



Forge Cottage

Lemmington Hall, Lemmington, Alnwick



Forge Cottage, Lemmington Hall, Lemmington, Alnwick, Northumberland, NE66 2BH

A stylish and charming four bedroom, Grade II listed detached cottage, set in a quiet rural location adjacent to Lemmington Hall, with stunning panoramic views to the Cheviots and surrounding countryside - approx. 5 miles from Alnwick, the family home a total site size of circa 0.4 acres, with a beautiful landscaped walled garden, smaller cottage courtyard gardens, and long open lawned garden & driveway with a large Greenhouse and timber shed, with parking for a number of cars.

The fabulous family home, converted and refurbished in 2012, offers superb accommodation over two floors, with two bedrooms to the ground floor and two to the first floor - the cottage has retained many character and original features including; full height vaulted and beamed ceilings, original feature windows, wood latch doors and wood floors, an attractive stone fireplace with a wood burning stove and newly fitted electric AGA (2026).

Ground floor - Vestibule/Cloaks area | Hallway with doors to the sitting room and kitchen | Ground floor WC | Impressive sitting room with a full height ceiling with exposed beams and excellent natural light from the dual aspect windows, giving fantastic open aspect views - with a staircase leading to the first floor, and a beautiful stone fireplace with a wood burning stove | Lovely family kitchen/dining room and snug area, with French doors opening to the side garden - stylish kitchen fitted with a range of cabinets, part wood Tongue and Groove panelled walls and bench seating | New electric AGA (2026) with induction hob and fan assisted oven, (available by separate negotiation), Belfast style sink, Silestone worktops, and integrated dishwasher - small recessed study area | Walk in larder with Belfast style sink, wood worktops, plumbing for a washing machine and space for an American style fridge/freezer & tumble dryer | Cosy snug with a slate tiled floor, part wood panelled walls and French doors to the garden.

Bedroom hallway located off the sitting room | Double bedroom with fabulous views, and a built in wardrobe & drawers | Study/bedroom four with great views | Ground floor family bathroom - bath with shower over, wash hand basin and WC, ladder radiator and travertine tiling.





First floor - Stairs with Roger Oates stair runner leads to the first floor landing with a double door built in cupboard | Superb principal bedroom with excellent natural light from the three Velux windows, with full length low level built in wardrobes and drawers to one wall | Well appointed ensuite - walk in shower, wash hand basin, WC, feature window, ladder radiator and travertine tiling | Guest double bedroom two, with a window & Velux giving elevated views | Ensuite with shower, wash hand basin, WC, ladder radiator and travertine tiling.

Externally - Forge Cottage has a beautiful walled garden, positioned opposite the cottage, with attractive topiary and shrubs, and a large stone terrace to enjoy the afternoon sun | Smaller lawned and courtyard gardens surround the cottage, with climbing roses and ivy, mature planting for privacy, two gates to each side, and a gate off the road for driveway parking | Stone log store with a slate roof | Small stone outhouse/store with power & lighting | Fabulous gravelled 'Sitooterie' over the septic tank access (not on Title deeds with approval from the local landowner) with panoramic rural views | Long lawned strip of garden & driveway to the south east, (separate Title from the cottage), with the high Hall wall to the boundary, parking for 2-3 cars, a large timber Greenhouse and shed - access over the driveway for other dwellings | Parking for 3 cars on the gravel area adjacent to the cottage.

