


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Birling Cottage, Morpeth NE65 0XS

Birling Cottage, Morpeth NE65 0XS

Offers Over £950,000

Signature North East welcomes you to experience the epitome of luxury in this stunning 6-bedroom home nestled in the heart of Warkworth. Situated on over half an acre of land with a large paved courtyard, this detached residence is perfectly located just a leisurely stroll away from Warkworth Beach and the charming local Village, featuring tea rooms, pubs, shops, and a primary school. Its proximity to Warkworth Castle, a popular attraction, makes it an ideal family home or investment opportunity, thanks to its unique layout allowing for use as two homes.

As you enter the welcoming hallway, adorned with an exposed stone wall, the grandeur unfolds. Turning right through French doors leads you to the original part of the home, characterized by exposed stone walls that exude a rustic charm. The open-plan kitchen/dining room, complete with a focal fireplace, creates a homely ambiance overlooking the courtyard. The large Sitting Room, with an inglenook fireplace, offers warmth and light with tasteful décor, complemented by views of beautiful trees. A double bedroom, shower room, and an additional wc complete this section.

Ascending to the first floor, a spacious landing with a sea-facing window leads to three comfortably sized bedrooms. The first bedroom, a generous double, provides views of the garden and the sea. The second bedroom, another double, overlooks trees to the front of the property. The third bedroom, a single but versatile space, can be used as a dressing room or office/study area. The fully-tiled bathroom is family-friendly, featuring a large walk-in shower, wc, and basin.

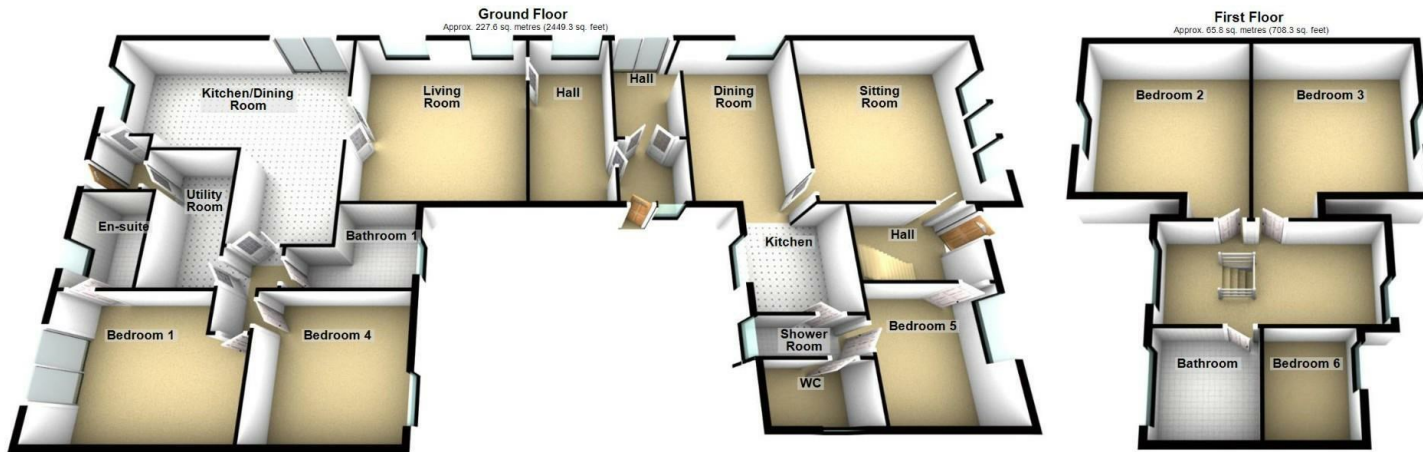
To the left of the original entrance, takes you to the newer part of the home and an elegantly appointed hallway leads to a spacious living room, that offers views out into the courtyard and garden, flooding the area in natural light and offering a tranquil space. Move through the French doors into the open-plan kitchen/dining area, where patio doors beckon you to a meticulously designed exterior space and a decked dining space. This space is versatile and offers room for whatever furniture you'd like to add. There is a convenient utility room with abundant storage, two generously sized bedrooms (one boasting an en-suite, and the other offering direct access, via jack and jill doors, to the bathroom), and a separate bathroom featuring a bath, overhead shower, wc, and basin.

Outside, the property unfolds into a lavish courtyard offering parking space for 10 cars, complemented by an expansive lawn that wraps the property and is adorned with mature shrubbery. The outdoor space offers a private, tranquil oasis, providing ample room for your outdoor furniture and offers so much versatility, due to the ample space there is.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 293.4 sq. metres (3157.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using Planitip.

Measurements:

Living Room
17'1" x 16'7"

Sitting Room
17'4" x 17'1"

Kitchen / Dining Room
22'10" x 21'2"

Kitchen
9'9" x 9'0"

Utility Room
13'0" x 8'0"

Bedroom One
16'9" x 12'4"

En Suite
8'10" x 6'2"

Bedroom Two
16'4" x 14'0"

Bedroom Three
14'0" x 16'4"

Bedroom Four
12'10" x 12'4"

Bedroom Five
11'7" x 11'2"

Bedroom Six
8'1" x 6'11"

Bathroom One
11'1" x 7'8"

Bathroom Two
8'1" x 8'0"

Shower Room
9'0" x 3'4"

WC
9'0" x 5'2"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News