



BRIDGE END HOUSE

Warkworth, Northumberland



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A rare opportunity to own the principal residence
in the historic coastal village of Warkworth.



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Distances: Warkworth Beach 0.7 miles, Amble 2.1 miles, Alnmouth Railway Station 3.6 miles
Alnwick 7.2 miles, Morpeth 15.7 miles, Newcastle International Airport 31.1 miles
(All distances are approximate)

Offers Over: £1,350,000



BRIDGE END HOUSE

A truly exceptional Grade II listed residence, Bridge End is the principal home within the historic village of Warkworth, one of Northumberland's most sought-after coastal locations. Steeped in history and architectural significance, this magnificent Queen Anne-style property dates back to circa 1690 and occupies a commanding position on the southern side of Warkworth's ancient stone bridge over the River Coquet, one of the oldest bridges in the county.

Featured in Pevsner's architectural guide and reputedly once the parish vicarage, Bridge End is believed to have been owned by the Clutterbuck family between 1700 and 1900. Thoughtfully modernised by the current owners, it now offers an exquisite balance of period grandeur and elegant interiors, making it a wonderful family home with a welcoming atmosphere.

ACCOMMODATION & FEATURES

Extending to over 8,000 sq ft across four floors, including a self-contained annexe, Bridge End showcases an array of original period features, from high ceilings and intricate decorative plasterwork to stone fireplaces, wooden floors, and traditional sash windows with shutters. A medieval cellar sits beneath the striking staircase, further enhancing its historical charm.





Ground Floor

- Impressive reception hall
- Cloakroom
- Utility & laundry room
- Separate WC
- Elegant drawing room with bay window, ornate fireplace & French doors to the garden
- Formal dining room
- Panelled study/snug with French doors
- Kitchen/breakfast room featuring an AGA & bespoke cabinetry
- Spacious games/billiard room with inglenook fireplace
- Rear hall & boot room

First Floor

- Principal bedroom suite with large en suite bathroom
- Two further bedrooms, one with walk in wardrobe
- Family sitting room (potential bedroom) with a stunning bay window & stone fireplace
- Two further bathrooms

Second Floor

- Four generous bedrooms, one with en suite shower room

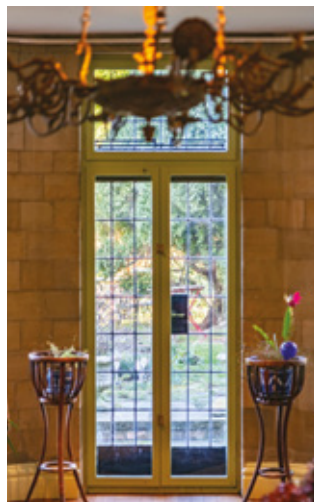
Third Floor

- Two attic rooms
- Shower room

Annexe

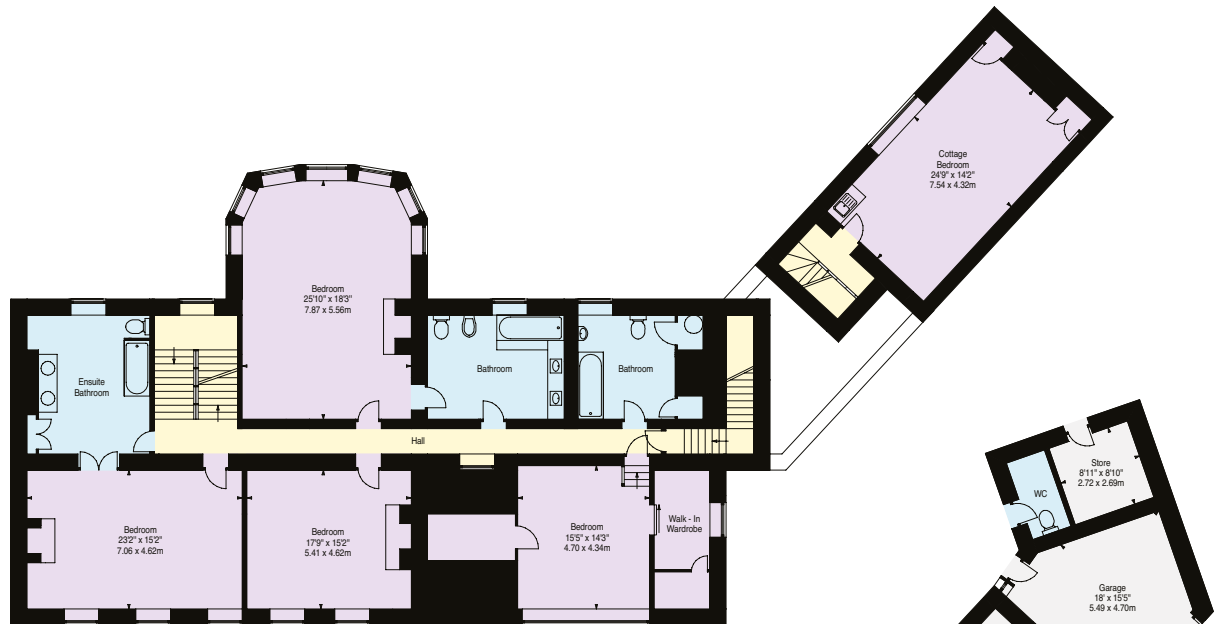
- Boiler room
- Utility & storerooms
- First floor bedroom or entertaining space
- Gardener's WC



