



Morwick Road | Warkworth | NE65 0TF

£350,000

Occupying a prime position within one of Warkworth's most prestigious streets, this beautifully styled semi-detached home perfectly blends timeless character with contemporary family living. Offering elegant interiors, a stunning open-plan kitchen and dining space, generous gardens and ample parking, the property is ideally placed to enjoy the very best of village, coast and countryside life. Just moments from scenic walking routes, sandy beaches and the iconic Warkworth Castle, this is a superb opportunity to acquire a stylish home in one of Northumberland's most desirable locations.

RMS | Rook
Matthews
Sayer



SEMI DETACHED HOME

SEPARATE UTILITY ROOM

PRESTIGIOUS RESIDENTIAL AREA

SOUTH FACING REAR GARDEN

DOWNSTAIRS W.C.

GARAGE WITH POWER & LIGHTS

OPEN PLAN DINING KITCHEN

GENEROUS OFF-STREET PARKING

For any more information regarding the property please contact us today

Set within one of the most prestigious streets in the sought-after village of Warkworth, this beautifully presented semi-detached home offers stylish and spacious accommodation ideal for modern family living. Combining period charm with tasteful contemporary finishes, the property enjoys an enviable location close to the Northumberland coastline, scenic countryside walks, and the iconic Warkworth Castle. Perfectly suited to families, coastal movers, or buyers seeking a characterful village lifestyle, the home is surrounded by excellent walking routes, making it particularly appealing for dog owners and outdoor enthusiasts alike.

The accommodation begins with an entrance vestibule and W.C. off to the side, leading into a welcoming hallway with useful under-stairs storage and access to the principal reception rooms. To the front, the elegant living room features a charming walk-in square bay window with plantation shutters and a wood-burning stove set on a slate hearth, creating a warm and inviting focal point. Glazed double doors open through to the impressive open-plan dining kitchen at the rear of the property.

The stylish shaker-style kitchen is fitted with butcher's block work surfaces, a Belfast sink with water filter, gas range cooker, integrated fridge freezer, tiled splash-backs and a useful pantry cupboard incorporating dishwasher space. A peninsula breakfast bar subtly separates the kitchen from the dining area, where French doors open directly onto the rear decking, ideal for entertaining and indoor-outdoor living. A separate utility room provides additional practicality with further storage and direct garden access.

To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom featuring a double-ended bath as well as a separate contemporary shower enclosure.

Externally, the property benefits from generous off-street parking to the front alongside a garage with power and lighting. To the rear is a mature enclosed garden, mainly laid to lawn, complemented by a large decked sun terrace, barbecue area and garden shed — perfect for relaxing, entertaining and enjoying the peaceful surroundings.

Warkworth is one of Northumberland's most picturesque and historic villages, set beside the River Coquet and just a short distance from the stunning Northumberland coastline. Renowned for its charming village centre, independent shops, welcoming pubs and cafes, Warkworth offers a wonderful blend of coastal and countryside living. Dominated by the magnificent Warkworth Castle, the village is steeped in history while also providing easy access to beautiful sandy beaches, scenic walking routes and excellent leisure opportunities. Popular with families, retirees and holiday-home buyers alike, Warkworth combines a peaceful village atmosphere with superb access to nearby Alnwick, Amble and the wider Northumberland coast

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Entrance vestibule

UPVC double-glazed entrance door, door to WC and part-glazed door to hall.

WC

Closed-coupled WC, wall mounted wash-hand basin with cupboard, radiator, 'Karndean' vinyl tiled floor, UPVC double-glazed frosted window.

Hall

'Karndean' vinyl tiled floor, radiator, under-stairs storage cupboard, doors to living room and dining kitchen.

Living room (front) 13'5 x 15'4 (4.09m x 4.67m) plus bay

UPVC double-glazed bay window with plantation shutters, wood burning stove with slate hearth, picture rail, wall lights, coving to ceiling, radiator, glazed-double doors to dining kitchen.

