



Beaumaris

Alnwick Road, Lesbury



Beaumaris, Alnwick Road, Lesbury, Alnwick, Northumberland, NE66 3PJ

A traditional, double fronted and extended three bedroom/three reception room detached bungalow, occupying a generous approx. 0.32 acre mature garden in Lesbury village, with a long gravel driveway and detached single garage - a short walk from Lesbury's Village shop/cafe, local pub, Church and lovely riverside walks - NO UPWARD CHAIN

'Beaumaris', lived in by the current family for over 25 years, had been extended prior to their moving in with the addition of the side conservatory and a large rear extension, creating two bedrooms and a shower room. The property offers further development potential to extend the footprint of the existing bungalow and potentially into the roof space (subject to normal planning and building regulations consents). The bungalow is located to the head of a small lane off the main road, with great privacy from the boundary fencing erected along the lane.

Living - Spacious reception hallway with a built in cloaks cupboard | Lovely sitting room with a square bay window overlooking the front garden, and open to the conservatory at the side | Conservatory with uPVC windows and a polycarbonate roof | Versatile reception room, currently used as a formal dining room with glazed French doors opening to the bedroom hallway | Generous living room with an inset gas stove, window to the side and access to the kitchen | Fitted kitchen with windows overlooking the rear garden - fitted with a range of cabinets, a Belfast sink, gas hob with extractor over, and integrated double oven, dishwasher, fridge/freezer, and washing machine | Small utility room | Side porch with built in storage and a door to the driveway.





Bedrooms - Large double bedroom one with a square bay window overlooking the front garden and space for freestanding bedroom furniture | Family bathroom with a bath with shower over, wash hand basin and WC | Bedroom hallway leading from the dining room | Double bedroom two with a window overlooking the rear garden and a range of fitted wardrobes | Single bedroom three | Shower room/WC.

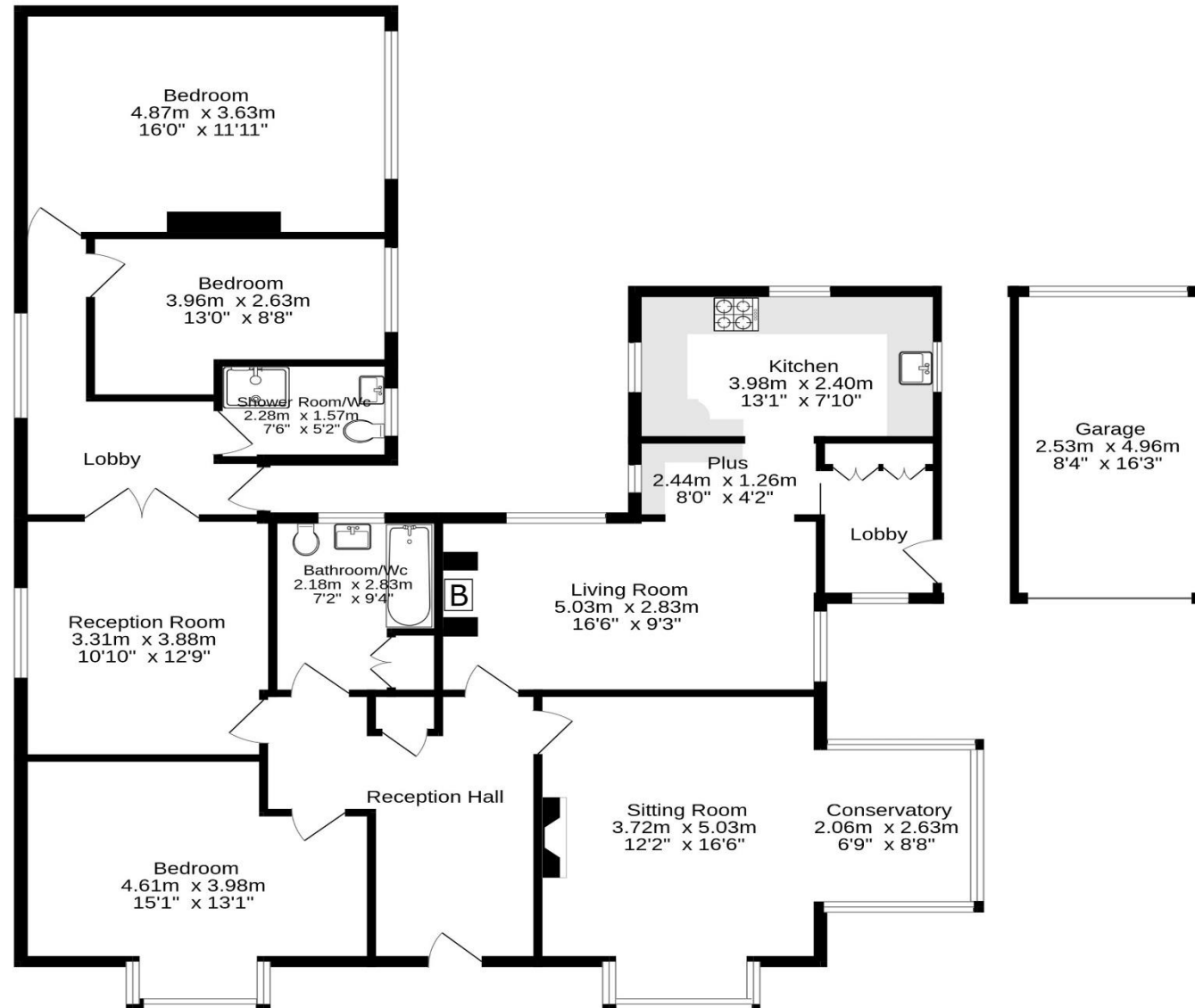
Externally - Gated gravel driveway leading to a single detached garage | Mature lawned gardens, with established shrubs and trees and good privacy. Lesbury village is located just inland from the stunning coastal village of Alnmouth, with its beautiful beaches and Estuary, and wide range of cafes, pubs and restaurants.