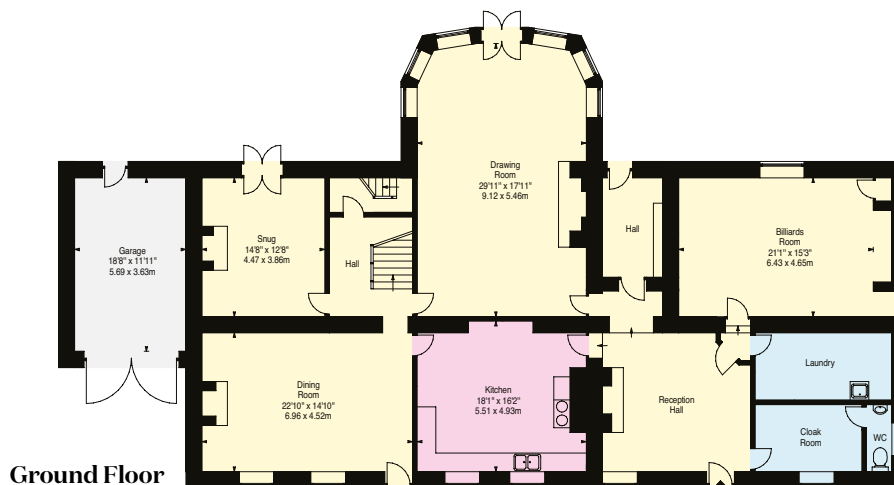




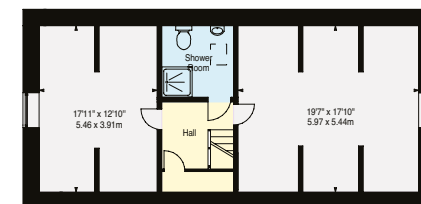
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



Third Floor



Second Floor

Approximate Gross Internal Area = 8551 Sq Ft - 794.39 Sq M (Including Fuel Store & Boiler Room)
Garages, WC & Store: 618 Sq Ft - 57.41 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

GARDENS & GROUNDS

Bridge End enjoys an exceptionally private 0.6-acre private walled garden, designed to offer year-round colour and seclusion. South and west-facing, it has been beautifully landscaped with mature trees and an array of established planting, creating an idyllic retreat. The property also benefits from two single garages, discreetly positioned within the grounds with separate access.

LOCATION

Warkworth is one of Northumberland's most picturesque and historically significant villages, renowned for its medieval charm, coastal beauty, and vibrant community. Dominated by the striking ruins of Warkworth Castle, this sought-after riverside village sits on a scenic loop of the River Coquet, just moments from the stunning Northumberland coastline.

A haven for those seeking a blend of heritage and lifestyle, Warkworth offers a selection of independent shops, cafés, and country pubs, all set against a backdrop of breathtaking countryside and unspoilt beaches. For everyday essentials, the nearby market town of Alnwick, just a short drive away, offers a range of amenities, including a large Sainsbury's supermarket.

Its proximity to Alnmouth's mainline railway station provides excellent connections to Edinburgh, Newcastle, and London, making it an appealing choice for those looking to balance rural tranquillity with accessibility. With its captivating setting, rich history, and thriving local community, Warkworth stands as one of the most desirable locations in Northumberland.





GENERAL REMARKS

Viewings: Strictly by appointment with Knight Frank – 0131 222 9600

Directions

Postcode: NE65 0XB

What3Words: ///flinch.detergent.verifying

Services: Mains electricity, water & drainage; oil-fired central heating

Local Authority: Northumberland County Council.

Council Tax Band: G

Fixtures & Fittings: Fitted floor coverings, integrated appliances and light fittings are to be included within the sale. Curtains and furniture may be available by separate negotiation.

Servitude rights, burdens and wayleaves: The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Deposit: A deposit of 10% of the purchase price will be required on exchange of contracts. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

I would be delighted
to tell you more.

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