



## Mill House Gardens

### Lesbury

Occupying an attractive plot in a quiet cul-de-sac position with a private rear garden and upstairs views over a bowling green, 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 Alnmouth Station, local Primary School, and just over a one mile walk to the popular coastal village of Alnmouth with its stunning golden sand beaches.

Local residents benefit from a community shop, village hall, and the recently re-opened Coach Inn Public House.

The accommodation offers an open plan lounge through dining room, benefitting from a dual aspect as well as borrowed light from glazed double doors that lead through to the conservatory. Accessible from both the main garage door and from the hall, the garage includes a W.C. and a small utility room at the rear, and access out to the rear garden.

The kitchen is fitted with a range of units and some integrated appliances, and upstairs there are three attic style bedrooms with dormer windows, and a re-fitted shower room.

The beautiful mature and well-maintained gardens at the rear are undoubtedly a superb feature of the property, offering privacy and a pleasant outlook from the downstairs living accommodation. Ample private parking is available on the front block-paved drive.

## Guide Price **£399,000**

ROOK  
MATTHEWS  
SAYER

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## Lesbury NE66 3QR

### HALL

Entrance door | Double glazed window | Radiator | Dado rail | Ceiling rose | Staircase to first floor | Doors to garage, utility, and lounge

### KITCHEN 8'8" x 9'8" (2.64m x 2.94m)

Wall and base units incorporating; a double electric oven, Electric hob and extractor hood, 1 ½ stainless steel sink, Integrated undercounter fridge

Part tiled walls | Radiator | Double glazed window



### LOUNGE 9'7" min, 12' max x 21'3" (2.92m min, 3.65m max x 6.47m)

Double-glazed bay window | Gas fire with wood fire surround and a marble inset and hearth | Double-glazed patio doors | Radiator | Glazed double doors to conservatory

### CONSERVATORY 10'3" x 7'8" (3.12m x 2.34m)

Double-glazed windows and door | Radiator | Power sockets

### GARAGE 8'6" x 17'4" (2.59m x 5.28m)

Electric garage door | Power and lighting | Central heating boiler | opening into utility room | Door to W.C and hall

### W.C

Double-glazed frosted window | Close-coupled W.C | Wash-hand basin



### UTILITY 5'5" x 6'3" (1.65m x 1.90m)

Door and window | Workbench and shelving | Space for washing machine

### BEDROOM ONE 13'6" x 12'7" (4.11m x 3.83m)

Double-glazed dormer windows (dual aspect) | Fitted cupboards and wardrobes | Radiator

### BEDROOM TWO 9'6" x 12'1" (2.89m x 3.68m)

Double-glazed dormer window | Radiator | Storage cupboard

### BEDROOM THREE 9'6" x 10'8" (2.89m x 3.25m)

Double-glazed dormer window | Radiator | Fitted wardrobe and drawers



### SHOWER ROOM

Double-glazed Velux window | Double-glazed window | Radiator | Wash-hand basin | Close-coupled W.C | Part tiled walls | Wet wall walk-in shower with mains shower, fold-down shower seat, and hand rails | Vanity light and shower point

### FRONT EXTERNAL

Block-paved drive and a lawn garden with a fence and hedge boundary

### REAR EXTERNAL

Mature fenced garden with a shaped lawn and planted borders

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas Central  
 Broadband: Not installed  
 Mobile Signal / Coverage Blackspot: No known issues  
 Parking: Driveway and garage

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



AL009040.DM.CM.14/04/25.V1  
 HM/24/07/2025 AMENDED PRICE  
 7/5/26 MS Amended price



Approx Gross Internal Area  
114 sq m / 1229 sq ft



Ground Floor  
Approx 67 sq m / 722 sq ft



First Floor  
Approx 47 sq m / 507 sq ft

Denotes head height below 1.5m

VERSION 1

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 360.

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