



Northumberland  
Properties

**Crescent Cottage, Lesbury**  
**£425,000**





## Crescent Cottage

Lesbury, Alnwick

Council Tax band: D

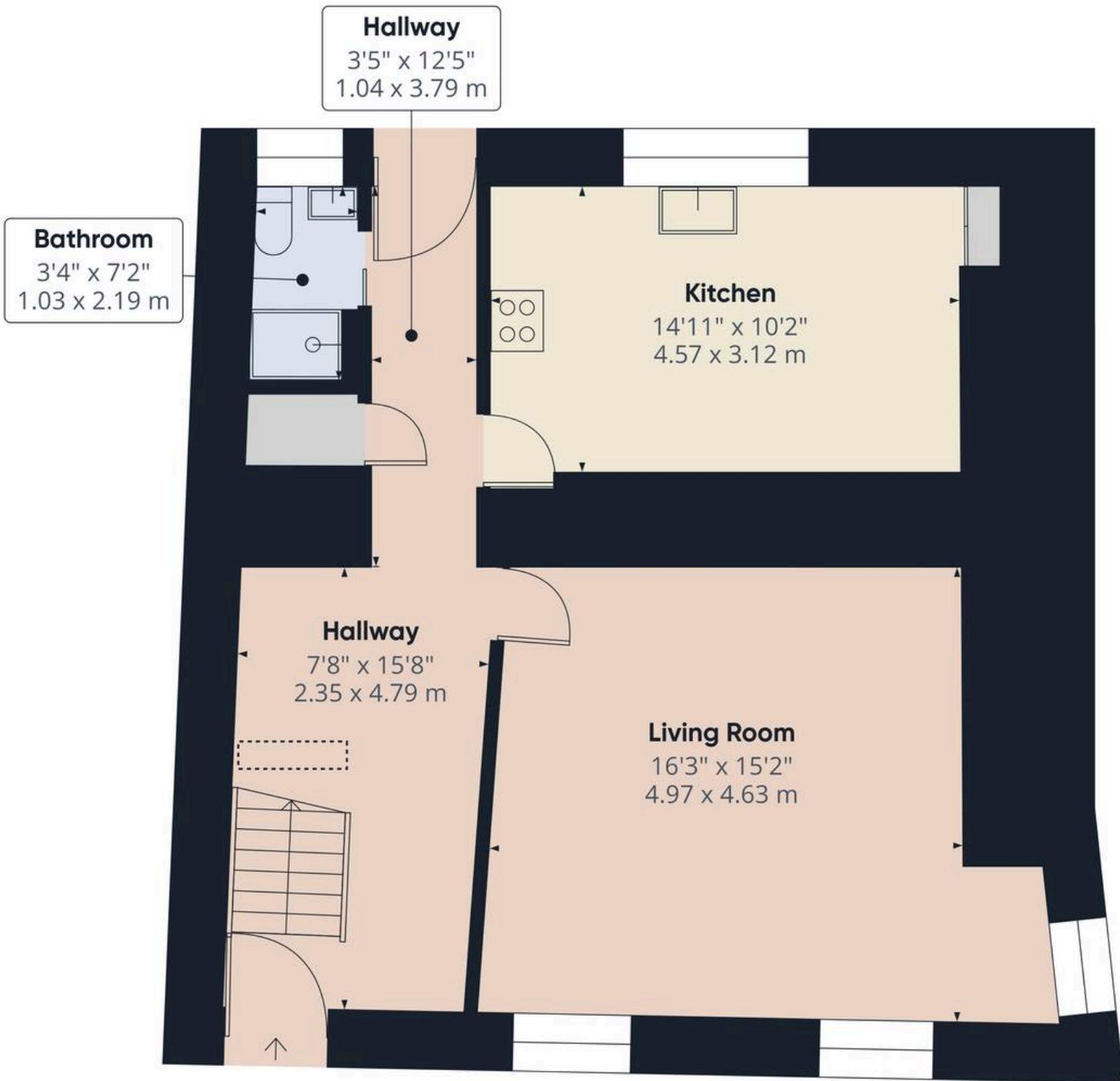
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached cottage-style home set within the highly sought-after village of Lesbury
- Prime location close to the Northumberland coast and within easy reach of Alnwick
- Four first-floor bedrooms served by a family bathroom
- Ground floor shower room providing added practicality and flexibility
- Lawned garden to the side of the property, alongside a private rear yard
- Off-road parking for at least two vehicles
- Highly regarded village setting with access to local amenities
- Strong lifestyle and investment appeal due to proximity to the coast, Alnmouth railway station, and the wider Northumberland coastline





