



Lemmington Lodge

Lemmington, Near Alnwick



SANDERSON
YOUNG



Lemmington Lodge
Lemmington, Alnwick,
Northumberland, NE66 2BD

SUPERB, THREE BEDROOM TIMBER BUILT LUXURY LODGE, OCCUPYING A FABULOUS ELEVATED POSITION, WITH STUNNING OPEN ASPECT COUNTRYSIDE VIEWS - IDEAL SECOND HOME OR TO CONTINUE AS A COMMERCIAL HOLIDAY LET - NO UPWARD CHAIN

Lemmington Lodge occupies a beautiful, elevated and privileged position set back from the Lemmington Hill, along a private road which is only accessible to Lemmington Lodge and Keepers Cottage, which is owned by the estate surrounding Lemmington itself.

The property, built around 10 years ago, has been constructed in a traditional design, but with modern economic design and finishes, including the fabulous, aged wood panelling and tremendous insulation which gives the building a very economic running position and efficient power and savings. The elevated position is truly spectacular, with windows giving panoramic views from many of the rooms within the building to make the most of this advantageous position.

Price Guide:
Offers Over £495,000

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Accommodation - Superb entrance reception opening up to the lovely through kitchen breakfast room, lounge and dining room which is L-shaped and gives an aspect and view both to the front and the rear of the house; the rear of the property having the most magnificent elevated views overlooking the surrounding valley and stunning aspect over towards the Cheviot Hills. | The living room has its own log burning stove, and the dining room is large and open plan, with aspect and views to the west, where it enjoys such tremendous sunsets and an enviable vista. | The kitchen is very well equipped with a range of modern base, wall and drawer cabinets and built in appliances.

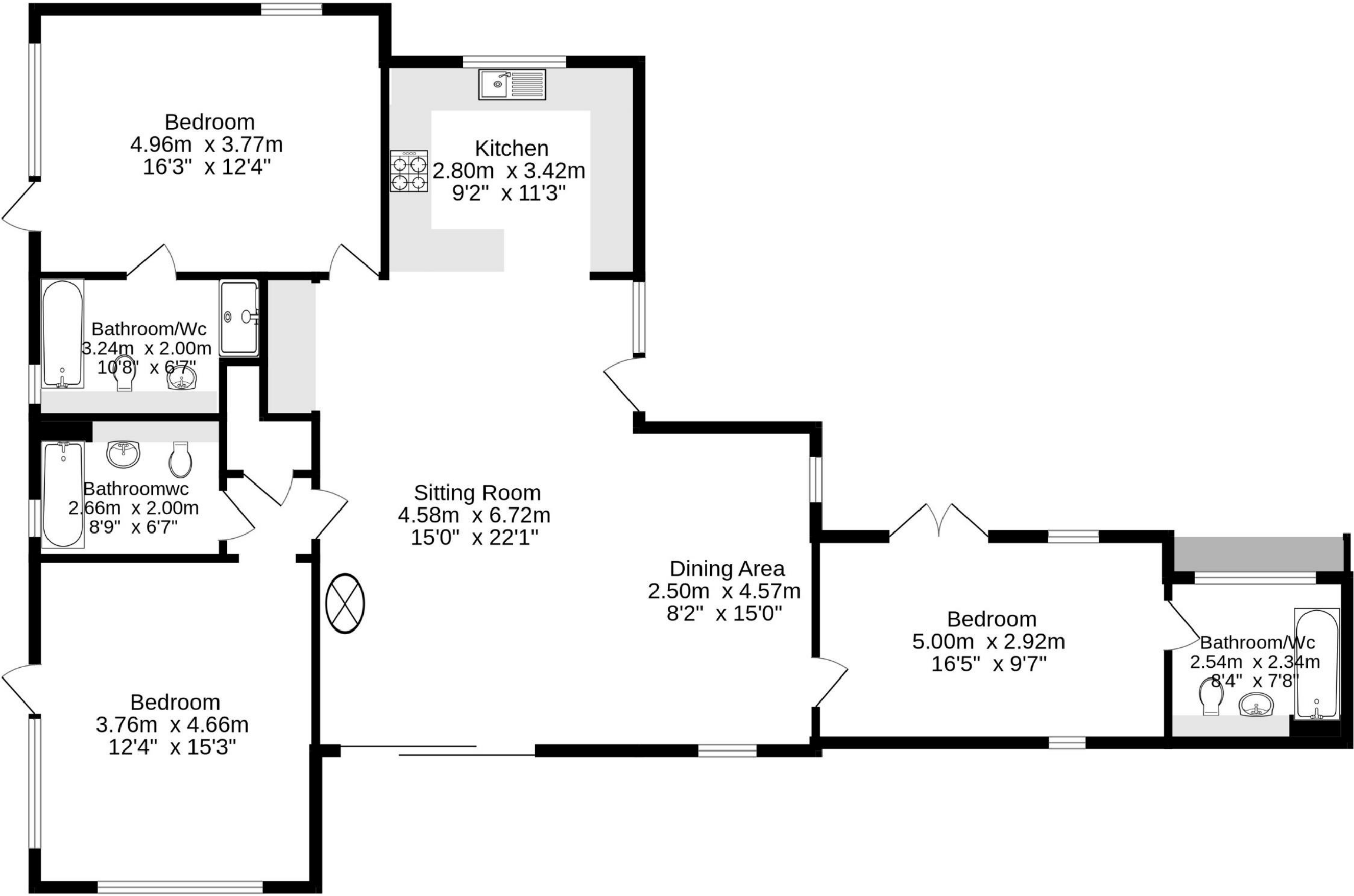
Linking from the dining room is a door connecting into the guest double bedroom, which has its own ensuite bathroom wc | To the opposite side of the sitting room, individual doors link on to a lobby connecting to the master bedroom, which enjoys an aspect and view to the west with stunning panoramic views and aspect. | Adjacent to this, is an ensuite bathroom wc, as well as a lock up general store and airing cupboard | The last access leading from the kitchen area, connects to the third double bedroom, also with an ensuite bathroom wc and lovely views over the gardens. The property has full double glazing and a propane gas tank providing gas central heating throughout.



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Ground Floor
126.3 sq.m. (1359 sq.ft.) approx.



TOTAL FLOOR AREA : 126.3 sq.m. (1359 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 - The westerly aspect, which enjoys such a stunning view, has its own patio terrace and sitting area, where quiet summer evenings and alfresco dining and patio creates a lovely positioning for such fantastic enjoyment of the views and surroundings | The other side of the house, principally to the east and north, the gardens are open plan with lawned areas, slightly sloping in parts, and then an adjacent woodland which is owned by Lemmington estate. To the approach of the property, there is a double parking bay and refuse area, which also gives onsite parking for two vehicles.

Agents Note - Lemmington Lodge does have a restrictive covenant in place restricting its use as a main residence. The property must continue to be utilised as a commercial holiday let, with a register kept of the holiday lets, and personal use by the owners of up to a period of less than 4 weeks every 13 weeks.

Contents available by separate negotiation.

Services: Mains Electric | Private Water & Septic Tank | Propane Gas Tank | Tenure: Freehold | Council Tax: Business Rates | EPC: D



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