



Earls Grove Warkworth

Luxuriously appointed and situated in a quiet position adjoining fields and countryside, a four bedroom detached executive home with a fifth bedroom/dressing room/study built in 2017 by Cussins and located in the highly sought after historic village of Warkworth. Formerly the showhome, the property is presented and appointed with the highest quality fixtures and fittings expected from a house of this calibre.

£690,000 offers in the region of

ROOK
MATTHEWS
SAYER

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

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



Earls Grove

Warkworth NE65 9FE

Extensively upgraded by the current owner, offering generously proportioned living space, there are many additional extras including a contemporary 'Jotul' wood burning stove, stunning light fittings and externally remote access gates leading to extensive parking, a large garage and fabulous landscaped gardens, an early viewing to fully appreciate the outstanding quality of this property is strongly recommended. Briefly comprising to the ground floor: entrance door to lobby and glazed double doors to the welcoming hallway with stairs to the first floor and downstairs w.c. The formal lounge is spacious with two picture windows looking out onto the garden and a further side window with views to the adjoining fields; the feature fireplace with an electric fire creates a warm and relaxing living space. There is a separate dining room with bay window and window seat to the front with a full mirrored wall. The impressive and spectacular kitchen/family room is fitted with a luxury range of units with silestone worktops and an island unit with induction electric hob and extractor over and cupboards under extending to a peninsular breakfasting table. The units incorporate a full range of appliances with an electric oven/ microwave, two fridge freezers, dishwasher and drinks chiller. This bright and airy living space opens to a family area with bay window to the front and contemporary 'jotul' wood burning stove and to complete this room there are full width bi-folding doors opening to the sun terrace and gardens. To the first floor the half landing window offers far reaching views to the fields and countryside and the galleried landing accesses the spacious bedrooms beautifully decorated, three of which have fitted wardrobes and two having en-suite shower rooms with tiled walls and flooring. All the bedrooms, front and rear, have lovely views across to the adjoining countryside. The bathroom is of an excellent size, tiled and with a mirrored wall over the bath and wash hand basin.



Externally the block paved driveway to the side with remote control gate accesses the internal driveway providing further parking and entry to the large garage. To the front, the garden is bordered by wrought iron fencing and a garden gate opens to a paved pathway leading to the entrance door. The garden is lawned with planted borders containing an array of plants, shrubs and standard bay trees. To the rear the gardens are impeccably tended with sun terrace and patio which provide a fabulous outdoor space to sit and enjoy the warmer months of the year. The garden is laid to lawn featuring a raised planter, stone waterfall and gabion stone cages creating interest and texture and at dusk ambiance lighting gives a warm glow to the garden. The property is fully alarmed and fitted with a cctv system.



Warkworth is a picturesque and highly regarded village with a 13th century Castle and Hermitage along with boutique shops, cafes and pubs. It has a huge community spirit and has become a much sought after place to live along this glorious coastline. The local bus service visits the larger towns of Morpeth and Alnwick and the train station in the nearby village of Alnmouth provides services to Edinburgh, Newcastle and beyond. The A1 with its motorway network links



throughout the country is also within easy reach. The adjoining traditional harbour town of Amble offers a further array of shops, cafes and restaurants. This property is a truly outstanding home both internally and externally, situated in a prestigious location and offers the very best in opulent living with the benefit of having no upward chain.

ENTRANCE LOBBY 6'9" (2.06m) x 5'5" (1.65m)

ENTRANCE HALL 9'8" (2.95m) x 8'5" (2.57m)

DOWNSTAIRS W.C.

LOUNGE 15'1" (4.85m) max x 13'1" (3.10) max

DINING ROOM 13'2" (4.01m) x 10'2" (3.10m) into bay

THROUGH BREAKFAST KITCHEN AND FAMILY ROOM 25'4" (7.72m)

plus bay x 15'2" (4.62m)

UTILITY ROOM 9'8" (2.95m) max x 8'4" max (sloping ceiling to one side)

LANDING

BEDROOM ONE 14'1" (4.29m) max into wardrobes x 11'9" (3.58m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 13'1" (3.99m) into wardrobes x 10'3" (3.12m)

EN-SUITE SHOWER ROOM

BEDROOM THREE 13' (3.96m) into wardrobes x 10'11" (3.33m)

BEDROOM FOUR 11'11" (3.63m) max x 10'8" (3.25m) into door recess

BEDROOM FIVE/DRESSING ROOM/STUDY 10'5" (3.18m) x 10'2" (3.10m)

BATHROOM

LARGE GARAGE AND EXTENSIVE DRIVEWAY

LANDSCAPED GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE AND EXTENSIVE GATED 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: F

EPC RATING: B

AM0003940/LP/LP/12072024/V1





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | 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

