

# Station Cottages Warkworth

- Two Double Bedroom, Stone Semi Detached Property
- Lovely Rural Setting Overlooking Fields
- Impeccably Presented Throughout
- Fabulous Garden To Rear / Driveway Parking
- Viewing Strongly Recommended

## Offers In Region Of £ 260,000





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# Station Cottages Warkworth NE65 OYH

Situated in a lovely rural setting overlooking fields to the front, a characterful stone semi detached property with two double bedrooms and having been extended to the rear creating a spacious dining kitchen with french doors out to an undercover paved and decking seating area. Particular mention must be made of the amazing landscaped garden to the rear which is full of charm and captivating features. Meandering through this wonderful oasis with its pebbled and stoned borders containing an array of flowering plants, shrubs and trees and steps lead to an elevated seating area. The property is impeccably presented throughout and has been superbly appointed by the current owners. A perfect choice for anyone looking to live in a rural location yet within easy reach of the historic village of Warkworth with its Castle, boutique shops, cafes and restaurants and it's glorious sandy beach; the property would also suit the second home or holiday let investor. Benefitting from double glazing and central heating along with driveway to the front, the accommodation briefly comprises to the ground floor: entrance hall, lounge with wood burning stove within an inglenook fireplace, spacious dining kitchen and shower room. To the first floor there are two double bedrooms. A side gate gives direct access from the front to the rear garden The property also lies within easy reach of the larger town of Alnwick and Morpeth, the traditional harbour town of Amble and to the many villages along the fabulous coastline. An early viewing of this outstanding property is strongly recommended.

**AGENTS NOTE-** Please note there is a covenant on this property - Any potential buyer needs to have worked in Northumberland or had their only or principal home in Northumberland or a combination of both in parts, for the last 3 years prior to purchase.

#### ENTRANCE HALL

Composite entrance door. Stairs to first floor, radiator.

#### LOUNGE 13'9" (4.19m) max x 13'1" (3.99m) max

uPVC double glazed window to front. Inglenook fireplace with stone lintel surround and fitted solid fuel burning stove which supplies heating. Radiator, stripped flooring. Plantation shutters.

### DINING KITCHEN 13'11" (4.24m) max x 10'9" (3.28m) max plus 9'8" (2.95m) x 7'3" (2.21m)

uPVC double glazed window to side and double glazed French doors to rear. Fitted wall, base and drawer units with work surfaces and a ceramic sink unit with tiled splashbacks. Space for range cooker, washer and fridge freezer. Radiator, tiled flooring. Plantation shutters.

#### SHOWER ROOM

Fitted shower cubicle with electric shower unit, pedestal wash hand basin and low level w.c. Towel radiator, tiled walls and flooring. Ceilng downlights, fan and loft access.

LANDING uPVC double glazed window to rear, loft access.

#### BEDROOM ONE 13'1" (3.99m) max x 7'8" (2.33m) max

uPVC double glazed window to front. Radiator. Plantation shutters.

#### BEDROOM TWO 10'3" (3.12m) max x 9' (2.74m) max

uPVC double glazed window to rear. Radiator. Plantation shutters.

#### OUTSIDE

To the front of the property there is a stone driveway to the side which provides off road parking and a gate leads to the rear garden. Particular mention must be made of the characterful garden to the rear which is easy to maintain with stone and pebbles. The garden contains an array of plants, shrubs and trees. There are many interesting features and a garden shed provides excellent storage. Directly outside the dining kitchen, a paved and decked undercover area provides a lovely space to sit and enjoy the views of the garden throughout the seasons.

#### TENURE

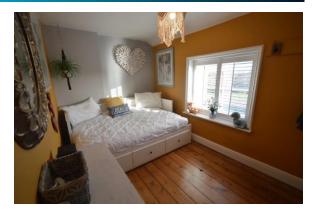
 $\label{eq:Freehold-It} Freehold-It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser$ 

Council Tax Band: A EPC Rating: E

AM0004329/BJ/HH/14122023/V.2/ 06022024 amended price

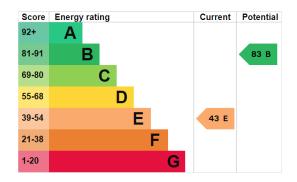
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