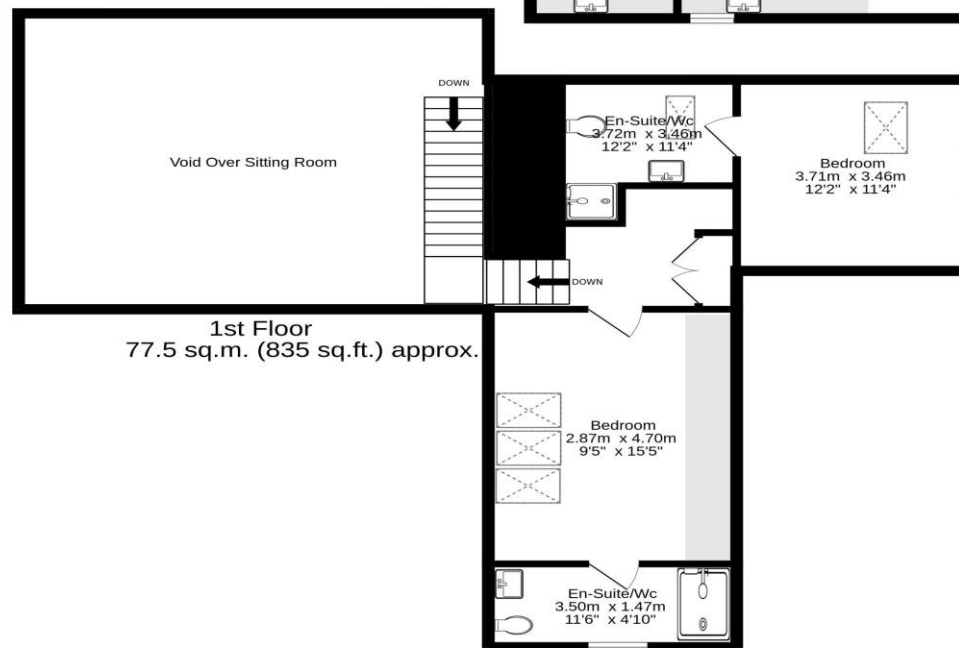
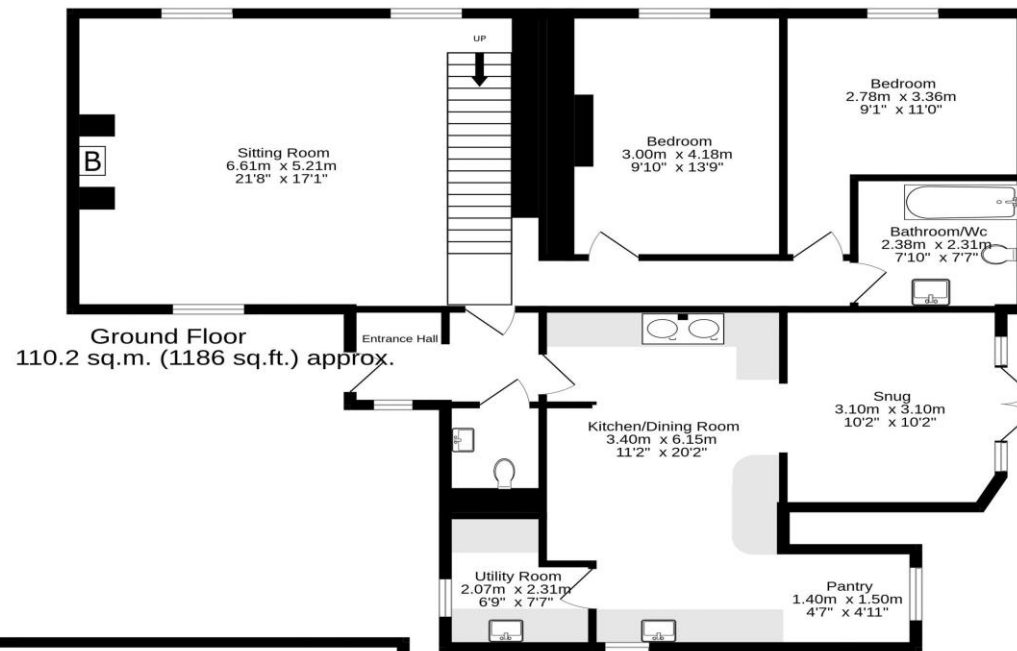
Alnwick offers a wide variety of shops, cafes/restaurants, The Playhouse Theatre/cinema, leisure facilities and excellent schooling for all ages - home to the historic Alnwick Castle, popular visitor attractions Alnwick Gardens and Lilidorei, while a short drive further is the stunning Northumberland coast with beautiful castles & miles of stunning beaches. There are excellent road links via the A697 north to Wooler and the Borders and south to Morpeth and in turn the A1 for Newcastle upon Tyne and the Airport. Approx distances - Alnwick 5 miles - Rothbury 8.8 miles - Alnmouth railway station 9.6 miles - Morpeth 20 miles - Newcastle International Airport & city centre 35 miles.