Lesbury village has a thriving village shop, "The Coach Inn" pub, historic church, Bowling green/club and active 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 | Tenure: Freehold | Council Tax: Band E | EPC: D

Guide Price £425,000

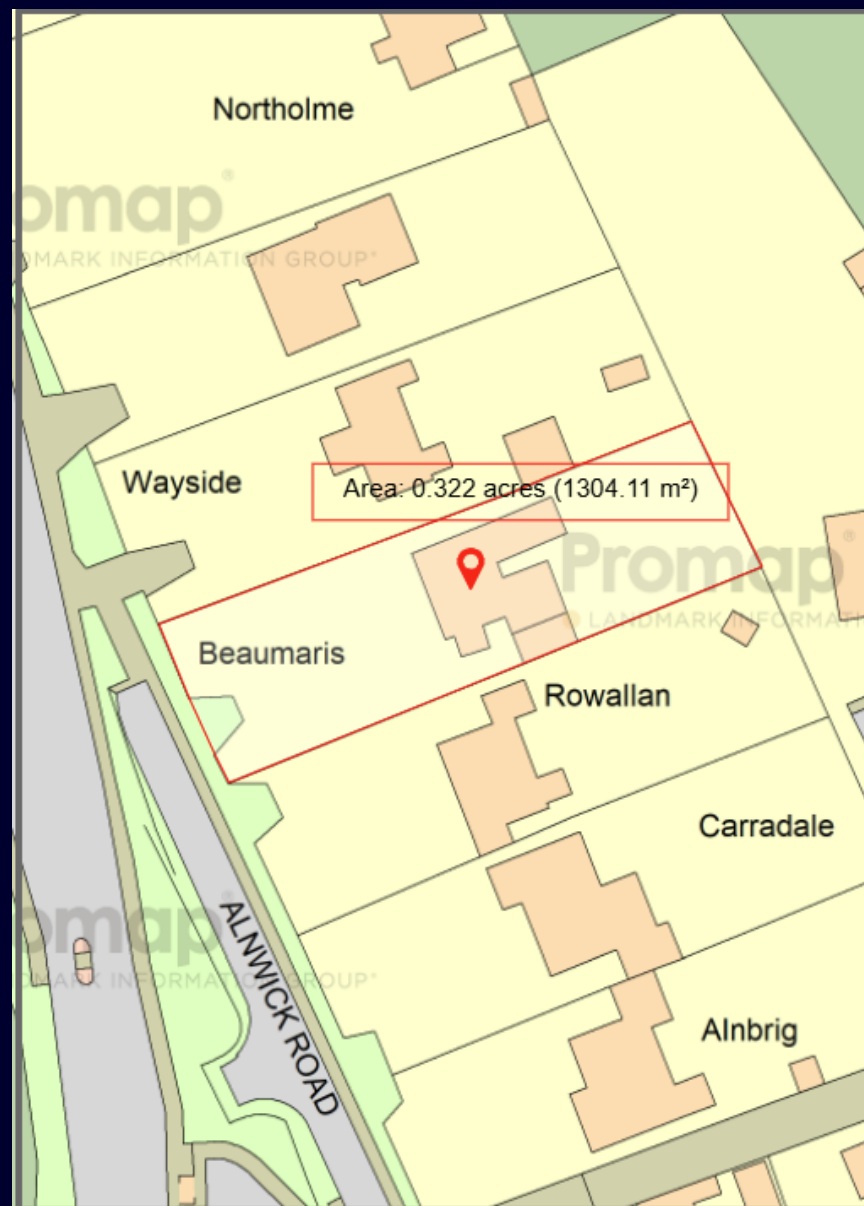
Ground Floor
154.8 sq.m. (1666 sq.ft.) approx.



TOTAL FLOOR AREA : 154.8 sq.m. (1666 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.

Made with Metropix ©2025







SANDERSON YOUNG

Alnwick Office
35 Bondgate Without | Alnwick
Northumberland | NE66 4PR
alnwick@sandersonyoung.co.uk
01665 600 170