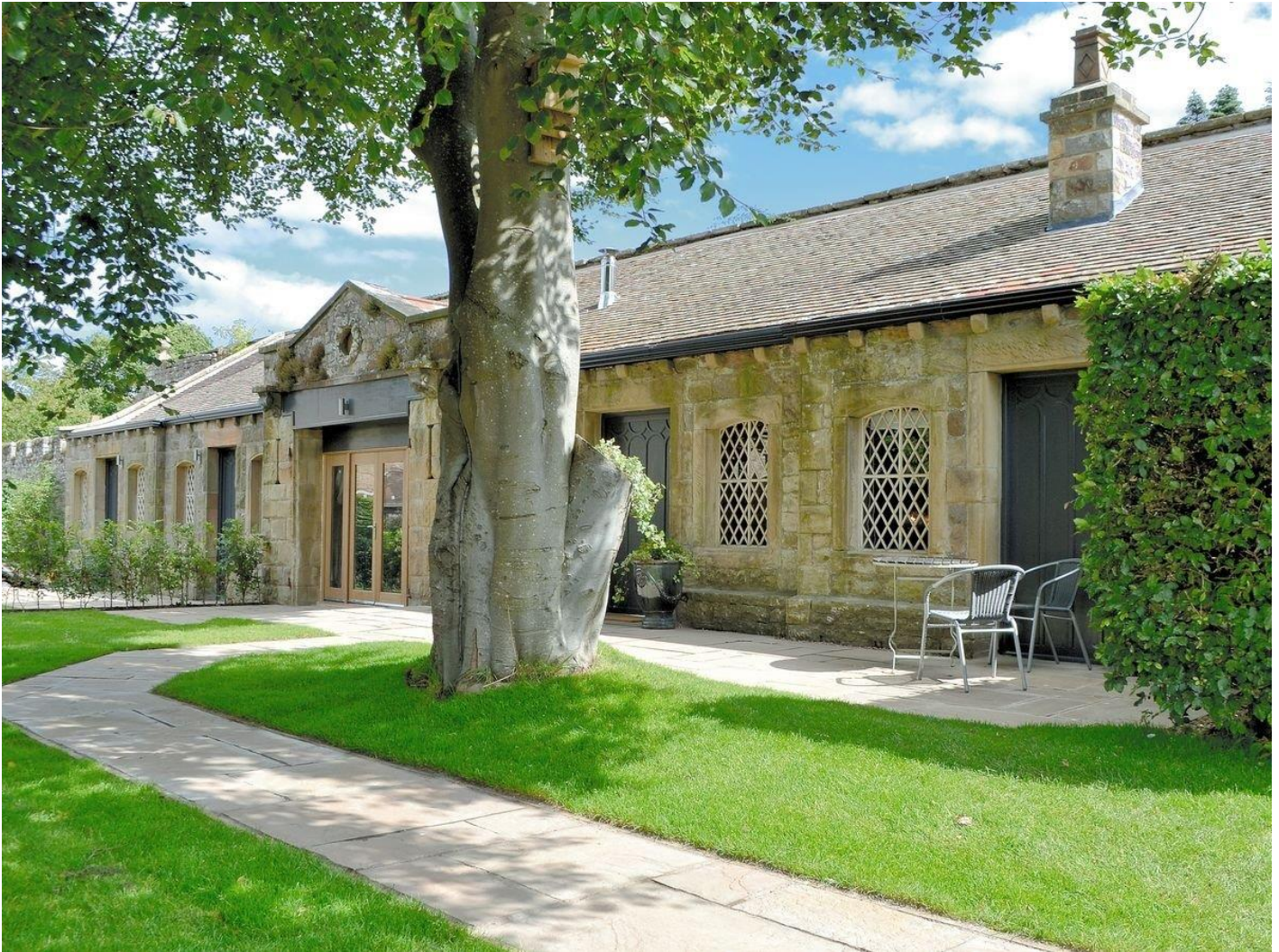


Lemington Hall, Alnwick, NE66 2BH

£400,000



Full Description

We are proud to welcome onto the market two beautiful, Grade II listed cottages, currently being used as holiday lets, set within the grounds of Lemington Hall, an 18th-century country mansion situated near Edlingham in Northumberland. 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 properties ooze charm and character yet have all the contemporary facilities expected and are 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 two one-bedroom cottages, Button and Thimble, each benefit from their own private parking areas. The cottages have their own LPG gas tank serving three properties, mains electric, mains water and they share a septic tank with the other Lemington Hall Estate homes.

