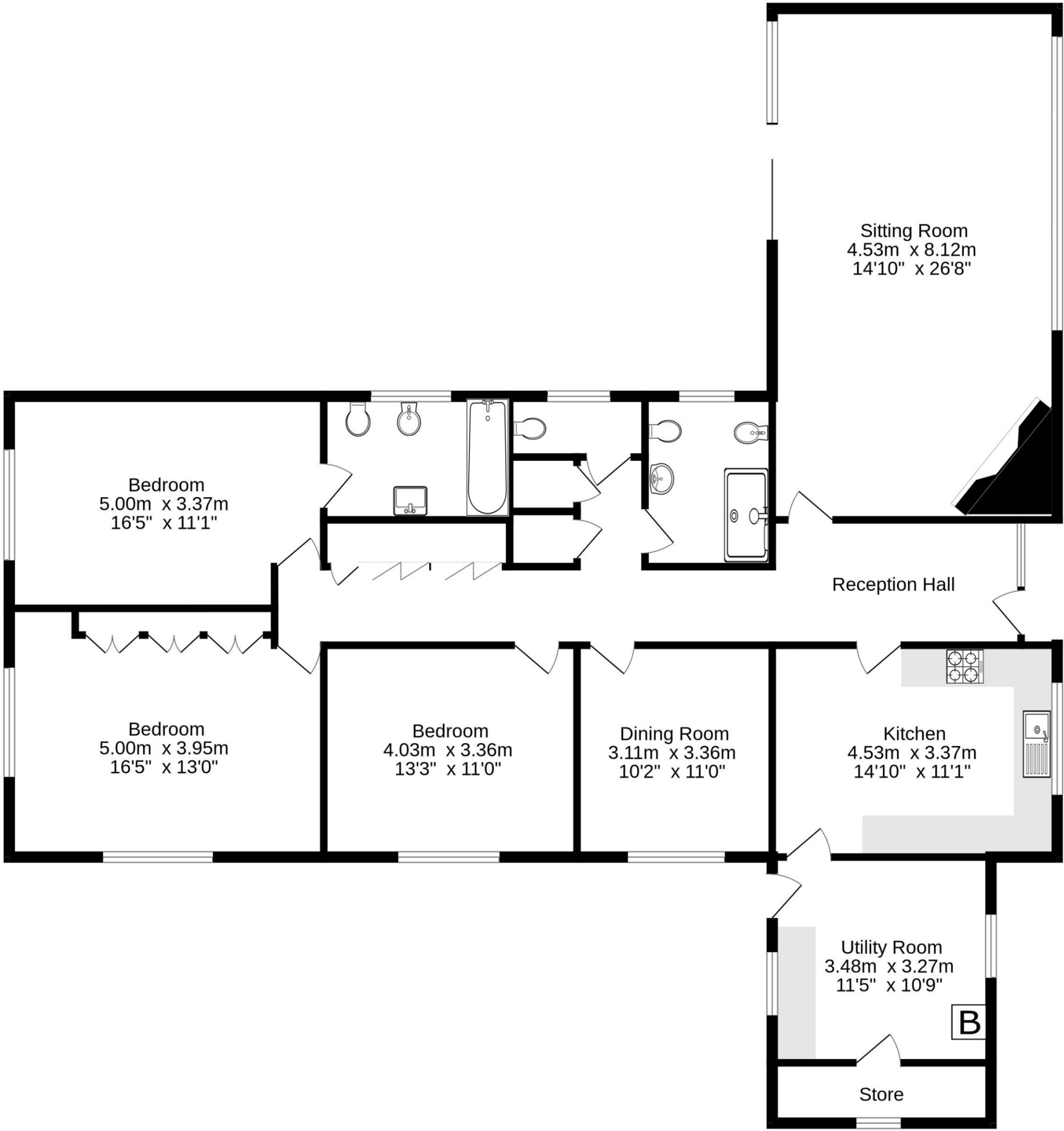








Ground Floor  
123.0 sq.m. (1324 sq.ft.) approx.



Externally - The Croft has a beautiful and extensive garden, predominantly lawned with a lovely stone wall to the boundary, mature rockeries, fruit trees and a small burn to the western boundary | There are two driveways to the property, one from Bridge End and the other from Croftlands | Detached double garage with two electric doors, power and lighting | Garden store to the corner of the garden.

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. Foxton Hall and Alnmouth Links Golf Courses are located nearby on the coast.

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

TOTAL FLOOR AREA : 123.0 sq.m. (1324 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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