

# Thimble Cottage, Lemmington Hall, Alnwick, Northumberland

£230,000



## Full Description

We are proud to welcome onto the market this beautiful Grade II listed cottage, currently being used as holiday let and set within the grounds of Lemmington Hall, an 18th-century country mansion situated near Edlingham in Northumberland. The cottage is perfectly placed to enjoy the country life, exploring Northumberland National Park as well as the charming coastline and also having the benefit of being only 4 miles from the pretty market town of Alnwick. The property oozes charm and character yet has all the contemporary facilities expected and is beautifully presented. The tranquil setting and stunning gardens provide a haven to relax and admire the idyllic, rural location, and there is the added attraction of white peacocks to appreciate as they wander freely around the estate. The one-bedroom cottage Thimble benefits from its own private parking area. The cottage is heated via a LPG gas tank serving three properties, benefits from mains electric and water, and shares a septic tank with the other Lemmington Hall Estate homes.

The sister cottage of Button, which is also for sale, Thimble Cottage is accessed by a similar style front door. It has the benefit of its own garden and parking, a lovely patio area to the front and a lawned area with mature planting.

This property also boasts a well equipped kitchen/diner with plenty of wall and base units, glass display units, an under bench fridge, an under bench electric oven, a four burner gas hob with a chimney-style extractor fan above, a fully integrated microwave, a fully integrated slimline dishwasher, a fully integrated washing machine, a Belfast sink and white brick-effect splashback tiling. There is room for a small dining table and chairs.

The windows are identical to those of Button Cottage in their styling, being original period cast-iron feature windows with a pretty diamond shape in the glass and deep window sills. The flooring is charming. The lounge area also has a partially exposed stone wall, a wood burner and a semi vaulted ceiling. Beautiful oak patio doors open onto a patio at the front of the property. Loft access is available from this room.

A further oak door with cottage-style handle leads to the double bedroom. Again, this room has delightful flooring, as well as an open fire, semi vaulted ceiling and two original windows.

The large Victorian-style bathroom also has a semi-vaulted ceiling, two original windows, a fully tiled floor, a claw-foot freestanding bath with shower taps and brick-style tiling around, a toilet with high-level cistern and a Savoy ceramic sink standing on a metal surround. There are lights either side and useful built-in glass shelves, creating a truly fabulous room.

Thimble has a lovely walled garden, planted in a cottage-style and with a good-sized lawn, next to it, where the stunning white peacocks like to take in the morning sun.

Tenure: Freehold  
Council Tax Band: Not listed  
EPC: Grade 2 listed

#### Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Holiday let investment
- Private home
- Second home
- Stunning period cottage
- Grade 2 listed building
- Lots of period features
- Lovely gardens
- Parking
- Stone built
- Rural location

## Contact Us

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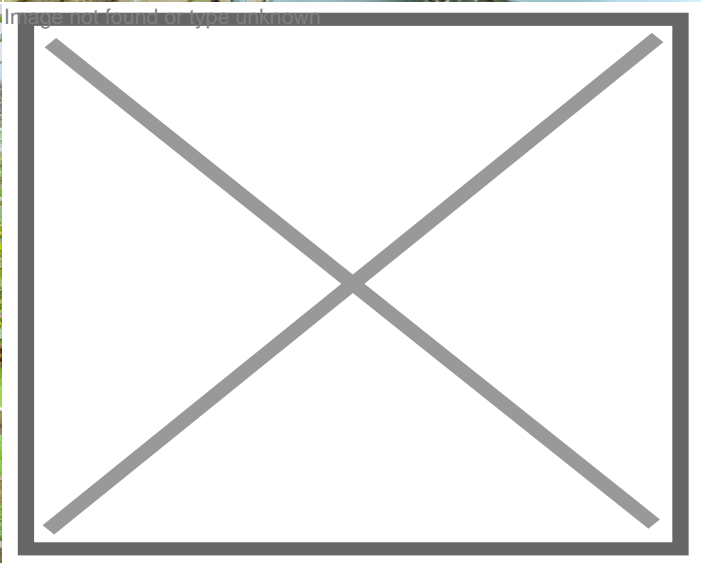




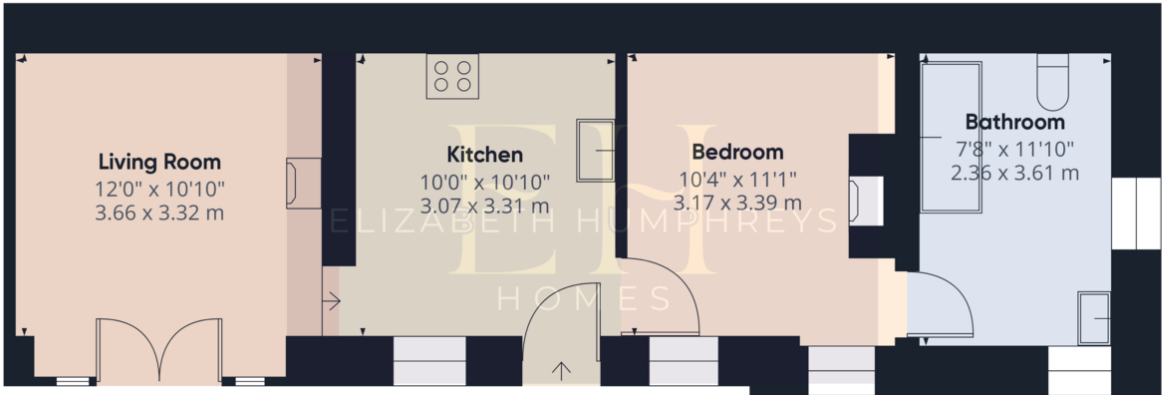












Approximate total area<sup>(1)</sup>

464.57 ft<sup>2</sup>  
43.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.