Services: Mains Electric & Water | Calor LPG Heating | Private Drainage - Septic Tank | Tenure: Freehold | Council Tax: Band D | EPC: TBC

Guide Price £695,000





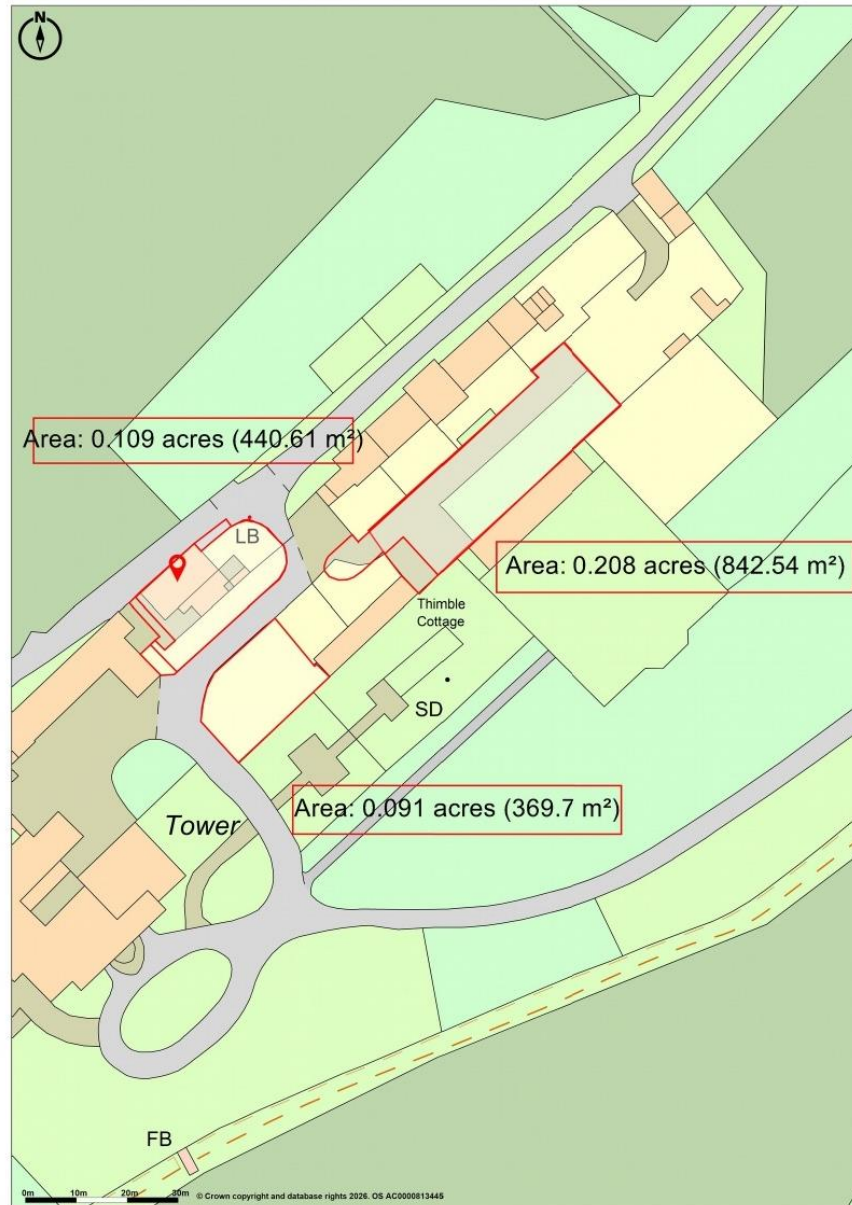


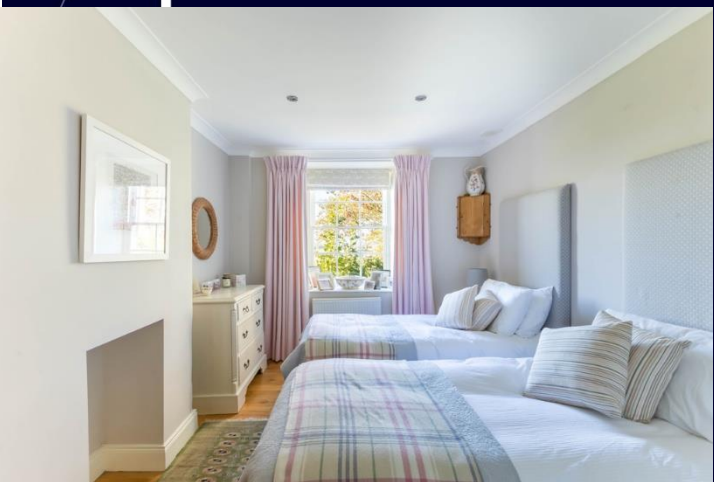
TOTAL FLOOR AREA : 187.7 sq.m. (2021 sq.ft.) approx.

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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