



Plot 2
Station Road, Warkworth



Plot 2, Station Road, Warkworth, Morpeth, Northumberland, NE65 0XP

A superb opportunity to purchase this newly constructed detached home, with building work to commence Spring 2021 by D.P Builders of Amble (<http://www.dpbuilder.co.uk/>) and completion expected in late 2021. This substantial property will be built in natural stone under slate roof and extends to approximately 2,744 Sq. Ft across two levels plus detached garage of 344 Sq. Ft (Total Square Footage; 3,088 Sq. Ft) and will enjoy a fabulous position off the much sought-after Station Road, in the Historic Village of Warkworth on Northumberland's Heritage Coastline. Set within a site of approximately 0.16 Acre, the property offers lovely views from the rear across the adjoining countryside, with private access road, leading to the two exclusive homes, including parking and double garage.

Accommodation comprises; Entrance lobby | Hallway with central staircase and ground floor cloaks/wc | Open plan reception room across the rear of the property, incorporating fitted kitchen, dining area and family room with two sets of french doors onto the gardens and wood burning stove | Utility room | Formal lounge including to the front | Study | From the first floor landing | Principal bedroom with dressing room and ensuite shower room/wc | Guest double bedroom with ensuite shower room/wc | Two further double bedrooms | Family Bathroom/wc | Externally - Attractive gardens will surround the property with ample driveway parking leading to a detached double garage.

Located on the edge of the picturesque and much sought-after coastal village of Warkworth, in an area of outstanding natural beauty, beautifully positioned for lovely river walks along the meandering River Coquet, whilst being just a short distance from all of Northumberland's Heritage Coastline, with its miles of legendary sandy beaches and castles of historic interest to explore. Local amenities include St. Lawrence Church, Warkworth Church of England Primary School, local shop/post office, as well as a number of artisan shops, hotels, restaurants, cafés and welcoming public houses. Just a 15 minute walk from the village, will lead you to the local links golf course and a spectacular sandy beach overlooking Coquet Island.

Plots can be viewed from private access lane, to the side of the Suncroft House, which is at the eastern end of Station Road.



Guide Price £820,000



Room Measurements

- Entrance Hall; 9'2" X 17'1" (2.80m x 5.20m)
- Ground Floor WC; 4'5" x 5'1" (1.35m x 1.55m)
- Lounge; 12'2" x 18'1" (3.70m x 5.50m)
- Family Dining Area; 23'7" x 11'2" (7.20m x 3.40m) plus Kitchen; 11'8" x 13'1" (3.55m x 4.00m)
- Utility; 7'3" x 4'11" (2.20m x 1.50m)
- Study; 12'2" x 10'8" (3.70m x 3.25m)
- Principal Bedroom; 12'8" x 14'5" (3.85m x 4.40m)
- Principal Bedroom Ensuite; 10'4" x 3'9" (3.15m x 1.15m)
- Dressing Room; 10'4" x 7'1" (3.15m x 2.15m)
- Bedroom Two; 12'0" x 13'5" (3.65m x 4.10m)
- Bedroom Two Ensuite; 4'1" x 8'6" 10'4" x 4'5" (3.15m x 1.35m)
- Bedroom Three; 12'0" x 15'1" (3.65m x 4.60m)
- Bedroom Four; 10'2" x 13'5" (3.10m x 4.10m)
- Bathroom; 9'2" x 8'8" (2.80m x 2.65m)
- Garage; 17'5" x 17'3" (5.30m x 5.25m)
- Rear Garden - Approximately 7.5m x 33m (81" x 355") which equates to approximately 0.06 Acres.

Specification

- Stone Walling
- Slate Roofing
- Cast Iron Rainwater Goods
- UPVC Sash-Style Windows
- Feature Staircases
- Generous Ceiling Height
- Kitchen/Bathroom fittings still to be confirmed but will be good quality
- LABC 10 year insurance New Home Warranty



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