



Townfoot Farmhouse

Lesbury, Alnwick, Northumberland

A fine period house with extensive, elegant accommodation and attractive gardens, in a picturesque village setting

A handsome period house with a wealth of beautifully styled accommodation, set in a highly desirable position on the edge of the village of Lesbury and within easy reach of the stunning, expansive beaches of the Northumberland Coast. Boasting original character, elegant, understated décor and stunning mature gardens.



6 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDENS



FREEHOLD



COASTAL VILLAGE



3,840 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Townfoot Farmhouse is a substantial period house with a wealth of period character, offering almost 4,000 sq ft of attractive accommodation arranged over two floors. The property features handsome stone elevations outside, while inside there is a combination of original details and stylish modern fittings.

At the heart of the home is a semi open-plan sitting room and kitchen, which offers informal, everyday living space in which to relax and prepare meals. The sitting room has a fireplace fitted with a logburner, while the adjoining kitchen features shaker-style units in white, a breakfast bar and integrated appliances, including dual ovens and an induction hob with an extractor hood. The utility room neighbours the kitchen and provides further useful fitted storage and space for home appliances. There are plenty of further spaces in which to work, relax or entertain on the ground level, including the private home office and the

formal drawing room with its dual aspect, elegant cornicing and fireplace fitted with an electric fire. There is also a dining room for formal meals, while more relaxed living space includes the sunny conservatory with its large ceiling lantern skylights and French doors to the garden, and the generous family room or games room, which has French doors opening onto a glass-roofed pergola.

A turned staircase leads from the reception hall to the first-floor landing, off which there are four well-presented double bedrooms. Each of the four bedrooms is en suite, including the generous principal bedroom with its en suite shower room. One further bedroom has an en suite shower room, while two have bathrooms.







Outside

At the entrance to the property, five-bar wooden gates open onto the gravel driveway, providing plenty of parking space and access to the detached double garage for further parking or home storage. There are gardens to the side and rear, including the south-facing side garden, which has an area of lawn and borders of various established shrubs and flowering perennials, as well as access to a greenhouse. The rear garden is southeast facing and provides a further area of lawn, bordered by hedgerows and mature trees. Patio areas to both the side and rear provide plenty of space for relaxing, dining and entertaining under two glass-roofed pergolas. Additional outbuildings include a garden store or office, and a timber-framed shed.

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 and within easy reach of Alnmouth Beach, one of

Northumberland's finest. The village has several 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 several 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 Gardens, 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 1.6 miles
- Alnwick 3.9 miles
- Morpeth 20 miles
- Newcastle upon Tyne 34 miles
- Berwick-upon-Tweed 34 miles

Nearby Stations

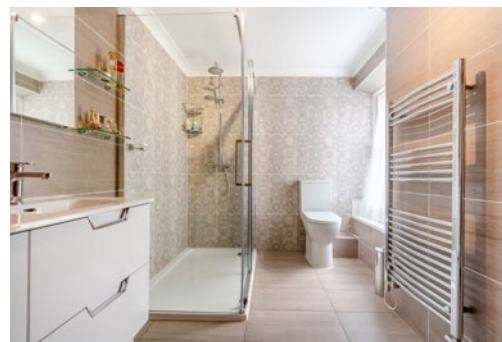
- Alnmouth

Key Locations

- Alnwick Castle
- The Alnwick Garden
- Craster & the Coastal Path
- Dunstanburgh Castle
- Alnmouth Beach
- Warkworth Castle
- Bamburgh Castle

