



Watershaugh Road | Warkworth | NE65 0TX

£285,000

Prime Warkworth Village Location | No Onward Chain | Generous Plot with Extension Potential

Situated on a prestigious street in the heart of Warkworth, this spacious end-link home offers an exciting opportunity to modernise and create a superb family residence. Featuring two reception rooms, a dining kitchen, sizeable bedrooms, garage and workshop space, plus ample parking and a pleasant open rear aspect, all set within a wider-than-average plot with scope to extend (subject to planning).

RMS | Rook
Matthews
Sayer



END LINK HOUSE

THREE BEDROOM HOUSE

TWO GENEROUS RECEPTION ROOMS

GARAGE & DRIVEWAY PARKING

REAR GARDEN WITH OPEN ASPECT

WIDER THAN AVERAGE PLOT

SCOPE FOR MODERNISATION

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Set on a highly sought-after street within the picturesque village of Warkworth, renowned for its historic charm, iconic castle, and proximity to the coast, this end-link property presents a rare opportunity to acquire a home with both character and potential.

Offered for sale with no onward chain, the property occupies a wider-than-average plot and provides excellent scope for extension (subject to the necessary planning consents), making it an ideal prospect for buyers looking to create a bespoke family home. Forming part of a small terrace of just three properties, this right-hand end home benefits from added privacy and generous outdoor space.

Internally, the accommodation is notably spacious throughout and, while in need of updating, provides a superb layout. The ground floor comprises two well-proportioned reception rooms, offering flexible living and entertaining space, alongside a dining kitchen and a convenient downstairs W.C. A useful storage room/workshop complements the existing garage, catering perfectly to hobbyists or those requiring additional practical space.

Upstairs, the property continues to impress with three sizeable bedrooms, including two comfortable doubles and a particularly generous single, all served by a family bathroom. Externally, the home enjoys a pleasant open aspect to the rear, enhancing the sense of space and tranquility. To the front, there is ample room for off-street parking, further adding to the property's appeal.

With its prime location, spacious accommodation, no onward chain, and exciting potential, this is a fantastic opportunity to secure a home in one of Northumberland's most desirable villages.

Entrance porch

Entrance door, feature bow window, wood flooring, decorative coving, glazed door and window to hall.

Hall

Radiator, decorative coving, staircase to first floor, doors two; living room, dining room, and dining kitchen.

Dining room (front) 12'6" (3.81m) x 13'8" (4.17m) plus bay window

UPVC double glazed walk-in square bay window, radiator, coving to ceiling, fireplace incorporating a gas fire and hearth, wall lights.

Dining kitchen (rear) 13' plus recess (3.96m) x 9'11" maximum (3.02m)

Fitted with a range of wall and base units incorporating; double drainer sink unit, space for electric cooker, extractor hood, space for undercounter fridge.

UPVC double glazed windows, radiator, serving hatch, under stairs storage cupboard/pantry, ceiling downlights, door to rear passage.

Garage 8'9" (2.67m) x 15'5" (4.70m)

Double timber doors, gas BAXI central heating boiler, electric fuse box and meter, gas meter.

Storeroom 8'11" (2.72m) at widest point, narrowing to 6'6" (1.98m) x 19'9" (6.02m)

Fitted workbench and shelves, plumbing for washing machine and dishwasher, light and power sockets, external door and window to rear garden, and part glazed door to rear passage

First floor landing

UPVC double glazed window, coving to ceiling, loft access hatch, doors to bedrooms and bathroom.

Bedroom one (front) 10'7" (3.22m) x 13'8" (4.17m)

UPVC double glazed window, radiator, coving to ceiling, double door wardrobe with hanging rail and shelf.

Bedroom two (rear) 11'9" (3.58m) x 13'8" (4.17m)

UPVC double glazed window, coving to ceiling.

Bedroom three (front) 8'5" (2.57m) x 9'9" (2.97m)

UPVC double glazed window facing the side of the property, fitted cupboards and wardrobe, coving to ceiling.

Bathroom (rear)

Bath with mains shower over, pedestal wash hand basin, close WC, tiled walls, radiator, linen cupboard with a radiator, UPVC double glazed frosted window, coving to ceiling.

Externally

The approach to the front of the property is through double wrought-iron gates, leading to a gravel drive and front garden with wall and hedge boundaries.

Rear garden with a sunny aspect, featuring a lawn area, greenhouse and vegetable bed. Cold water tap.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Electric

Broadband: Fibre To Premises

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: B**EPC RATING: C**

AL009553 /DM/HH/30.04.2026/V.2

HM/23/6/2026 Price change



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

