



# 2 Beal Croft

Warkworth



SANDERSON  
YOUNG





## 2 Beal Croft

Warkworth, Morpeth, Northumberland,  
NE65 0XL

**Fabulous and immaculately presented, four bedroom detached house with views to Warkworth Castle, the village Cricket ground and Coquet Island and the sea - a large private corner garden plot, with driveway and attached double garage**

An impressive four bedroom family home, located to the head of a cul de sac of individual houses and bungalows, with a stunning private garden, driveway for a number of cars and an attached double garage.

The house is ideally located for walking into Warkworth village with its wide range of shops, cafes and hotels/pubs/ restaurants, as well as the nearby First School and the popular Amble Marina and Harbour.

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### Price Guide:

Offers Over £599,000

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The property has superb views to Warkworth Castle, the cricket ground and the sea in the distance. The house has been well maintained and fully refurbished by the current owners over the last 11 years, creating a superb light and airy family home with good versatile reception space and four double bedrooms. The house has excellent natural light from the large windows to all elevations, many with views or overlooking the gardens and benefits from gas central heating and UPVC double glazing.

Ground floor - Vestibule | Reception hallway with great natural light | Superb L shaped open plan living/dining room with feature gas fireplace and sliding patio doors opening to the rear garden and terrace seating area | French doors open to the lovely Garden room with three windows and a vaulted ceiling with a roof light | Versatile Home office/family room | Excellent family kitchen/breakfast room with a range of white hi-gloss cabinets with granite worktops, space for a range cooker, NEFF integrated dishwasher, and full size integrated fridge/freezer | Large Utility room with a range of cabinets and plumbing for a washing machine and space for a tumble drier and fridge/freezer - loft access | Rear porch/Boot room.

