



## St. Lawrence Terrace Warkworth

Nestled in a tucked away and tranquil position alongside the River Coquet, a stunning three bedroom stone cottage situated in the historic and highly regarded village of Warkworth with its 13<sup>th</sup> century Castle and Hermitage.

Overlooking St. Lawrence Church with access down to the riverbank and path, this idyllic setting is the backdrop for this beautiful home.

**£425,000**

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# St. Lawrence Terrace

## Warkworth NE65 0XE

This delightful cottage which is full of charm and character offers excellent living space throughout and with the boutique shops, cafes, pubs and restaurants of the village centre on the doorstep we would recommend an internal inspection to fully appreciate this excellent opportunity for buyers looking for a primary residence or as an investment for a second home or holiday let.

The current owners access the property from the rear and the accommodation briefly comprises to the ground floor: entrance lobby with door to the utility room/w.c. Door to a dining kitchen with an ample range of units and a chimney breast with inset Aga. From the entrance hall, with stairs to the first floor, the lounge is spacious with a bay window and glazed door to the patio area to the front and an open fireplace with surround, marble inset and hearth. To the first floor from the landing all the bedrooms are of a generous size, the main bedroom having a shower cubicle. An en-suite can be created in this bedroom due to be located next to the bathroom in respect of location of plumbing. There is a main bathroom which is well appointed and spacious.

Outside to the front the patio area provides a lovely space to sit and enjoy the warmer months of the year and there is a gated access to the river pathway. To the rear there is a further patio area fully enclosed with a flowerbed and useful storage outbuilding. The gate to the rear patio leads to a ginnel used by just three properties on St. Lawrence Terrace and to the lane.

Warkworth is a village steeped in history with a strong sense of community. There are several social groups in the village and the Castle hosts many events throughout the year. Whilst there is a local post office in Warkworth with some day to day grocery supplies, the larger harbour town of Amble has a good selection of shops, supermarkets along with coffee shops and restaurants. Amble Harbour Village with its retail pods, Little Shore Beach and Pier is worth a visit and the harbour car park holds a Sunday market.

For a wider choice and high street shops, Alnwick and Morpeth are within easy reach. There are bus services through Warkworth to the larger towns with connections further afield and the local train station in Alnmouth provides services to Edinburgh, Newcastle and beyond. The main A1 links the north and south of the county with motorway links throughout the country.

A fabulous property in a lovely location which will be a perfect choice for many types of buyers. We would recommend an early internal inspection to fully appreciate this endearing cottage.



**ENTRANCE HALL**

LOUNGE 16' (4.88m) into bay x 14'1" (4.29m) max

DINING KITCHEN 20'9" (6.33m) max x 12'3" (3.73m) max

REAR LOBBY

UTILITY ROOM/W.C. 11'5" (3.48m) into recess x 7'6" (2.29m) max

LANDING

BEDROOM ONE 12'10" (3.91m) max x 12' (3.66m) max

BEDROOM TWO 12'2" (3.71m) max x 12' (3.66m) max

BEDROOM THREE 8'7" (2.62m) max x 8' (2.44m) max

BATHROOM

**PATIO GARDENS AND OUTBUILDING**

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: BROADBAND TO PROPERTY

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

**AGENTS NOTE:**

The loft is fully insulated and boarded.

**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.

**RISKS**

Flooding in last 5 years: NO

Risk of Flooding: VERY LOW

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

**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: E**

AM0004116/LP/LP/22042025/V.1/24042025/v.2.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 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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