



Barns Road | Warkworth | NE65 0TS

Guide Price £285,000

This three-bedroom semi-detached house in the historic village of Warkworth offers spacious living with two reception rooms, home office, conservatory, a generous garden, off-road parking, and convenient access to local amenities, schools, transport links, and the beautiful Northumberland coast

ROOK
MATTHEWS
SAYER



FREEHOLD SEMI-DETACHED HOUSE

LIVING ROOM, DINING ROOM, STUDY

DINING KITCHEN

DOUBLE GLAZING AND GAS CENTRAL HEATING

CONSERVATORY

OFF ROAD PARKING

GARDENS TO FRONT AND REAR

SHORT WALK TO THE CASTLE AND VILLAGE

For any more information regarding the property please contact us today

1 Barns Road, Warkworth NE65 0TS

Located in the historic village of Warkworth on the scenic Northumberland coast, this three-bedroom semi-detached house is ideal for families and offers superb living space. There are two reception rooms; the main living room features large windows and a fireplace with a multi-fuel stove, whilst the adjacent second reception room is currently used as a playroom but may also be used as a formal dining room. This room is linked to the living room through double doors, but also provides access to a conservatory at the rear. The dining kitchen is equipped with its own multi-fuel stove and provides a comfortable space for family meals. Also located downstairs, there is a W.C. for added convenience and a dedicated home office with a large walk-in storage cupboard, suited for remote work or study.

First floor accommodation includes two double bedrooms (one featuring built-in wardrobes) and a single bedroom, catering well to families. The house benefits from off-road parking and a generous garden, ideal for outdoor activities or relaxation. In addition to the two multi-fuel stoves, the house is warmed by gas central heating via a Worcester combi-boiler with radiators.

Warkworth itself is renowned for its medieval castle, sandy beaches, and a welcoming village atmosphere. Local amenities such as shops, cafés, and daily essentials are found on the high street, all within walking distance. The property is surrounded by attractive walking and cycling routes, providing excellent opportunities to explore the Northumberland countryside and coastline.

Families will find a choice of schools in the wider Morpeth area. For commuters, Alnmouth railway station is approximately a 10-minute drive, offering direct services to Newcastle and Edinburgh, with journey times of around 30 minutes and 1 hour 20 minutes respectively. The A1 is also easily accessible, connecting to regional destinations. This property combines village charm, proximity to natural and historic sites, and practical amenities for everyday living.

ACCOMMODATION

ENTRANCE PORCH

Double-glazed composite entrance door and UPVC double-glazed windows | Tiled floor | Glazed door to hall

HALL

Staircase to first floor | Radiator | Under-stairs storage cupboards | Doors to; dining kitchen, living room and study

STUDY 7'10 X 9'9 (2.39m x 2.97m)

UPVC double-glazed window | Radiator | Exposed floorboards | Fitted shelves | Large walk-in storage cupboard

DINING KITCHEN 13'11 INTO RECESS X 12'8 (4.24m x 3.86m)

Fitted wall and base units incorporating; single drainer porcelain sink, space for electric cooker, extractor hood, space for washing machine, space for dishwasher, space for tumble dryer

UPVC double-glazed window to rear | UPVC double-glazed door to conservatory | Inglenook with multi-fuel stove | Wood panelled ceiling | Wood floor | Door to storage area and W.C

W.C

Close-coupled W.C | Wash-hand basin | Tiled floor | Electric wall heater | Extractor

CONSERVATORY 9'7 X 9 (2.92m x 2.74m)

UPVC double-glazed windows and French doors | Tiled floor | Electric power sockets and light

LIVING ROOM 14'6 PLUS BAY WINDOW X 13'7 (4.42m x 4.14m)

UPVC double-glazed bay window to front | Picture rail | Ceiling rose | Radiator | Multi-fuel stove with slate hearth | Ceiling downlights | Double doors to; dining room/playroom

DINING ROOM/PLAYROOM 11'9 X 7'10 (3.58m x 2.39m)

