



# The Lodge

Avenue Road, Ellingham



SANDERSON  
YOUNG





## The Lodge

Avenue Road, Ellingham, Chathill,  
Northumberland, NE67 5HF

**Grade II listed stone Lodge with generous four bedroom bungalow extension, large gardens, circa 0.3 acres, with open aspect views to the fields, and close proximity to the A1 - updating and modernisation required - NO UPWARD CHAIN**

The Lodge offers a unique proposition for any buyers looking for spacious single storey accommodation, with good outside space and open views to the surrounding fields & countryside.

The Grade II listed original lodge is located on the A1 trunk road, accessed via a lovely tree lined 'Avenue Road' from Ellingham village and within walking distance of the village, with popular local pub, village Hall, First School, and wedding venue 'Ellingham Hall', and the bus stop on the A1 for Alnwick to the south.

### Price Guide:

Guide Price £350,000

4 3 2 E





The property has been in the same family for over 35 years and has been substantially extended with a four bedroom bungalow constructed - the property benefits from timber windows, solid fuel central heating, with connections and pipe work within the house for gas should anybody wish to change the heating system in future. There is lapsed planning in place for a detached garage to the front of the property (enquiries would need to be made to Northumberland County Council).

**Original Lodge** - stone built Grade II listed lodge | Open plan reception room with three feature arch windows, large solid fuel stove to the centre of the room and access to a lean-to former coal shed.

**Bungalow** - Generous reception hallway with loft access, and large linen cupboard housing the water tank | Large sitting room with patio doors opening to the garden, a stone hearth and windows to the side | Modern kitchen fitted within the last 5 years, with a range of cabinets and stone flagged steps linking the kitchen to the original lodge | Versatile second reception room or 5th bedroom | Spacious master bedroom with window overlooking the garden | Ensuite shower/WC | Double bedroom two overlooking the garden | Bedroom three is a double bedroom with a window to the western boundary wall | Bedroom four with a window overlooking the garden | Family bathroom with a split level floor, corner bath, WC and wash hand basin in a vanity unit.

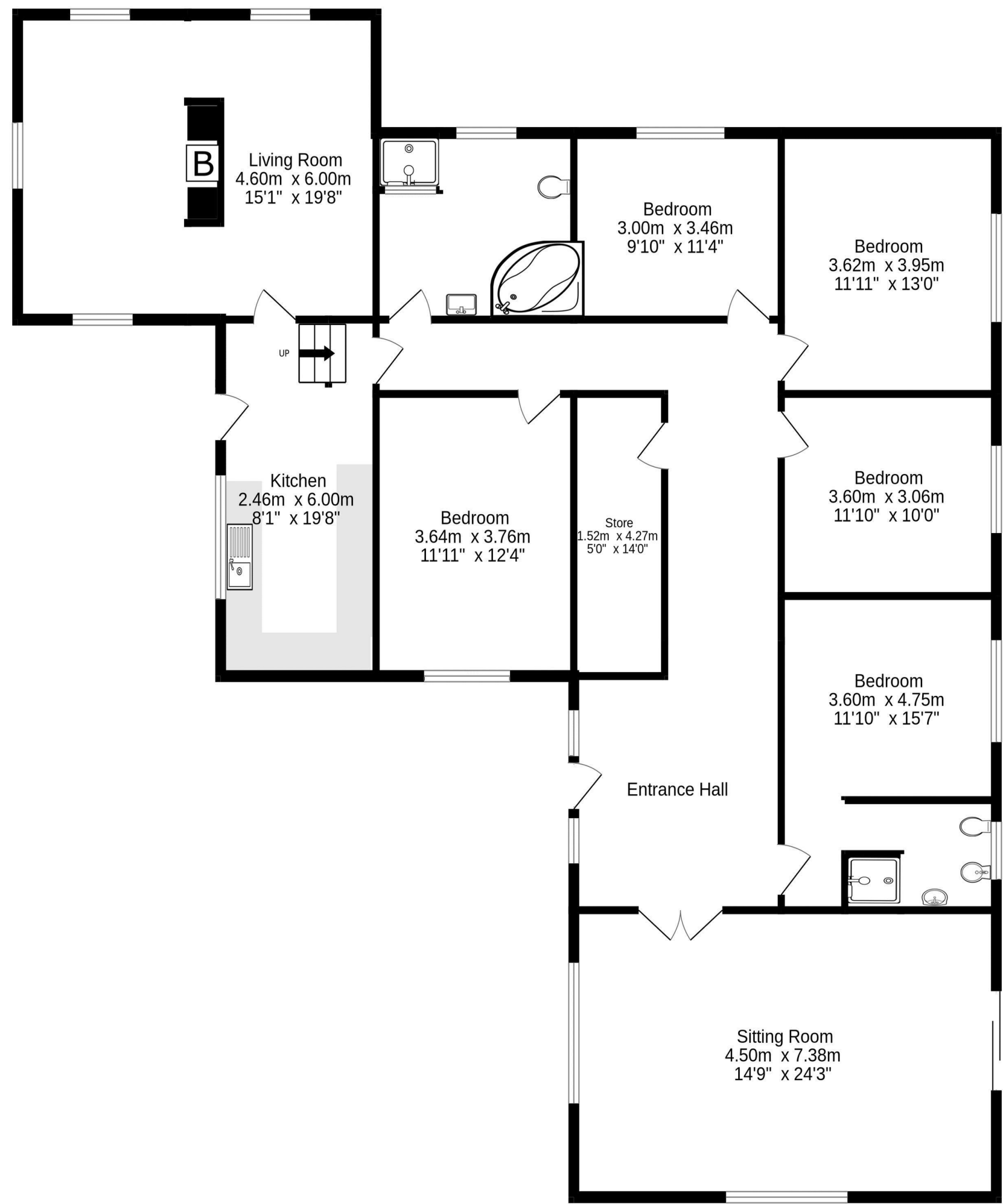


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Ground Floor  
182.2 sq.m. (1961 sq.ft.) approx.



TOTAL FLOOR AREA : 182.2 sq.m. (1961 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 - There is driveway parking for several cars, with lapsed planning permission for a detached double garage | The rear garden is lawned with mature trees, open aspect views over the fields with a burn to the northern boundary of the garden.

Services: Mains Electric | Private Water | Septic Tank | Solid Fuel Heating | Tenure: Freehold | Council Tax: Band E | EPC: E | Grade II Listed

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