



1 Birling South East Farmstead

Birling, Warkworth



SANDERSON
YOUNG





**1 Birling South East Farmstead
Birling, Warkworth, Morpeth,
Northumberland, NE65 OXS**

Fabulous four bedroom, stone conversion in Birling, Warkworth, within easy walking distance directly to the beach and historic village, with a gated driveway with parking for a number of cars and an attractive garden area with stone terraces, lawns and mature planting.

Birling South East Farmstead, is one of three individual stone conversions on the outskirts of Warkworth village, located off the Beach Road leading to miles of stunning sandy beaches.

The converted former Granary offers superb accommodation set over two floors, retaining many original features including stone byre arches to the impressive & recently refurbished open plan family kitchen/dining and living space.

Price Guide:
Offers Over £595,000



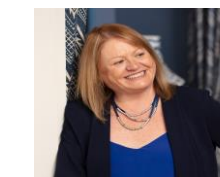




The traditional conversion, lived in by the current owner for 18 years, has been reconfigured from the original design, with the former living room, now a magnificent open plan kitchen, dining room and living area with new stylish kitchen with integrated appliances.

The property is beautifully presented, and benefits from a number of design features including NEST system, quality oak flooring and oak internal doors, the original arched byre windows to the western elevation.

Ground floor - Reception hallway | Cloakroom wc | Sitting room with a feature fireplace, French glazed doors and useful under-stair wine store/cupboard | Double doors open to a superb entertaining & family space - large open plan kitchen, living and dining area, with three glazed stone arches, two with doors, oak flooring and an attractive brick fireplace | Stylish kitchen fitted with a range of cabinets with a breakfast bar and white quartz worktops, inset sink and pull out larder cupboard and space saving units - integrated NEFF appliances include a 5 ring gas hob, double oven, dishwasher and Fridge/freezer | Utility room with a range of cabinets and plumbing for a washing machine.

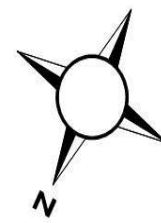
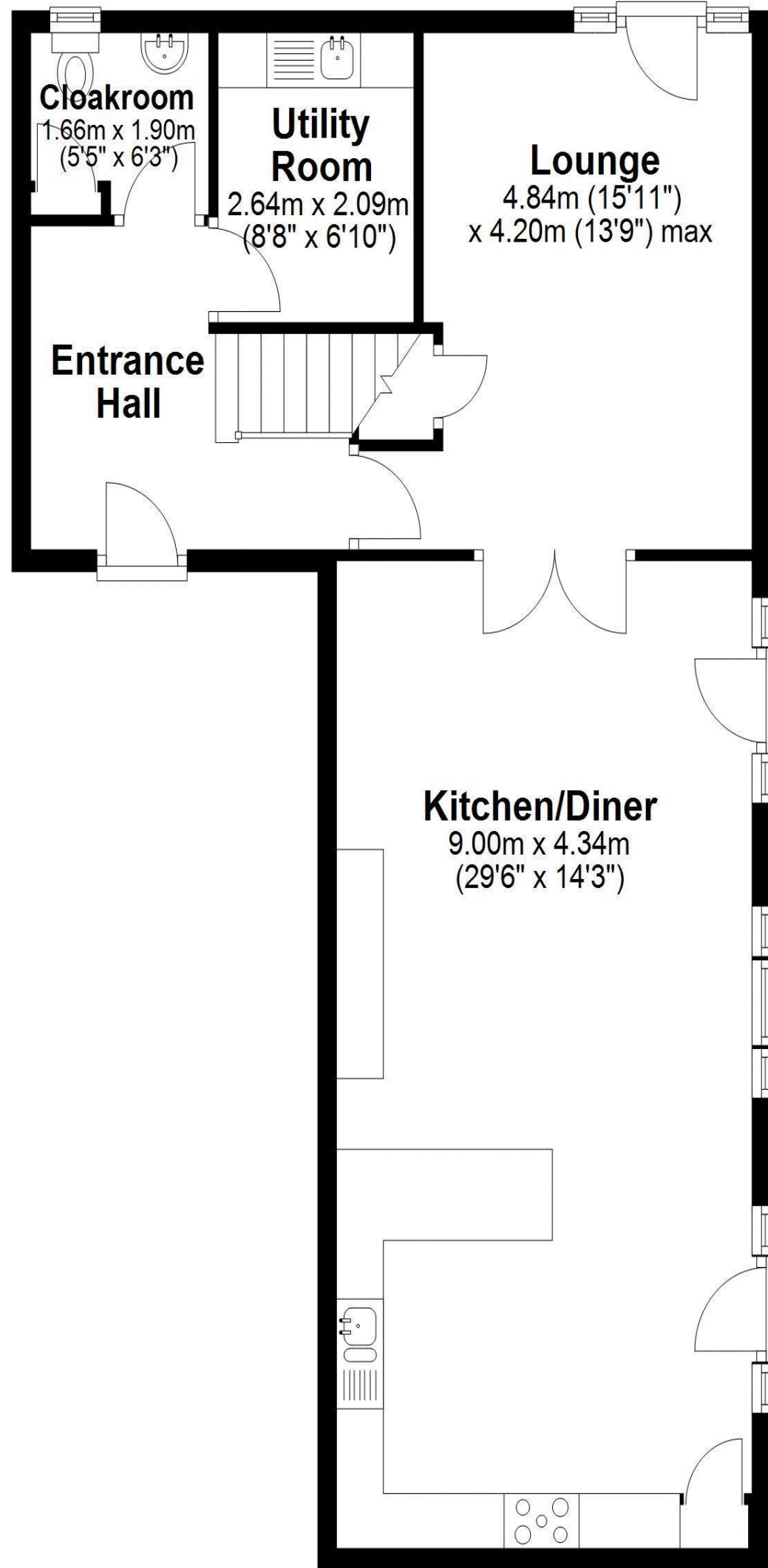