Button Cottage

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 Thimble also available for sale, as they have a pretty diamond shape in the glass and deep window sills. 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 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.

Thimble Cottage

The sister cottage, Thimble Cottage, is accessed by a similar style front door. Again it has the benefit of its own garden and parking, a lovely patio area to the front and a lawned area with mature planting.

This property also boasts a well equipped kitchen/diner with plenty of wall and base units, glass display units, an under bench fridge, an under bench electric oven, a four burner gas hob with a chimney-style extractor fan above, a fully integrated microwave, a fully integrated slimline dishwasher, a fully integrated washing machine, a Belfast sink and white brick-effect splashback tiling. There is room for a small dining table and chairs.

The windows are identical to those of Button Cottage in their styling, and the flooring is again charming. The lounge area also has a partially exposed stone wall, a wood burner and a semi vaulted ceiling. Beautiful oak patio doors open onto a patio at the front of the property. Loft access is available from this room.

A further oak door with cottage-style handle leads to the double bedroom. Again, this room has delightful flooring, as well as an open fire, semi vaulted ceiling and two original windows.

The large Victorian-style bathroom also has a semi-vaulted ceiling, two original windows, a fully tiled floor, a claw-foot freestanding bath with shower taps and brick-style tiling around, a toilet with high-level cistern and a Savoy ceramic sink standing on a metal surround. There are lights either side and useful built-in glass shelves, creating a truly fabulous room.

Thimble has a lovely walled garden, planted in a cottage-style and with a good-sized lawn, next to it, where the stunning white peacocks like to take in the morning sun.

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 cottages
- Grade 2 listed buildings
- Lots of period features
- Lovely gardens
- Parking
- Stone built
- Rural location

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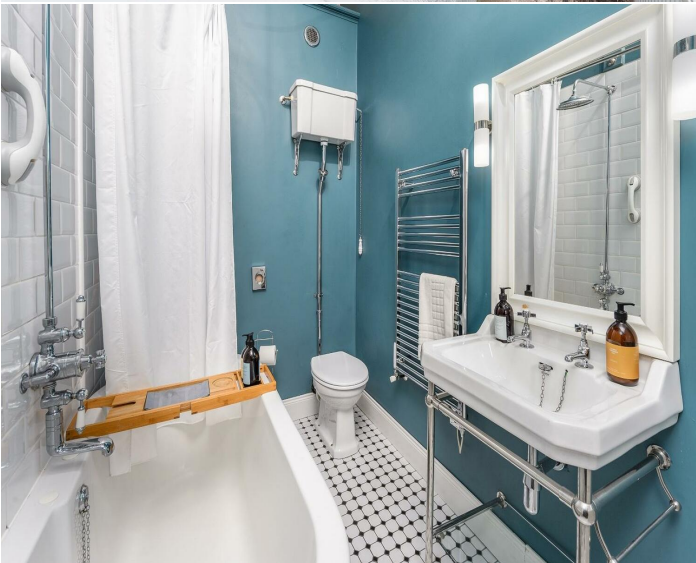