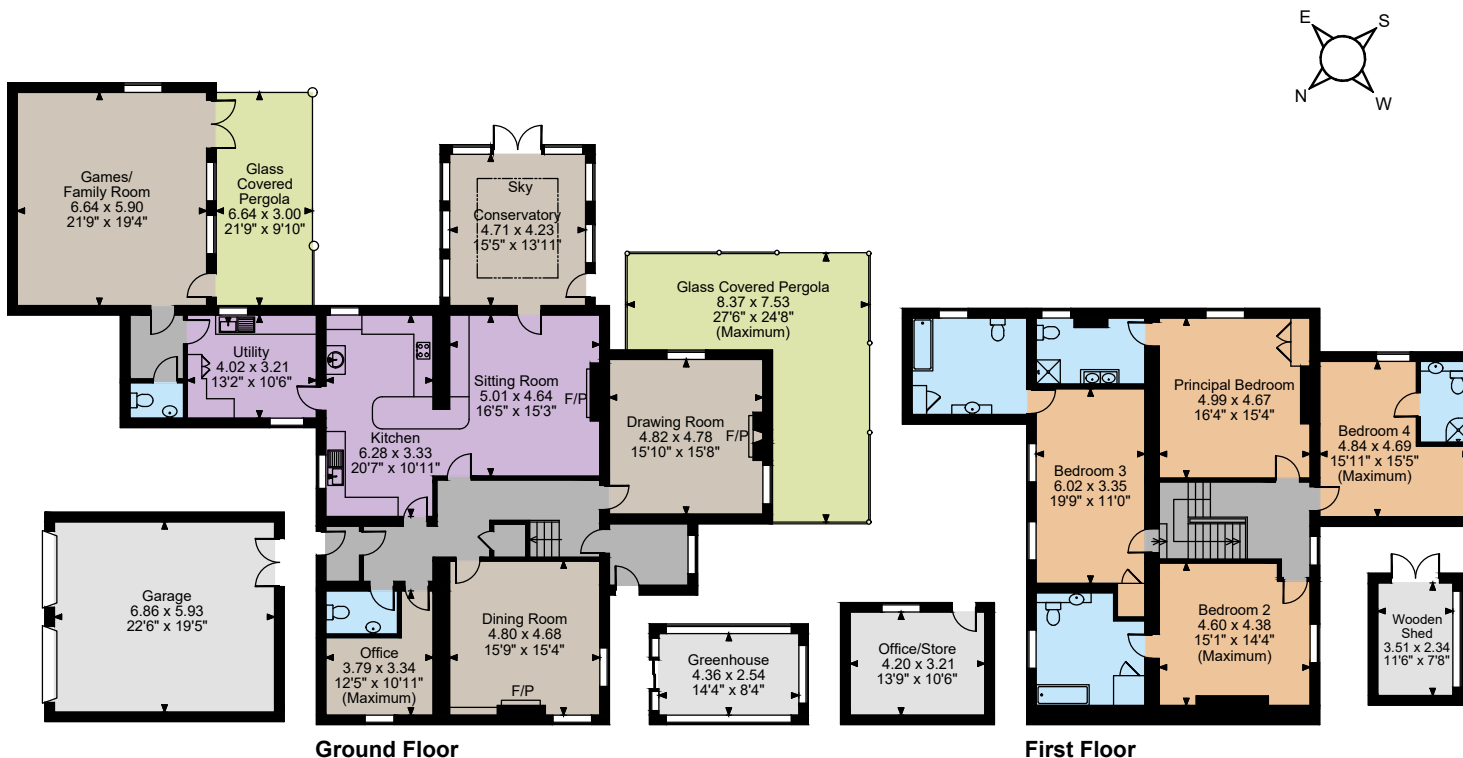
Nearby Schools

- Hipsburn Primary School
- Longhoughton C of E Primary School
- St Paul's Catholic Primary School
- Swansfield Park Primary School
- Harry Hotspur C of E Primary School
- The Duchess's Community High School









Ground Floor

First Floor

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

Main House internal area 3,840 sq ft (357 sq m)
Garage internal area 438 sq ft (41 sq m)
Outbuilding internal area 352 sq ft (33 sq m)
Pergola external area = 631 sq ft (59 sq m)
Total internal area 4,630 sq ft (430 sq m)

For identification purposes only

Directions

Post Code: NE66 3AZ

what3words: ///shared.years.dressings

General

Local Authority: Northumberland County Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Superfast Broadband Available (OpenReach) Minimum of 4G Data and Voice available. More information can be found here
<https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

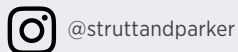
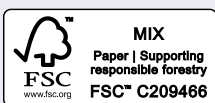
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North East

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