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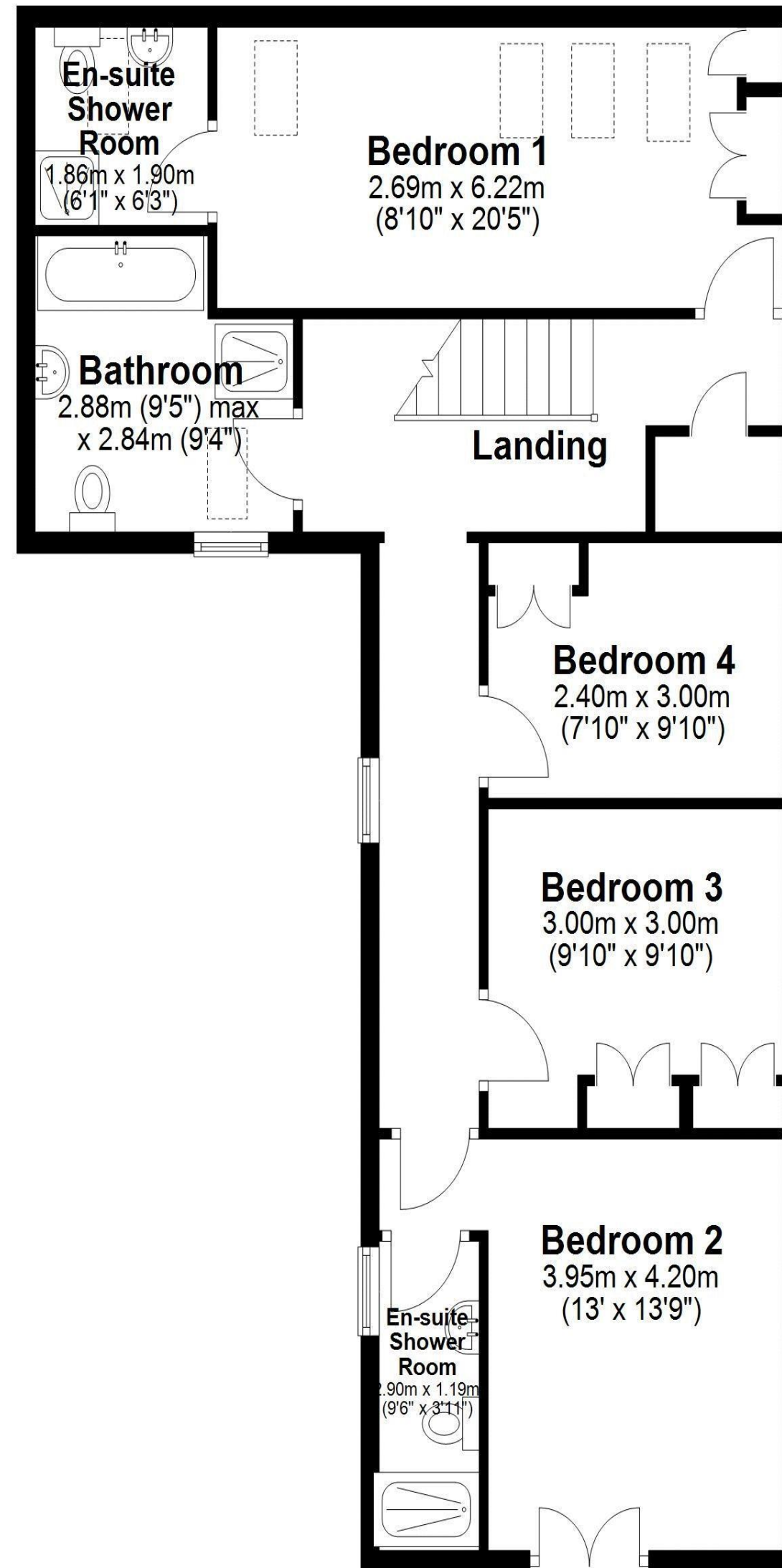




Ground Floor



First Floor



Total area: approx. 156.4 sq. metres (1683.6 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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First floor - First floor landing with built in bookshelves and access to the loft | Generous Master bedroom with built in wardrobes, and four Velux windows to the roof | Ensuite shower room/wc | Superb guest double bedroom with fitted cabinets and French doors opening to the garden | Ensuite shower room/wc | Double bedroom three with two sets of double door built in wardrobes | Bedroom four, used as a snug/family room, has fitted storage with space to house either a single bed or sofa bed | Well appointed Family bathroom with a double ended bath, corner mains shower, wc and basin with Velux window to the roof.

Externally - The property has a timber five bar gate, opening to a gated block paved driveway and landscaped garden - the garden is designed for easy maintenance, with stone terraced seating areas, lawns, raised planted beds, two timber sheds, and the original stone steps leading up to bedroom two.

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 E | EPC: C



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