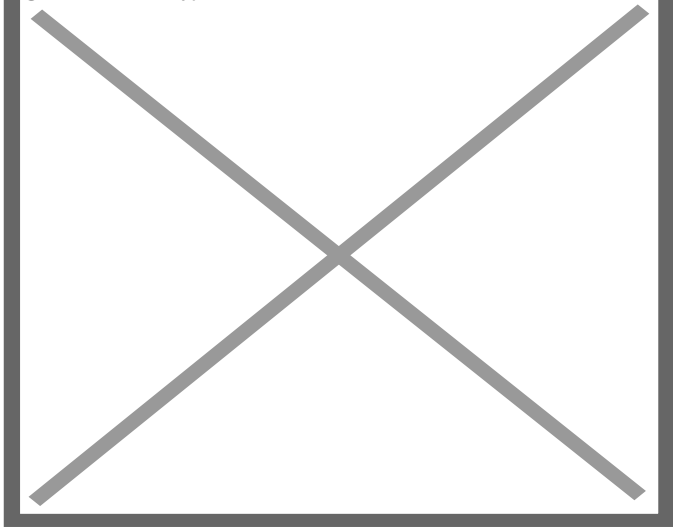


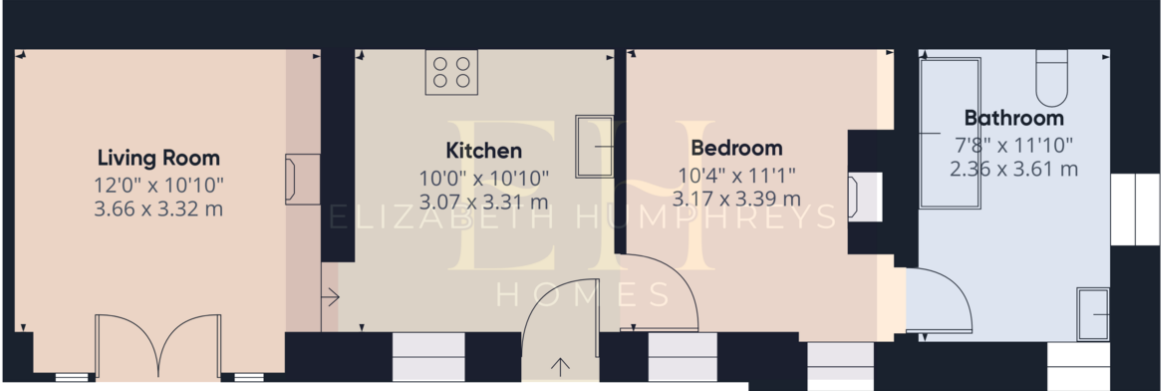






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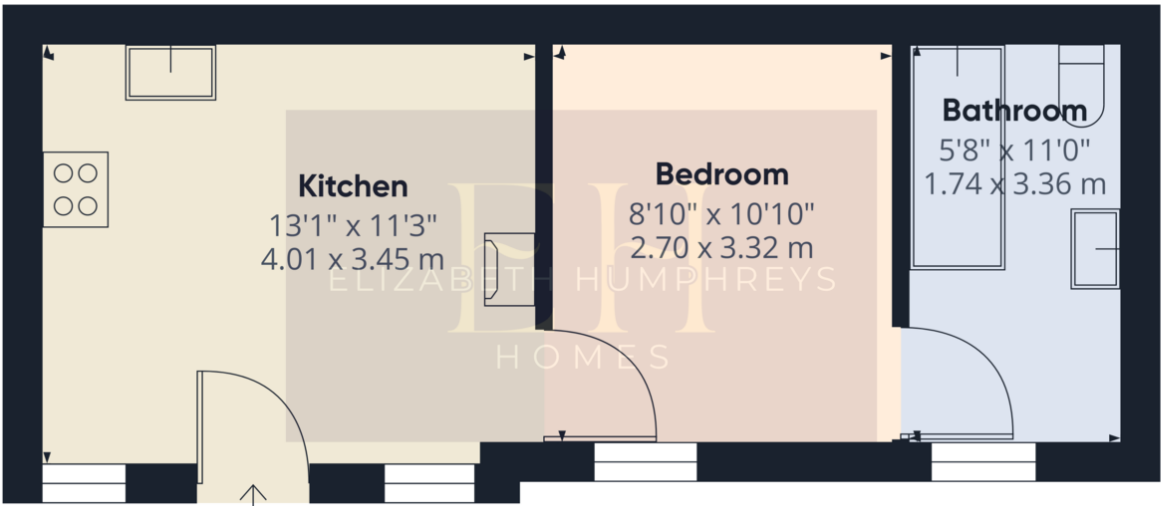


Approximate total area⁽¹⁾
464.57 ft²
43.16 m²

(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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Approximate total area⁽¹⁾
314.37 ft²
29.21 m²

(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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