



Bridge Street Warkworth

- Stone Traditional Period Terrace
- Characterful Accommodation
- Village Centre Location
- En-Suite to Bedroom One
- Viewing Recommended

£375,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Bridge Street

Warkworth NE65 0XB

A charming and characterful traditional two bedroom stone double fronted period property located in the picturesque and highly sought after village of Warkworth. The property is on the doorstep of the historic 13th century Castle and Hermitage and boutique shops and restaurants in the village centre. Warkworth has its own stunning sandy beach within walking distance or short drive and there are lovely walks along the River Coquet with a welcome break in one of the popular cafes. The property is well cared for and offers excellent accommodation throughout with double glazing and gas central heating. Briefly comprising to the ground floor: entrance lobby, lounge with attractive cast iron fireplace, dining room, rear hall, fitted kitchen into the conservatory and there is a downstairs bathroom. From the first floor landing there are two double bedrooms, the main with an en suite bathroom. Outside to the rear the private courtyard provides a lovely outdoor space to sit and enjoy the warmer months of the year. Warkworth is a pretty village in much demand and the neighbouring town of Amble has a working harbour, a wide variety of shops, cafes and restaurants along with Little Shore Beach and Pier where dolphins are often spotted. There is a regular bus service through the village to the larger towns of Alnwick and Morpeth and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. The main A1 with its road links throughout the county and beyond is close to hand. An early viewing of this delightful home is strongly recommended and would be a perfect purchase for anyone looking for an historic village location close to the glorious coastline.

ENTRANCE LOBBY

LOUNGE 14'7" (4.45m) max x 12'2" (3.71m) plus recess

DINING ROOM 15'8" (4.78m) into bay x 9'8" (2.95m)

INNER HALL

KITCHEN 12'1" (3.68m) x 7'5" (2.26m)

CONSERVATORY 12'2" (3.71m) x 7'2" (2.18m)

BATHROOM

BEDROOM ONE 10'6" (3.20m) x 10'4" (3.15m)

EN-SUITE BATHROOM

BEDROOM TWO 15'1" (4.59m) into wardrobes x 9'10" (2.99m) max

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E

AM0004385/LP/LP/12032024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.

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.

16 Branches across the North-East



The Property
Ombudsman