



Longhoughton Road Lesbury

- Detached bungalow
- Substantial gardens
- Conservatory
- Detached garage
- Three/Four bedrooms
- Lounge/diner

Guide Price: **£525,000**



Wootton Cottage

Longhoughton Road, Lesbury

Northumberland NE66 3AT

Occupying a substantial and secluded plot with a delightful west facing rear garden, this detached residence is located in the coveted village of Lesbury on the Northumberland coast. It is a great location for proximity to the nearby East Coast Main Line rail service at Hipsburn, local Primary School, and just over one mile walk to the popular coastal village of Alnmouth with stunning golden sand beaches. Local residents benefit from a community shop, village hall, and the recently reopened Coach Inn Public House.

The internal layout of the property offers versatile living with flexibility to use some reception rooms as bedrooms or home office space. Other than one upstairs room, the main accommodation is all on the ground floor. It does also provide tremendous scope for future enhancement and development, and is a superb opportunity to acquire a fantastic plot within the village. On entering the grounds from Longhoughton Road, the drive passes by a mature wooded area within the boundaries of the front garden and continues to a parking area and lawn in front of the property and a drive to the side in front of the garage. The beautiful mature rear garden can be accessed from both sides of the property from the front. The accommodation comprises:

ENTRANCE PORCH

Double glazed entrance door | Double glazed window | Tiled floor | Double glazed internal door to hall

HALL

Radiator | Sliding door cloaks cupboard | Internal window to lounge | Doors to bedrooms one and two, bathroom, kitchen and lounge

BEDROOM ONE 13' 3" x 10' 11" (4.04m x 3.32m)

Double glazed bow window to front | Radiator | Sliding door wardrobes

BEDROOM TWO 10' 11" x 10' 11" (3.32m x 3.32m)

Double glazed bow window to front | Radiator

BATHROOM

Double glazed frosted window | Part tiled walls | Tiled floor | Pedestal wash-hand basin | Close coupled W.C. | Bidet | 'P' Shaped bath with electric shower over | Glass shower screen | Chrome ladder style heated towel rail | UPVC panelled ceiling with downlights | Sliding door storage cupboard | Extractor

LOUNGE/DINING ROOM 25' 11" x 11' 11" max/8' 11" min (7.89m x 3.63m max/2.72m min)

Double glazed window to rear (incorporating a window seat) | Double glazed French doors to conservatory | Radiators | Fireplace incorporating an electric fire | Internal window to hall

CONSERVATORY 17' 0" x 10' 9" (5.18m x 3.27m)

Double glazed windows and door to garden

KITCHEN 17' 0" x 10' 9" (5.18m x 3.27m)

Double glazed bow window to front | Part tiled walls | Fitted wall and base units incorporating; single drainer sink, space for fridge/freezer, dual fuel range cooker and extractor hood

UTILITY 11' 11" x 7' 10" (3.63m x 2.39m)

Double glazed window | Radiator | Double glazed external door to side of property | door to staircase leading up to home office/bedroom four | Door to wet room | Fitted units and worksurfaces incorporating; single stainless steel sink, space for washing machine, space for tumble dryer, space for dishwasher



WET ROOM

Double glazed frosted window | Pedestal wash-hand basin | Close coupled W.C. | Mains shower | Glass screen | Chrome ladder style heated towel rail | Part wet wall panels to walls

BEDROOM THREE/FAMILY ROOM 11' 10" x 11' 0" (3.60m x 3.35m)

Double glazed window to side | Double glazed French doors to rear garden | Radiator | Understairs storage cupboard

FIRST FLOOR HOME OFFICE/BEDROOM FOUR 16' 1" max x 11' 7" max with restricted head height (4.90m x 3.53m)

Double glazed Velux windows to front and rear | Access door to loft space | Eaves storage

GARAGE 18' 5" x 11' 4" (5.61m x 3.45m)

Electric roller door | Double glazed door to side | Double glazed window to side | Fitted wall and base units with worksurfaces | Shelving | Light and power

FRONT GARDEN

Drive leading up to the property and garage | Gravelled parking area | Mature wooded area | Fenced area to the side with access door to the utility | Cold water tap

REAR GARDEN

Mainly laid to lawn | Mature trees, shrubs and bushes | Cold water tap | Fenced boundaries | Gate access to the drive at the side of the property

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Risk of Flooding: ZONE 3

TENURE

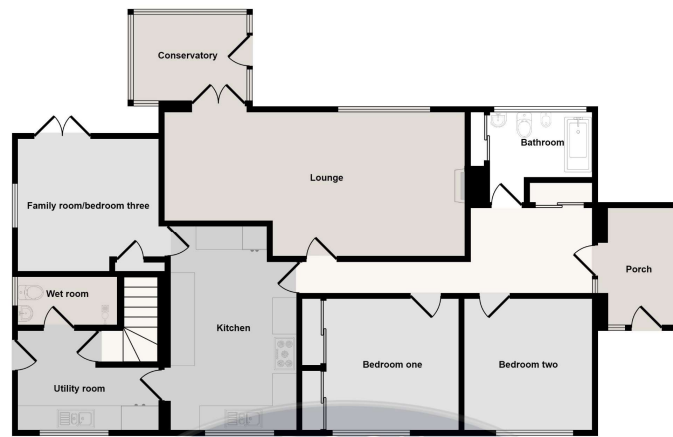
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND D | EPC RATING D

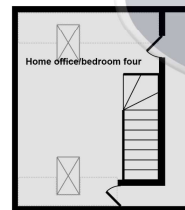
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

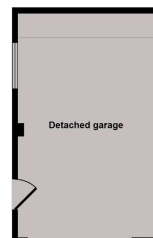




Ground Floor



First Floor



Garage

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 200.



Wootton Cottage

Version 1

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