First Floor



**Approximate total area<sup>(1)</sup>**  
631 ft<sup>2</sup>  
58.6 m<sup>2</sup>

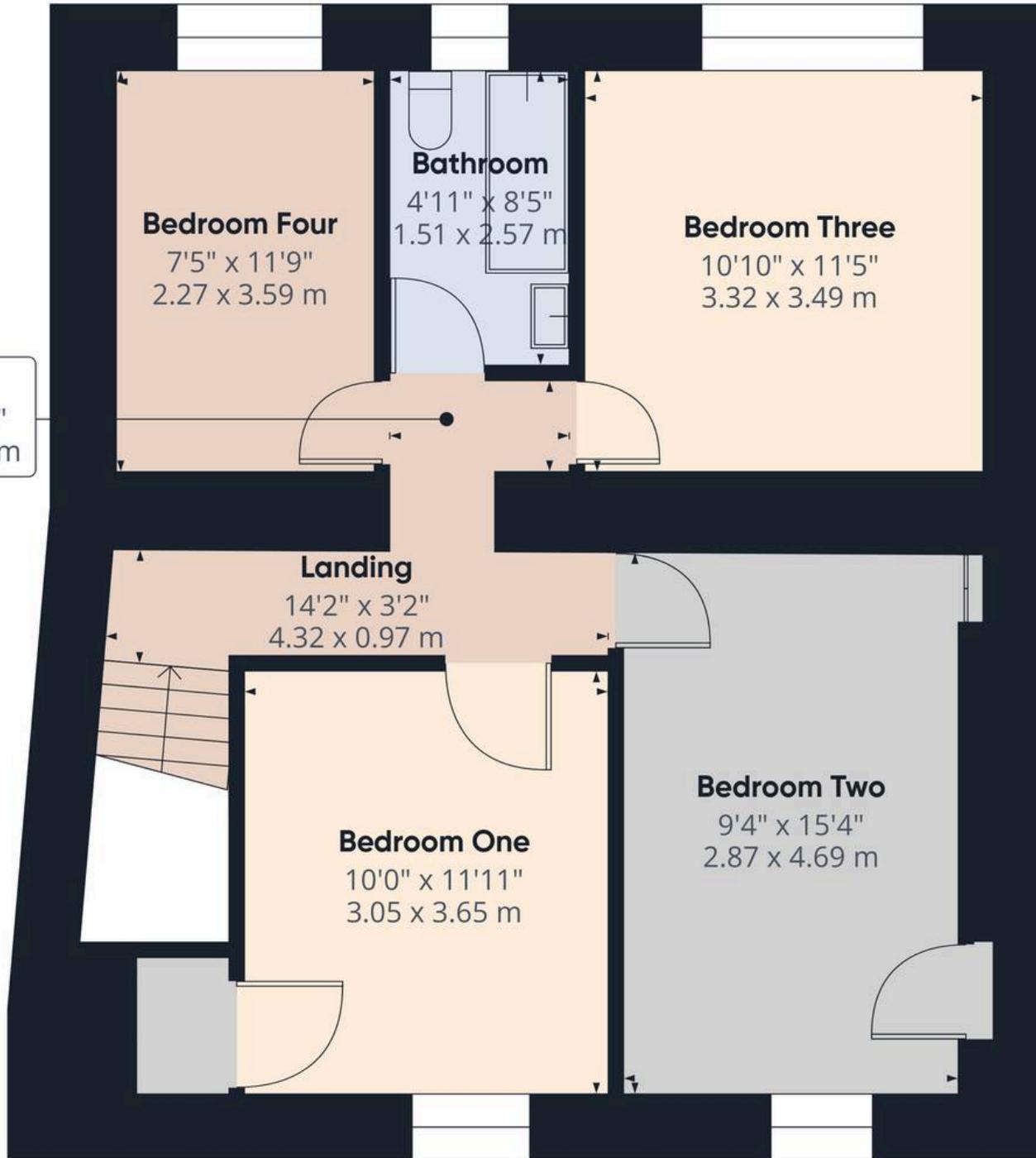
**Reduced headroom**  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Landing**  
4'11" x 2'9"  
1.52 x 0.86 m



**Approximate total area<sup>(1)</sup>**

600 ft<sup>2</sup>  
55.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Lesbury itself is renowned for its quintessential village atmosphere, attractive period homes, local amenities, and proximity to the coast at Alnmouth, with its sandy beaches and mainline rail connections. The surrounding countryside and coastline offer an exceptional lifestyle, making this an exciting opportunity to secure a property with both charm and long-term potential in a consistently strong market location.

**Utilitys:**

- Mains Gas (Central Heating)
- Mains Water
- Mains Electric
- Mains Waste



## Northumberland Properties

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