



# Close Cottage

1 Garden Terrace, Lesbury



## Close Cottage, 1 Garden Terrace, Lesbury, Northumberland, NE66 3PR

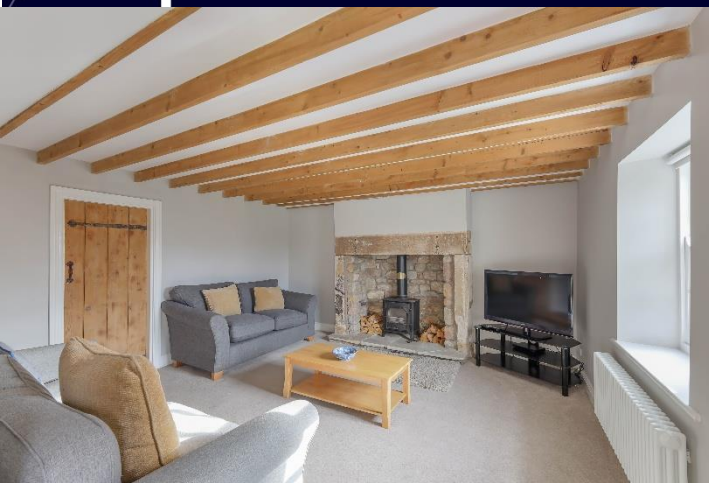
**Close Cottage is an extended, stylish and fully refurbished, four bedroom period stone cottage, occupying a lovely central location within Lesbury village, with a south facing front garden, private enclosed courtyard garden to the rear and on street parking - located next to the 'Coach Inn' village pub and overlooking the village Bowling Green at the rear, the cottage is an ideal main or second/holiday home. NO UPWARD CHAIN**

The attractive double fronted cottage has been substantially extended to the first floor, with a full length dormer extension allowing for four bedrooms, a master ensuite and a large family bathroom - the ground floor accommodation has been opened up in part, creating a fabulous open plan L-shaped space comprising; living room with wood burning stove, raised dining room and contemporary fitted kitchen, with a separate third reception room retained.

The sympathetic refurbishment has retained many traditional & original features including; stone inglenook fireplaces with wood burning stoves, beams to the ceiling, stripped pine internal doors, timber sash windows, cast iron radiators and the original range/bread oven within the dining room. The first floor bedrooms have full height vaulted and beamed ceilings with exposed stone walls.

**Ground floor** - Entrance hallway with a central staircase to the first floor and underfloor heating | Lovely sitting room with a stone inglenook fireplace with a cast iron wood burning stove, beams to the ceiling and a door connecting to the kitchen | Superb open plan living room area with a stone inglenook fireplace and cast iron wood burning stove, beams to the ceiling and opening to the dining room at the rear | Step up to the dining room with two windows to the rear, beams to the ceiling, stone fireplace with an original range/bread oven | Stone flagged floor to the kitchen - a well appointed kitchen fitted with a range of cabinets with solid wood worktops, an integrated oven & hob, plumbing for a washing machine, and space for a tumble dryer, washing machine, fridge/freezer and dishwasher.





**First floor** - First floor landing with access to the loft | Impressive master double bedroom with open vaulted and beamed ceiling, exposed stone walls, cast iron fireplace and window to the front | Ensuite shower with mains shower, WC, wash hand basin, and underfloor heating | Double bedroom two is equally impressive with an open vaulted and beamed ceiling, window to the front and an exposed stone wall | Double bedrooms three and four with windows to the rear giving views to the Bowling Green | Bathroom has a double ended bath, mains walk in shower with rainfall head, WC, wash hand basin and underfloor heating.

**Externally** - Close Cottage has an attractive south facing front garden and enclosed rear courtyard garden - there is a shared access to the rear of the other three cottages to access the courtyard | The rear courtyard is paved with a stone wall to the boundary and store/outhouse | On Street Parking.

