



Station Cottages Warkworth

- Two Double Bedroom, Stone Semi Detached Property
- Lovely Rural Setting Overlooking Fields
- Impeccably Presented Throughout
- Fabulous Garden To Rear / Driveway Parking
- Viewing Strongly Recommended



Offers In Region Of £ 260,000

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Station Cottages

Warkworth NE65 0YH

Situated in a lovely rural setting overlooking fields to the front, a characterful stone semi detached property with two double bedrooms and having been extended to the rear creating a spacious dining kitchen with french doors out to an undercover paved and decking seating area. Particular mention must be made of the amazing landscaped garden to the rear which is full of charm and captivating features. Meandering through this wonderful oasis with its pebbled and stoned borders containing an array of flowering plants, shrubs and trees and steps lead to an elevated seating area. The property is impeccably presented throughout and has been superbly appointed by the current owners. A perfect choice for anyone looking to live in a rural location yet within easy reach of the historic village of Warkworth with its Castle, boutique shops, cafes and restaurants and it's glorious sandy beach; the property would also suit the second home or holiday let investor. Benefitting from double glazing and central heating along with driveway to the front, the accommodation briefly comprises to the ground floor: entrance hall, lounge with wood burning stove within an inglenook fireplace, spacious dining kitchen and shower room. To the first floor there are two double bedrooms. A side gate gives direct access from the front to the rear garden. The property also lies within easy reach of the larger town of Alnwick and Morpeth, the traditional harbour town of Amble and to the many villages along the fabulous coastline. An early viewing of this outstanding property is strongly recommended.

AGENTS NOTE- Please note there is a covenant on this property - Any potential buyer needs to have worked in Northumberland or had their only or principal home in Northumberland or a combination of both in parts, for the last 3 years prior to purchase.

ENTRANCE HALL

Composite entrance door. Stairs to first floor, radiator.

LOUNGE 13'9" (4.19m) max x 13'1" (3.99m) max

uPVC double glazed window to front. Inglenook fireplace with stone lintel surround and fitted solid fuel burning stove which supplies heating. Radiator, stripped flooring. Plantation shutters.

DINING KITCHEN 13'11" (4.24m) max x 10'9" (3.28m) max plus 9'8" (2.95m) x 7'3" (2.21m)

uPVC double glazed window to side and double glazed French doors to rear. Fitted wall, base and drawer units with work surfaces and a ceramic sink unit with tiled splashbacks. Space for range cooker, washer and fridge freezer. Radiator, tiled flooring. Plantation shutters.

SHOWER ROOM

Fitted shower cubicle with electric shower unit, pedestal wash hand basin and low level w.c. Towel radiator, tiled walls and flooring. Ceiling downlights, fan and loft access.

LANDING uPVC double glazed window to rear, loft access.

BEDROOM ONE 13'1" (3.99m) max x 7'8" (2.33m) max

uPVC double glazed window to front. Radiator. Plantation shutters.

BEDROOM TWO 10'3" (3.12m) max x 9' (2.74m) max

uPVC double glazed window to rear. Radiator. Plantation shutters.

OUTSIDE

To the front of the property there is a stone driveway to the side which provides off road parking and a gate leads to the rear garden. Particular mention must be made of the characterful garden to the rear which is easy to maintain with stone and pebbles. The garden contains an array of plants, shrubs and trees. There are many interesting features and a garden shed provides excellent storage. Directly outside the dining kitchen, a paved and decked undercover area provides a lovely space to sit and enjoy the views of the garden throughout the seasons.

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: A

EPC Rating: E

AM0004329/BJ/HH/14122023/V.2/ 06022024 amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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