

Barns Road | Warkworth | NE65 0TS

£265,000

A charming three-bedroom semi-detached home in the beautiful historic village of Warkworth, offered for sale with no onward chain. Enjoying a private driveway, generous rear garden and spacious accommodation throughout, this well-maintained property offers the perfect opportunity to create a wonderful family home, coastal retreat or peaceful village residence in one of Northumberland's most desirable locations.

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X 3 X 2 X 1

SEM-DETACHED HOUSE

PRIVATE DRIVEWAY

DOUBLE-GLAZING

NO ONWARD CHAIN

REAR GARDEN WITH EXCELLENT POTENTIAL

WORCESTER GAS CENTRAL HEATING BOILER

For any more information regarding the property please contact us today

Occupying a pleasant position within the highly regarded village of Warkworth, this three-bedroom semi-detached home presents a fantastic opportunity to acquire a property full of potential in one of Northumberland's most desirable coastal locations. Offered for sale with no onward chain, the property is clean, tidy and exceptionally well cared for, providing an excellent foundation for buyers wishing to update and personalise a home to their own taste.

Warkworth is renowned for its rich history, iconic castle, beautiful riverside walks and easy access to the stunning Northumberland coastline, making it an attractive choice for families, retirees, holiday home seekers and those looking to enjoy a peaceful village lifestyle.

The accommodation follows a traditional layout and offers well-proportioned living space throughout. The ground floor features two generous reception rooms, both benefitting from attractive chimney breasts, alcoves and feature fireplaces which create character and warmth. The fitted kitchen is served by a highly practical utility room, which not only provides additional workspace and storage but also offers a convenient route from the front of the property to the rear garden without the need to pass through the main living accommodation.

Upstairs, there are three bedrooms, all benefitting from useful built-in wardrobes and storage cupboards, ensuring excellent practicality for family living. Further storage can be found throughout the house.

Externally, the property enjoys a private driveway to the front providing valuable off-street parking. To the rear lies a particularly generous garden, offering ample space for outdoor entertaining, gardening and family enjoyment.

Additional benefits include double glazing and a Worcester gas-fired central heating boiler.

Combining village charm, generous accommodation and excellent potential for modernisation, this appealing home would make an ideal family residence, peaceful retirement home or Northumberland getaway.

T: 01665 510044
Branch alnwick@rmsestateagents.co.uk

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LIVING ROOM
4.03m x 4.04m (13'3" x 13'3")

KITCHEN
2.37m x 3.95m (7'9" x 13'0")

DINING ROOM
3.04m x 4.82m (10'0" x 15'10")

UTILITY
1.61m x 5.67m (5'3" x 18'7")

BEDROOM ONE
3.14m x 3.35m (10'4" x 11'0")

BEDROOM TWO
3.17m x 3.40m (10'5" x 11'2")

BEDROOM THREE
2.41m x 1.96m (7'11" x 6'5")

W.C.

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains gas
Broadband: Ful fibre broadband available
Mobile Signal Coverage Blackspot: Some phone providers may have reception 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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: TBC

AL009889.DM.VG.18/11/2026.V.1

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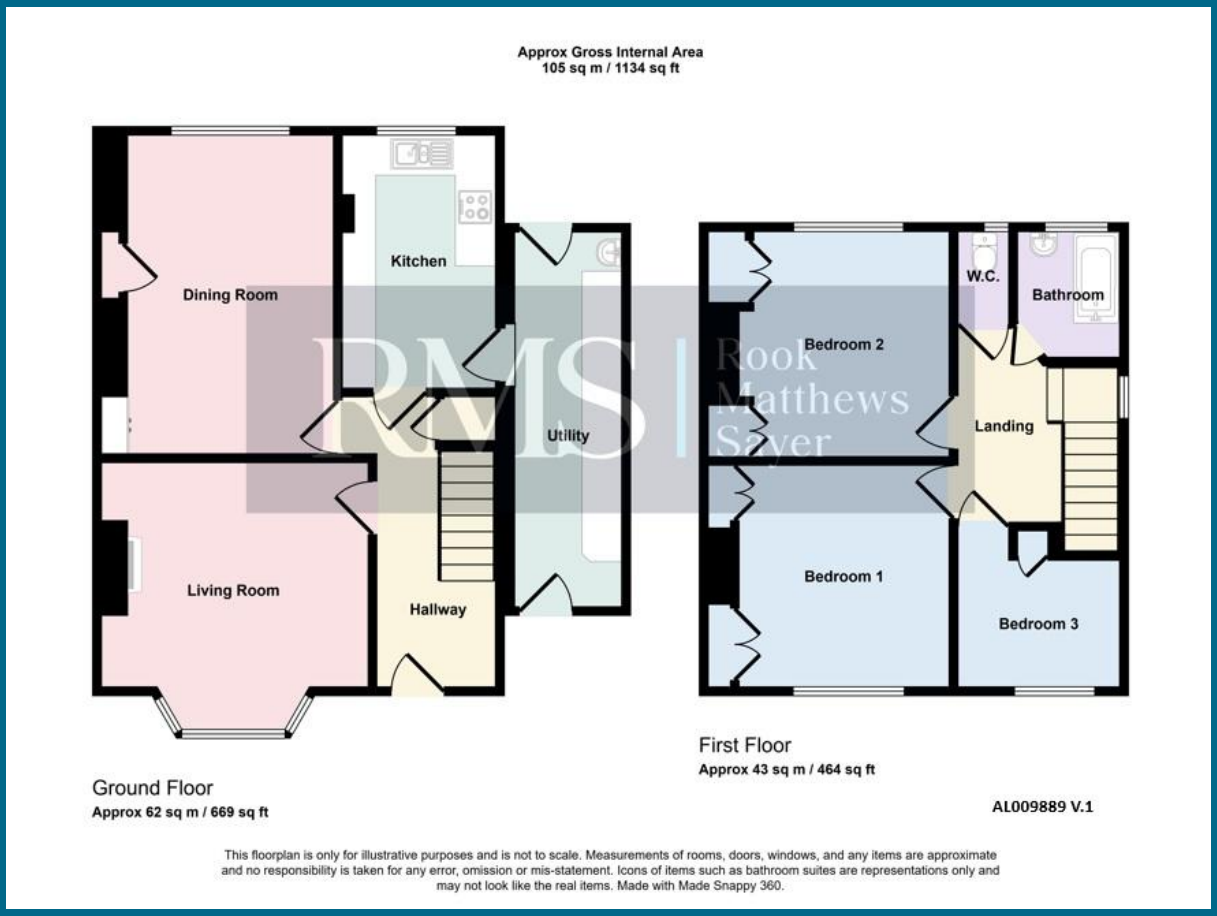


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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.

The Property Ombudsman

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