



## Crescent Cottage

Lesbury, Alnwick

Council Tax band: D

Tenure: Leasehold

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



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Set within the heart of the highly sought-after village of Lesbury, Crescent Cottage presents a rare opportunity to acquire a characterful semi-detached home with exceptional potential. This charming cottage style property enjoys a prime village position, just moments from the coast and within easy reach of Alnwick, making it an appealing prospect for both permanent residence and lifestyle-led buyers.

The accommodation is arranged over two floors and offers four bedrooms to the first floor, served by a family bathroom. To the ground floor, the layout includes a separate living room and a dedicated kitchen, alongside the added practicality of a ground floor shower room. From the entrance hall there is access through the property to the rear yard, with the lawned garden situated to the side of the property.

Externally, the property benefits from off-road parking for at least two vehicles, an important advantage in such a desirable and well-established village setting.

While the cottage could benefit from a some refurbishment and modernisation, this has been reflected in its appeal, offering buyers the opportunity to enhance and personalise a home of genuine character. The combination of its charming proportions, garden space, parking, and enviable location ensures Crescent Cottage stands as a compelling proposition in one of Northumberland's most desirable coastal villages.





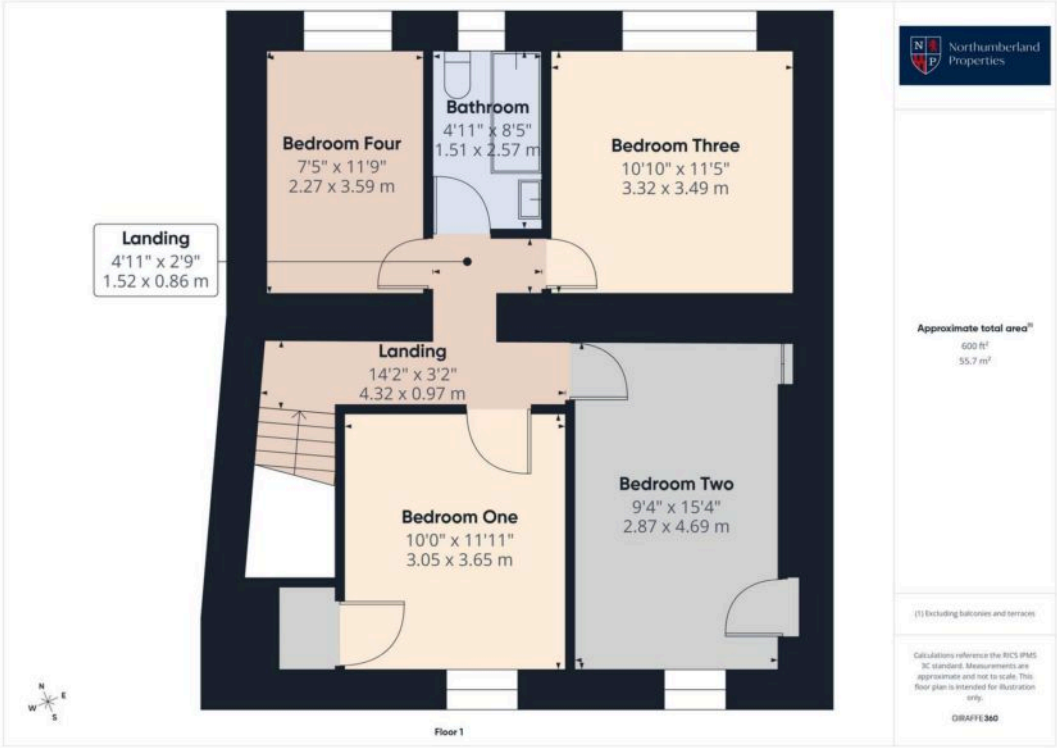
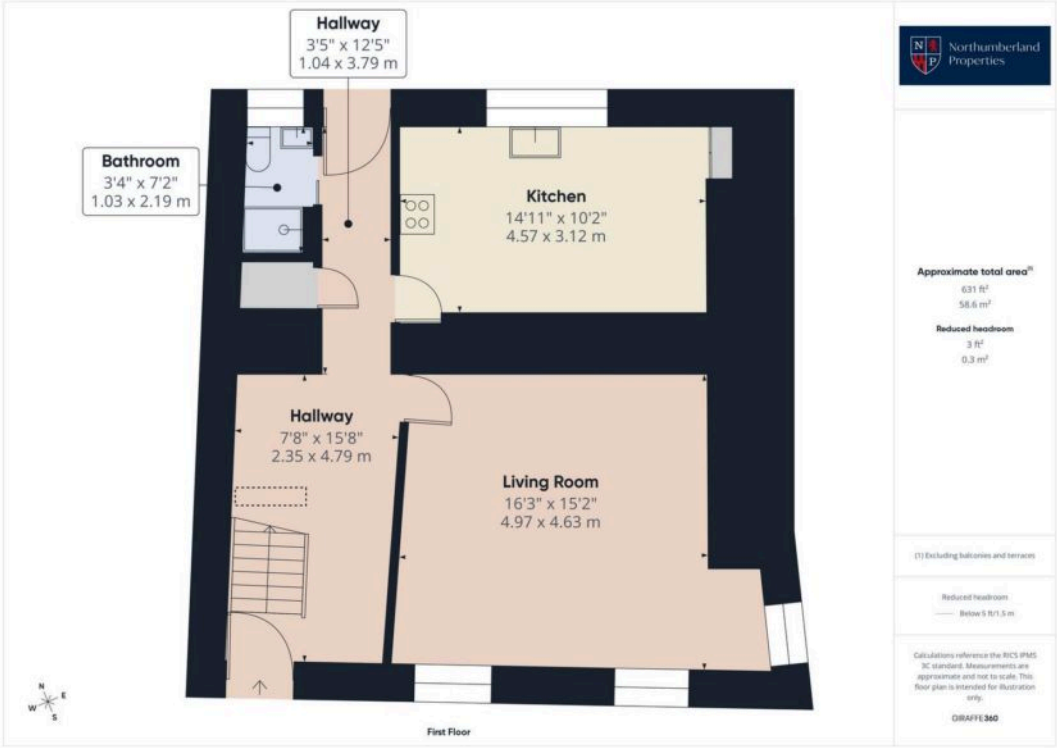
Lesbury itself is renowned for its quintessential village atmosphere, attractive period homes, local amenities, and proximity to the coast at Alnmouth, with its sandy beaches and mainline rail connections. The surrounding countryside and coastline offer an exceptional lifestyle, making this an exciting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

#### **DRIVEWAY**

2 Parking Spaces









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