



Barns Road Warkworth

- Three Bedroom Semi
- Sought After Location
- Two Receptions
- Driveway
- Viewing Advised

£285,000



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Barns Road

Warkworth NE66 0TS

Situated in the highly desirable and picturesque village of Warkworth, a stunning three bedroom mature semi detached property just a moments walk from the historic 13th century Castle. This attractive property is beautifully presented and boasts a gorgeous garden to the rear full of flowering plants and shrubs with a lovely patio to sit and enjoy the warmer months of the year.

The entrance hall is welcoming with stairs to the first floor and accesses the two reception rooms, the lounge situated to the front has a feature fireplace with timber surround and a bay window. The sitting room to the rear is generous with fabulous views over the garden through the walk in bay with glazed door to the patio. The fitted wood burning stove makes this a fabulous room to relax throughout the seasons and there is ample space for a dining table to eat and entertain. The room is open to the galley kitchen which is well appointed with a range of contemporary units and fitted oven and hob. The kitchen has doors both to the front and rear and there is the convenience of a downstairs w.c. To the first floor there are two double bedrooms along with a good sized single and the main bedroom has both a bath and separate shower cubicle. Outside to the front there is a driveway for off road parking and the garden is lawned with mature hedging and planted borders. The highlight of the property is the rear garden which has an abundance of trees, shrubs and plants with a pathway to the greenhouse and shed located to the rear of the garden. This immaculately tended garden is a true delight and the patio provides a fabulous place to sit, relax and enjoy the warmer months of the year.

The village of Warkworth has a strong sense of community with many social groups holding events throughout the year. There are boutique shops, cafes, restaurants and pubs and the local post office also serves as a store selling day-to-day groceries. For a wider range of shops and amenities, the characterful harbour town of Amble is on the doorstep, with shops, cafes, restaurants along with supermarkets. There is a bus service through Warkworth to Alnwick, Amble and Morpeth with connections further afield and the train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. Warkworth boasts a stunning wide sandy beach and just a short drive south along the coastal road will bring you to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious sandy bay. This is an exceptional property with well-proportioned accommodation and we would recommend an early viewing to fully appreciate all that this mature family home has to offer.

ENTRANCE HALL

LOUNGE 13'8" (4.17m) max x 11' (3.34m) plus bay

SITTING/DINING ROOM 20'8" (6.30m) max x 13'11" (4.24m) into bay

KITCHEN 19'10" (6.05m) max x 5' (1.52m) max

LANDING

BEDROOM ONE 11'7" (3.53m) max x 11'1" (3.38m) max

BEDROOM TWO 11'9" (3.58m) max x 11' (3.35m) max

BEDROOM THREE 8'3" (2.52m) max x 7'8" (2.33m) max

BATHROOM

DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

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

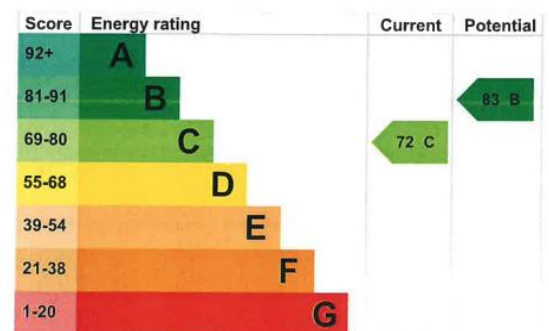
TENURE

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: C

EPC RATING: C

AM0004648/LP/LP/25042025/V.1.



The graph shows this property's current and potential energy rating.

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.

16 Branches across the North-East