Open-plan dining kitchen (rear) 20'8 x 11'11 (6.30m x 3.63m)

Kitchen area fitted with shaker style cabinets and butchers block wood countertops, incorporating: Belfast sink with instant hot water tap, dual fuel range cooker (gas hob - electric ovens), integrated fridge freezer, tiled splash-backs.

Pantry cupboard also housing dishwasher, UPVC double-glazed window, spotlights and ceiling downlight, part-glazed door to utility, 'Karndean' vinyl tiled floor

Dining area with UPVC double-glazed French doors that lead out onto a decking area, peninsula breakfast bar, 'Karndean' vinyl tiled floor

Utility 8'6 x 11'11 (2.59m x 3.63m)

Freestanding sink unit, UPVC double-glazed windows and door to rear garden, storage cupboard (former coal house) housing central heating boiler.

First floor landing

UPVC double-glazed window, doors to bedrooms and bathroom.

Bedroom one (front) 15'6 x 13'1 (4.72m x 3.99m)

UPVC double-glazed window, radiator.

Bedroom two (rear) 13'1 x 11'11 (3.99m x 3.63m)

UPVC double-glazed window, radiator, loft access hatch with pull-down ladder.

Bedroom three (front)

7'11 x 10'3 (2.41m x 3.12m) max into door recess

UPVC double-glazed window, radiator.

Bathroom (rear)

Double-ended bath, wet-wall panelled shower cubicle with mains shower, WC with concealed cistern, wall mounted wash-hand basin, vertical radiator, ceiling downlight and spotlights, extractor, UPVC double-glazed frosted windows to rear and side, vinyl tiled floor.

Garage 8'11 x 16'9 (2.72m x 5.11m)

Up & over garage door, fitted wall units, light and power sockets, electric fuse box and meter

Externally

Tarmac front garden with private hedge boundaries - multi-vehicle off-street parking.

Fenced, mature south facing rear garden mainly laid to lawn with a large decked sun terrace, barbecue area, and garden shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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

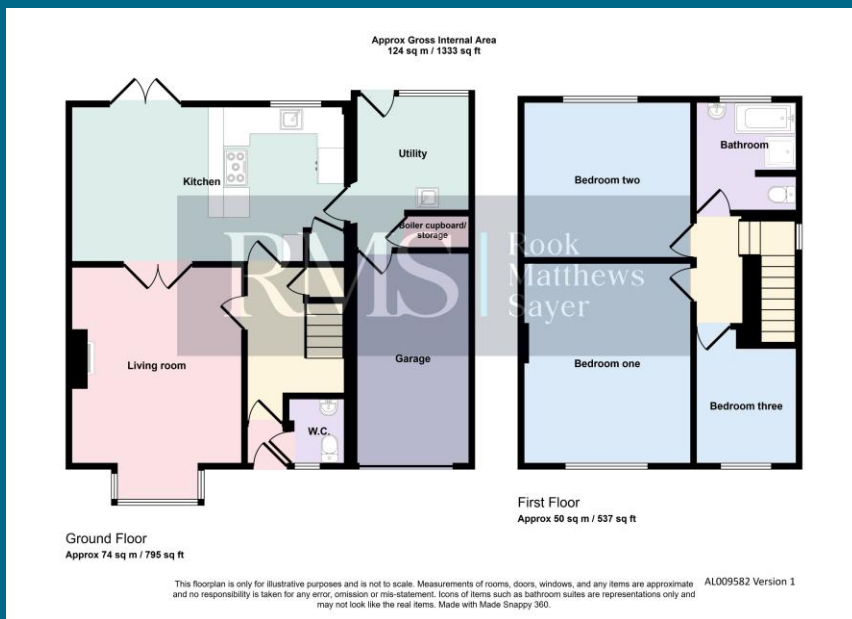
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: Currently being re-assessed

AL009582/DM/HH/16.05.2026/V2





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.

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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer