



The Old School House The Butts

Warkworth, Morpeth

£924,950

Council Tax band: D

Tenure: Freehold

- Prime river-front position with private access to boat moorings
- Original school hall with vaulted ceilings, beams, and mezzanine walkway
- Bespoke ironwork by a master blacksmith (as seen in The Alnwick Garden)
- Flexible layout – perfect for a main residence and/or commercial holiday let
- 3 double bedrooms, 2 bathrooms, and multiple reception areas
- Sheltered private gardens and terraces with stunning river views
- Driveway parking for 2 cars and secure gated entrance
- Regular sightings of local wildlife including seals, herons & deer



Northumberland
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A unique and outstanding lifestyle opportunity in the heart of the historic coastal village of **Warkworth**, Northumberland.

This beautifully converted **Grade II listed former school**, dating from circa 1825, enjoys an enviable setting with **panoramic views of the River Coquet estuary**, private moorings, fishing rights, and steps down to the water's edge — all just a short walk from the beach, Amble Marina, and the iconic Warkworth Castle.

The Old School showcases **architectural heritage alongside thoughtfully designed contemporary living spaces**, offering flexibility for a range of lifestyle or business uses. There is also potential to divide the property into two self-contained areas: a dramatic main residence and a separate west wing, ideal for **holiday letting, multigenerational living, or home office use**.

Accommodation Overview

The Old School offers over 2,600 sq ft of versatile living space across two floors. The layout has been thoughtfully designed to retain the building's architectural heritage while meeting the needs of modern living.

On the ground floor, a welcoming vestibule opens into a generous reception hallway that leads to a striking 21ft sitting room. This light-filled space features full-height glazed doors opening onto a landscaped terrace, creating a seamless connection between the interior and garden.

At the heart of the home is the magnificent original school hall, now an open-plan living and dining area with vaulted ceilings, exposed beams, and a feature fireplace housing a gas log burner. Above, a dramatic mezzanine walkway spans the full length of the room, adding a unique architectural statement and visual impact.



Adjoining the main hall is a spacious 20ft family room and kitchen, forming part of the original western wing. With its own entrance and open-plan layout, it is ideal for use as a self-contained holiday let, guest suite, or home office. A study area offers further flexibility, while the well-equipped main kitchen/utility room, a separate laundry/WC, and a ground-floor double bedroom with river views complete the ground floor.

Upstairs, the principal suite is accessed via a private staircase and features an en-suite shower room, fitted wardrobes, and full-height, double-aspect windows that offer stunning elevated views over the garden and River Coquet. A further double bedroom and family bathroom are located off the mezzanine walkway, which includes built-in storage and overlooks the living area below.

Garden

Enjoy outdoor living on a charming stone patio surrounded by lush gardens, perfectly set up for riverside dining and relaxation. Includes private fishing access and a pathway leading to beach area with mooring spots. Ample off-street parking for three vehicles, and gated entrance to side garden for added privacy and security.

Location Highlights

Warkworth is a charming and vibrant village offering cafés, pubs, galleries, boutique shops, and scenic walks along the river and coastline.

- Warkworth Castle, Mill Walk & The Hermitage all within walking distance
- Excellent leisure options including **golf courses** at Warkworth, Alnmouth & Foxton
- Water sports available on the River Coquet
- Nearby **Alnmouth Station** (3.6 miles) offers direct rail links to **London, Edinburgh & Newcastle**

Off street

3 Parking Spaces





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Approximate total area⁰¹
1276 ft²
118.6 m²

Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Northumberland
Properties

Approximate total area⁽¹⁾

580 ft²

53.9 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Northumberland Properties

12 Market Street, Alnwick - NE66 1TL

01665660910 • info@northumberlandproperties.co.uk • www.northumberlandproperties.co.uk



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