

# Button Cottage, Lemmington Hall, Alnwick, Northumberland

£180,000



## Full Description

We are proud to welcome onto the market this beautiful Grade II listed cottage, currently being used as holiday let and set within the grounds of Lemmington Hall, an 18th-century country mansion situated near Edlingham in Northumberland. The cottage is perfectly placed to enjoy the country life, exploring Northumberland National Park as well as the charming coastline and also having the benefit of being only 4 miles from the pretty market town of Alnwick. The property oozes charm and character yet has all the contemporary facilities expected, and is beautifully presented. Their tranquil setting and stunning gardens provide a haven to relax and admire the idyllic, rural location and there is the added attraction of white peacocks to appreciate as they wander freely around the estate. The one-bedroom cottage Button benefits from its own private parking area. The cottage is heated via a LPG gas tank serving three properties, benefits from mains electric and water, and shares a septic tank with the other Lemmington Hall Estate homes.

Entry to Button Cottage is via an enormous solid wood front door which leads into an open plan lounge and well-equipped kitchen area. Two windows, original to the property, overlook the beautiful front garden and are an attractive feature of both this property and its sister cottage, as they

have a pretty diamond shape in the glass and deep windowsills. There is a small wood burner sitting on a stone hearth, space for a two-seater sofa and space for a small dining table and chairs. The kitchen area is fitted with a range of wall and base units, an electric under bench oven, a four burner LPG gas hob with a chimney-style extractor fan above, an integrated microwave, a fully integrated slimline dishwasher, a fully integrated under bench fridge freezer, and a Belfast sink. Stylish white brick-effect splashback tiling, along with polished chrome switches and sockets, finish this space off nicely. A partially exposed original stone wall, exposed roof trusses and beams, a semi-vaulted ceiling and oak doors with oak architraves all add to the overall character of this room, along with reclaimed wood-effect flooring.

A further oak door with a charming cottage-style handle leads into a double bedroom, also with a semi-vaulted ceiling and another of the original iron windows overlooking the front of the property, where there is a lovely paved area from which to sit and admire the views. Wall lights, together with chrome switches and sockets, add to the contemporary feel of the room.

The ensuite is a good size and is fitted with Victorian-style sanitary ware, namely a WC with high-level cistern, a Savoy ceramic sink standing on a metal surround, and a claw-foot freestanding bath with waterfall shower on shower taps above. There are lights either side of a mirror and brick-style tiling to the walls, as well as an exposed stone wall adding character to the room. A cupboard houses a washing machine and keeps it neatly out of sight, and the Baxi combi boiler is also situated in this room.

Tenure: Freehold  
Council Tax Band: Not listed  
EPC: Grade 2 listed

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Holiday let investment
- Private home
- Second home
- Stunning period cottage
- Grade 2 listed building
- Lots of period features
- Lovely gardens
- Parking
- Stone built
- Rural location

## Contact Us

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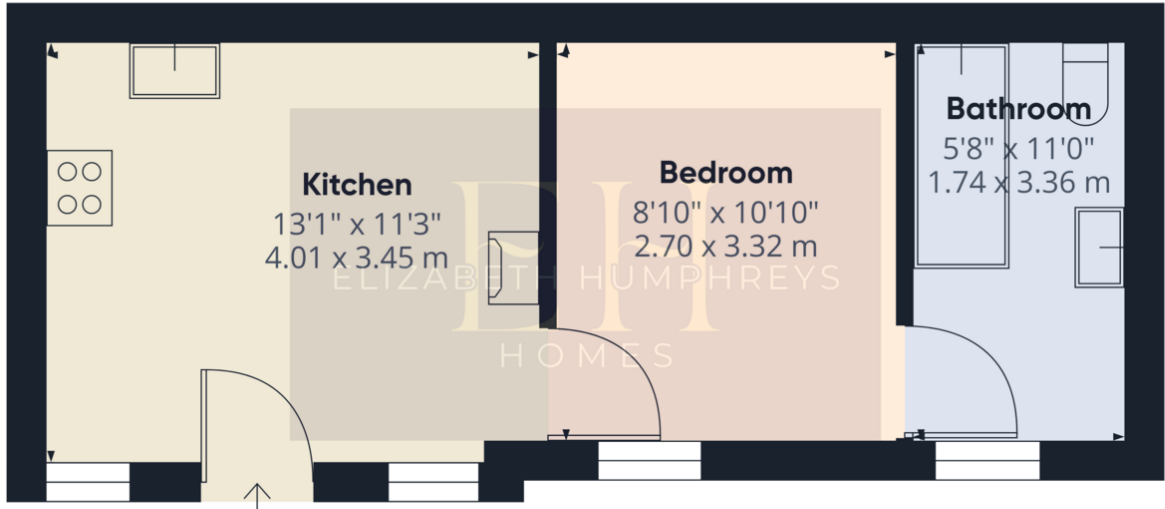
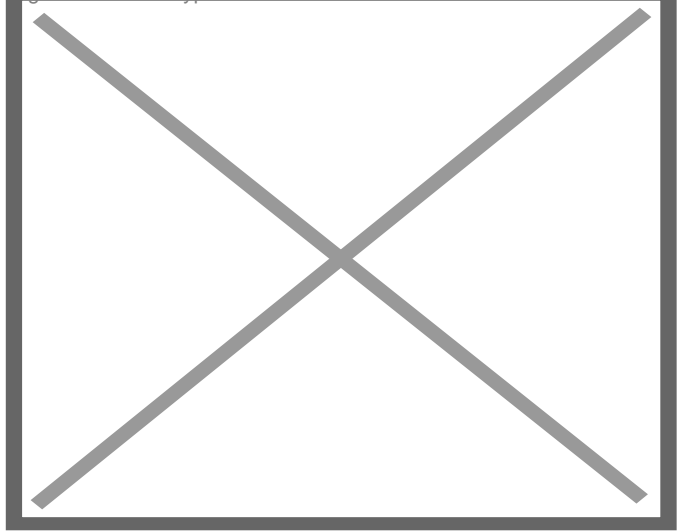












**Approximate total area<sup>(1)</sup>**  
314.37 ft<sup>2</sup>  
29.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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