UPVC double-glazed French doors to conservatory | Double doors to living room | Radiator | Picture rail | Ceiling rose

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING

UPVC double-glazed window | Doors to; bedrooms and bathroom | Loft access hatch

BEDROOM ONE (FRONT) 11'7 INTO ALCOVE X 11' (3.53m x 3.35m)

UPVC double-glazed window | Radiator | Picture rail

BEDROOM TWO (REAR) 11'9 X 11'2 (3.58m x 3.40m)

UPVC double-glazed window | Radiator | Picture rail | Fitted wardrobes | Cupboard housing gas Worcester Combi boiler

BEDROOM THREE (FRONT) 7'11 X 7'4 (2.41m x 2.23m)

UPVC double-glazed window | Radiator | Picture rail

BATHROOM 7'6 X 5'8 (2.28m x 1.73m)

'P' shaped bath with electric shower over and tiled surround | Close-coupled W.C | Cabinet with integrated wash-hand basin | Ladder-style radiator | Tiled floor | Underfloor heating | Ceiling downlights | Extractor | UPVC double-glazed frosted window.

EXTERNALLY

Front garden with hedged boundaries and paved drive

Enclosed rear garden mainly laid to lawn with flower, tree, shrub, and hedge boundaries | Garden shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas boiler with radiators and two multi-fuel stoves

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

AL009293/DM/CM/26.11.25/V1 - Amended Price 27.02.26 TB

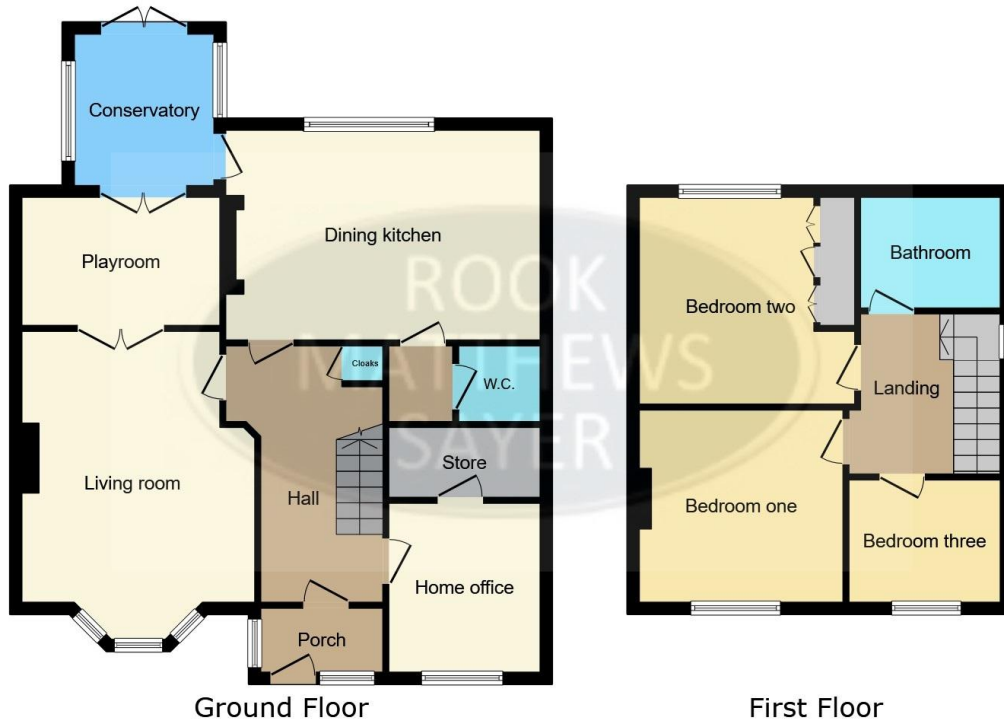


T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

1 Barns Road, Warkworth, Morpeth, NE65 0TS



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009293 VERISON 2



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.



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