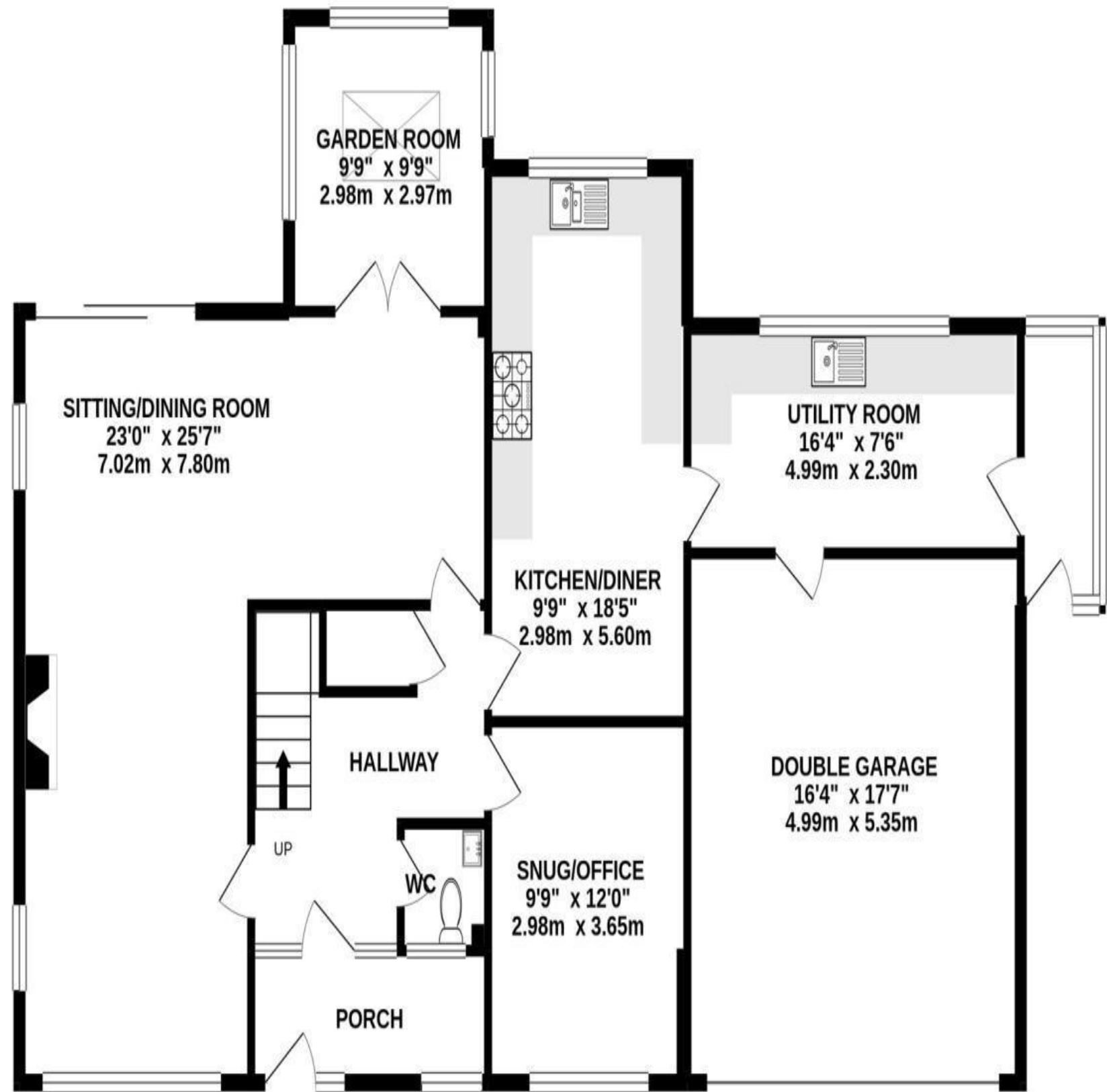


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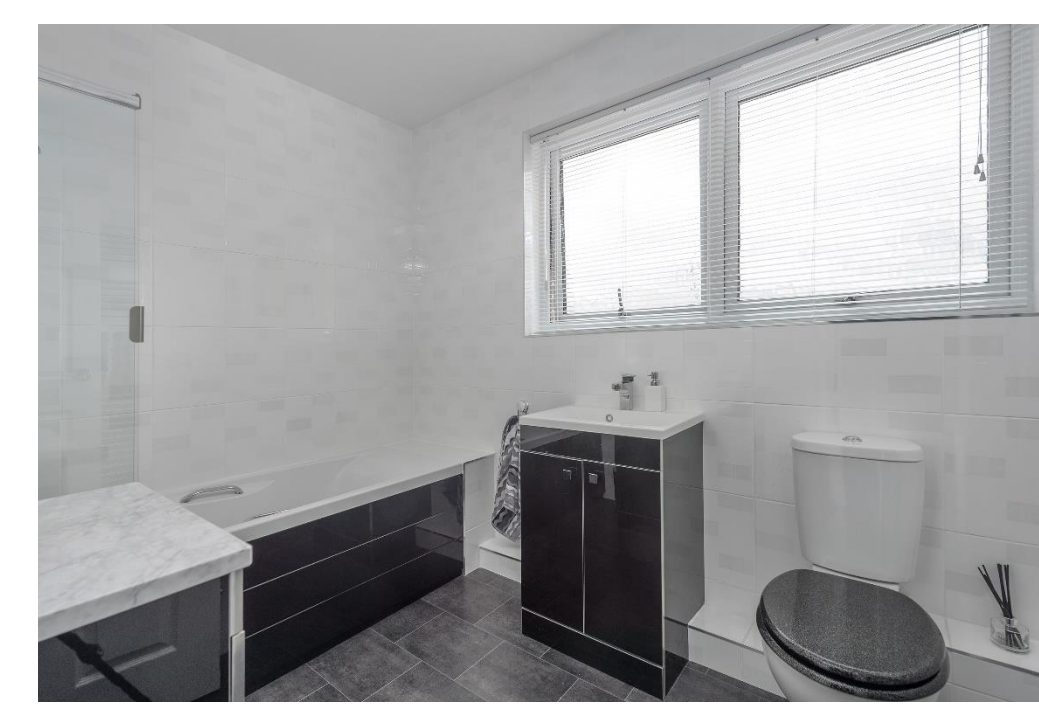




**GROUND FLOOR**  
1419 sq.ft. (131.9 sq.m.) approx.



**1ST FLOOR**  
792 sq.ft. (73.6 sq.m.) approx.



First floor - First floor landing with access to the loft | Master bedroom with great elevated views towards Amble and the sea, and a range of fitted wardrobes | Well appointed ensuite shower with double length shower, basin and wc | Double bedroom two with views to Warkworth Castle and the cricket ground | Double bedroom three with views to the Castle & cricket ground | Double bedroom four with a built in wardrobe and views towards the coast | Family bathroom with a bath with shower over, wc and basin.

Externally - the house has a beautiful landscaped garden, with a mature hedge to the boundary giving both privacy and shelter. The garden is predominantly lawned with well stocked planted borders, a paved terrace leading from the living room, a number of sitting areas to take in the sun at different times of the day, and a traditional timber greenhouse and shed/store.

The historic village of Warkworth, with its magnificent Castle, St Lawrence Church and Market Square & Cross, offer a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course. The river Coquet runs through the village to the Coquet Estuary & Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: C

TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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