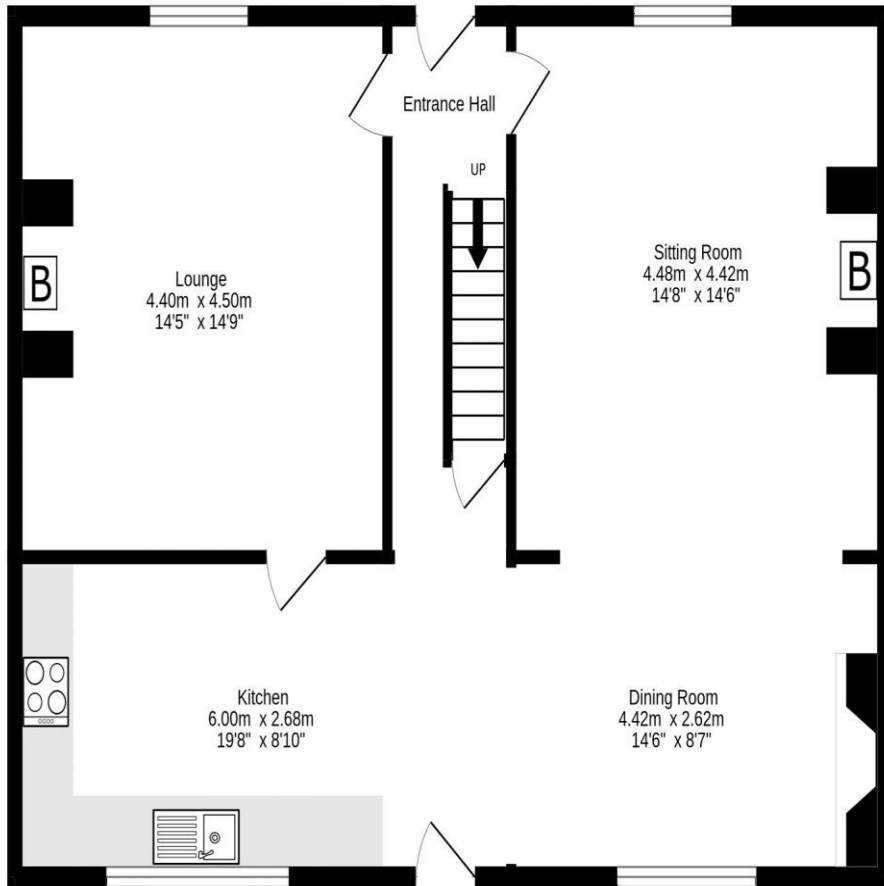
Lesbury village is located just inland from the popular village of Alnmouth, with its beautiful beaches and Estuary, and a wide range of cafes, pubs and restaurants. Lesbury itself has plenty of local amenities including the volunteer-run village shop, "The Coach Inn" pub, historic church, bowling green and active and diverse village hall. There is easy access to Alnmouth mainline railway station with direct regular services to Newcastle Central, London Kings Cross and Edinburgh Waverley stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Underfloor Heating to Both Ensuite & Bathroom and Hallway | Tenure: Freehold | Council Tax: Band D | EPC: D

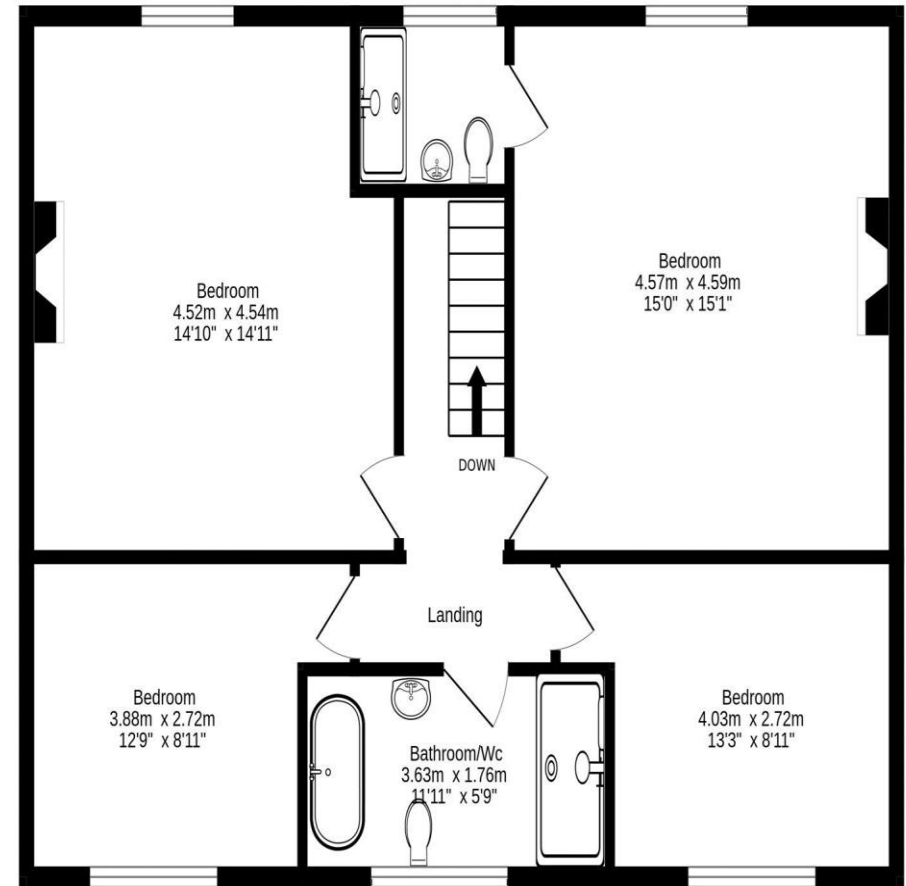
**Price Guide: Offers Over £599,950**



Ground Floor  
73.3 sq.m. (789 sq.ft.) approx.



1st Floor  
74.3 sq.m. (800 sq.ft.) approx.



TOTAL FLOOR AREA : 147.6 sq.m. (1589 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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