



Bay Tree House

Lesbury, Northumberland

A stunning detached family home with additional studio apartment, situated in a sought-after village setting.

A highly attractive modern detached house with handsome, traditional elevations outside and elegant, stylish contemporary fittings and décor inside. Set in a sought-after residential position in the village of Lesbury, within easy reach of the town of Alnwick and just moments from the stunning beaches of the Northumberland coast. Benefitting from a separate studio apartment.



3 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGE



REAR GARDEN



FREEHOLD



VILLAGE



1,798 SQ FT



**OFFERS OVER
£800,000**

The property

Bay Tree House is an impressive four-bedroom detached family home, set in a desirable position in the village of Lesbury, moments from picturesque Alnmouth and the beautiful beaches of Alnmouth Bay. The house, accessed along a private gated driveway, features splendid stone elevations in a traditional style, combined with full-height windows and stylish modern fittings to create a thoroughly attractive, airy and comfortable home with flexible accommodation.

There are three main ground-floor reception rooms, including the sitting room at the front, which has a triple aspect including a west-facing bay window. Towards the rear there is a well-proportioned drawing room, measuring 23ft and featuring French doors opening onto the rear gardens. A double-sided fireplace with a woodburning stove serves both the drawing room and the adjoining dining room/garden room, which is a light and airy living and entertaining space with skylights overhead, full-height windows and bi-fold doors opening onto the rear gardens. The kitchen adjoins the family room in an open-plan

layout, with its modern fitted units, central island with breakfast bar and stainless steel range cooker. Additional storage and space for appliances is available in the ground-floor utility room which also provides access out to the side of the house. Lastly, on the ground floor is a handy shower room.

Upstairs there are four well-presented bedrooms, including the principal bedroom at the rear, which benefits from a walk-in wardrobe and an en suite shower room with a walk-in shower, which has a rainfall shower head. One further bedroom is en suite, while the first floor also has a family bathroom with an over-bath shower.

The Studio apartment is located over the garage and comprises a spacious bedroom with seating area, a shower room and a kitchen space. Currently operated by our client as a successful holiday let.



Outside

The house is accessed from Alnwick Road via a long driveway, which leads to a gravel parking area at the front of the house. There is a detached garage for further parking, which has a studio apartment to its first floor, making it the ideal space for guests, or offering the potential for a private home working space or studio. Also to the front there is a sunny patio, while the walled rear gardens provide a further area of patio and a well-maintained lawn, with borders of wall, additional fencing and high hedgerows for a sense of peace and privacy.

Location

Lesbury is a small, picturesque village on the edge of the breathtaking Northumberland Coast National Landscape. The village sits beside the River Aln and is just moments from the estuary and the coast, within easy reach of Alnmouth Beach, one of Northumberland's finest beaches.

The village has a number of local amenities for day-to-day living, including a shop, a pub, a parish church and

a village hall, with nearby Alnmouth offering further shops, pubs and cafés. Alnmouth railway station is less than a mile away, offering direct services to a number of major cities including Newcastle, Edinburgh and London, while the A1 is less than three miles away.

The historic market town of Alnwick is less than four miles away, and provides a greater range of shopping and amenities. Home to the famous Alnwick Castle and Garden, it offers a wealth of shops, supermarkets, a good selection of cafés, pubs and restaurants, as well as a theatre, a local hospital and other services. Schooling in the area includes Hipsburn Primary School, as well as state secondary schooling in Alnwick.



Distances

- Alnmouth 1.2 miles
- Alnwick 3.3 miles
- Morpeth 20 miles
- Newcastle upon Tyne 34 miles

Nearby Stations

- Alnmouth 0.9 miles

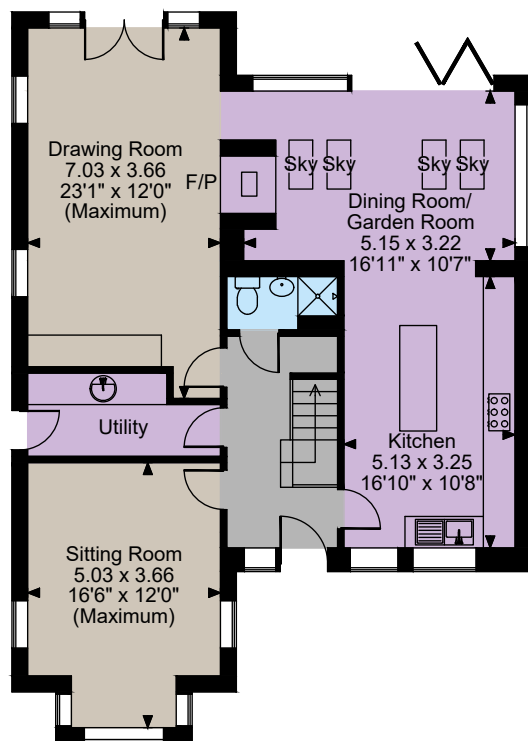
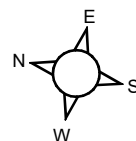
Key Locations

- Alnmouth & Alnmouth Village Golf Clubs
- Alnwick Castle & Gardens
- Newcastle City Centre
- Northumberland Coast

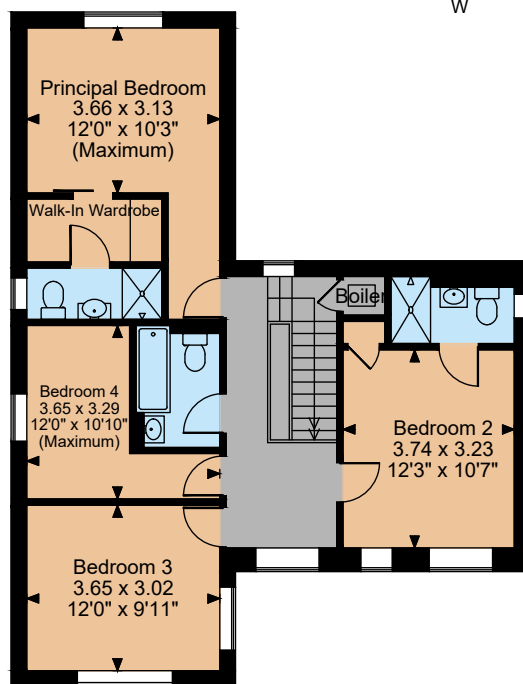
Nearby Schools

- Hipsburn Primary
- The Duchess's Community High School

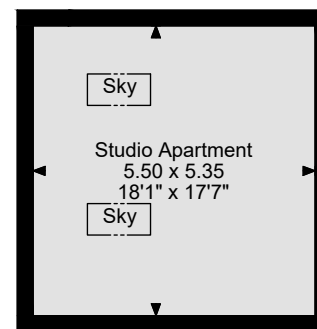
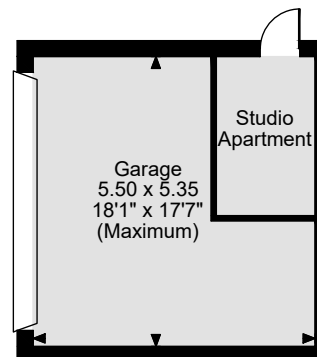




Ground Floor



First Floor



Garage First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,798 sq ft (167 sq m)
Garage internal area 634 sq ft (59 sq m)
Total internal area 2,432 sq ft (226 sq m)
(Apartment included in Garage internal area)

For identification purposes only.

Directions

NE66 3PJ

what3words: ///limits.coconuts.thrillers

General

Local Authority: Northumberland County Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B (85)

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

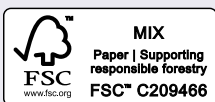
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