



# 2 Castle Street

Warkworth



SANDERSON  
YOUNG









**2 Castle Street  
Warkworth, Morpeth, Northumberland,  
NE65 0UW**

**Fabulous, three bedroom period house, in the centre of this historic village overlooking Warkworth Castle, with attractive lawned and west facing garden, and on street parking.**

This individual house is right in the heart of Warkworth village, overlooked by a 14th century castle, not more than 50 metres away. Warkworth is a unique medieval village in Northumberland, enclosed in the loop of the river Coquet. Positioned at the top of the old street, the property looks downhill to other historic dwellings, pubs and shops, to an 12th century church. Built around 200 years ago, the terraced house enjoys excellent insulation from its one-metre-thick walls. The house retains its heat in winter and is cool in summer. Having entered the house, any noise from the street or neighbours next door is immediately gone. The double-glazed windows at the front give a pleasing view of the castle and the sea in the distance.

**Price Guide:**

Offers Over £695,000

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The rooms are sizeable with high ceilings to the ground floor. The front room has its original fire structure and a chimney that has been properly lined allowing for an efficient flue, if a solid fuel fire is preferred. There are two en-suite bathrooms and a downstairs lavatory.

The large hall shows off a splendid split Georgian staircase. The stylish extension links architecturally with the main house, affording a sunroom, a utility room and additional storage/tool room. An easily accessible attic, with a secure roof, is insulated and boarded out giving ample room for storage. The property has a written record of all the improvements that have been made over the years and it is clear how the current owners have kept well ahead of any maintenance the house might have needed. The easily manageable garden at the rear faces west, and draws the sun from late morning onwards with a view of impressive sunsets. The quiet rural aspect at the rear belies the fact that the house is in a lively and friendly village much admired by visitors and the media.

The house, a much loved family home for 23 years, offers generous accommodation over two floors and has seen a number of improvements including - the construction of an attractive extension at the rear, replacing the former conservatory, the removal of the rendering and exposure of the superb original stone to the front elevation, quality timber sash windows fitted to the front, with double glazing throughout the house, many with plantation shutters, and the reconfiguration of the accommodation including the creation a large family kitchen/breakfast room with a four oven gas AGA.



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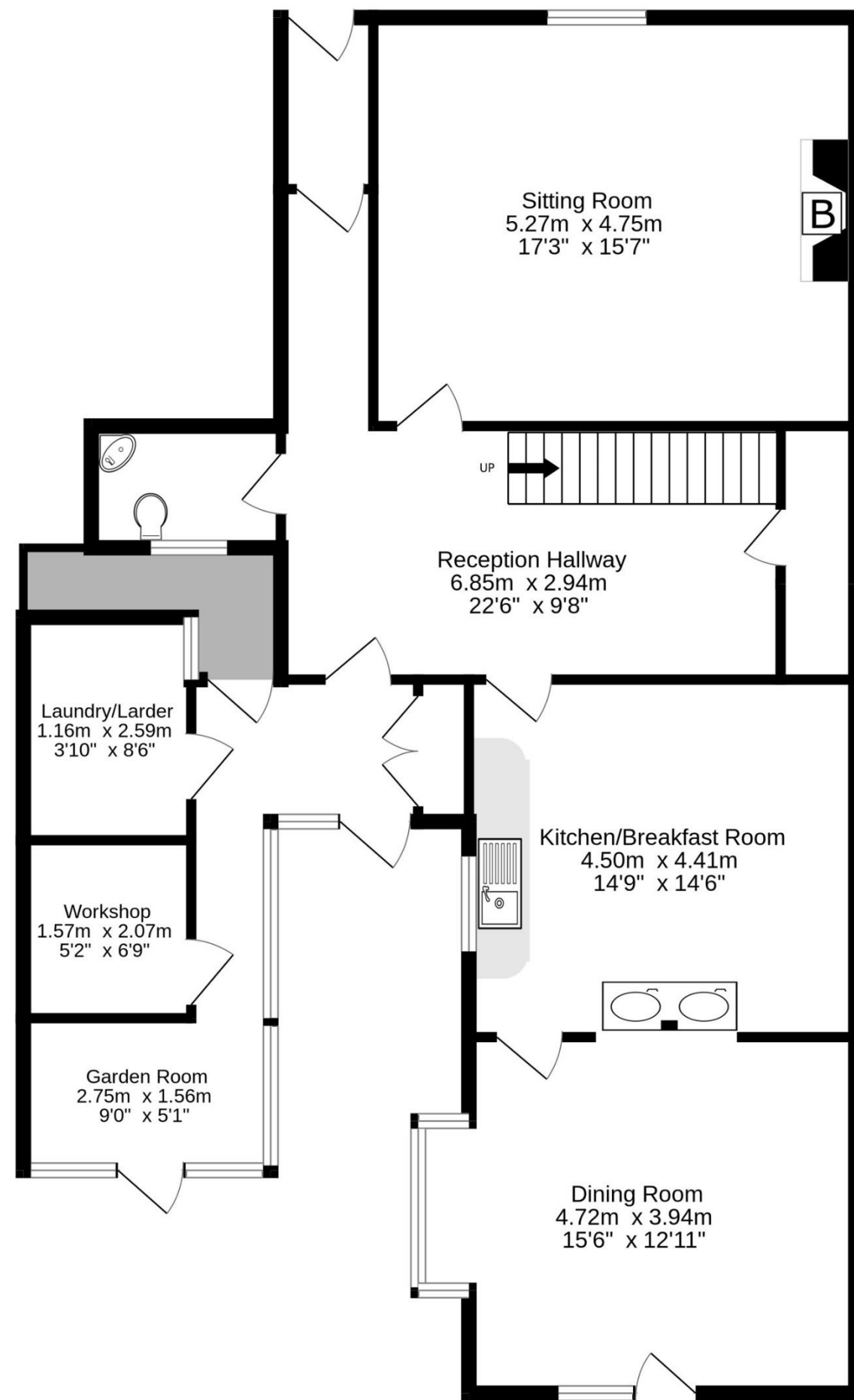


Ground Floor - Entrance vestibule | Impressive reception hallway, with Karndean oak herringbone flooring, a beautiful balustrade staircase to the first floor and under stair storage | Cloakroom wc | Generous sitting room with a brick fireplace and cast iron electric stove, and sash window with plantation shutters | Excellent kitchen/breakfast room with stone inglenook and chimney breast, a four oven gas AGA, Belfast sink and fixed wall unit and cupboard unit below | Versatile dining room with an attractive square bay window and door to the garden | Garden room (formerly the conservatory) with a door to the terrace & garden, currently incorporating a Workshop and Laundry/larder | Access to a small inner courtyard.

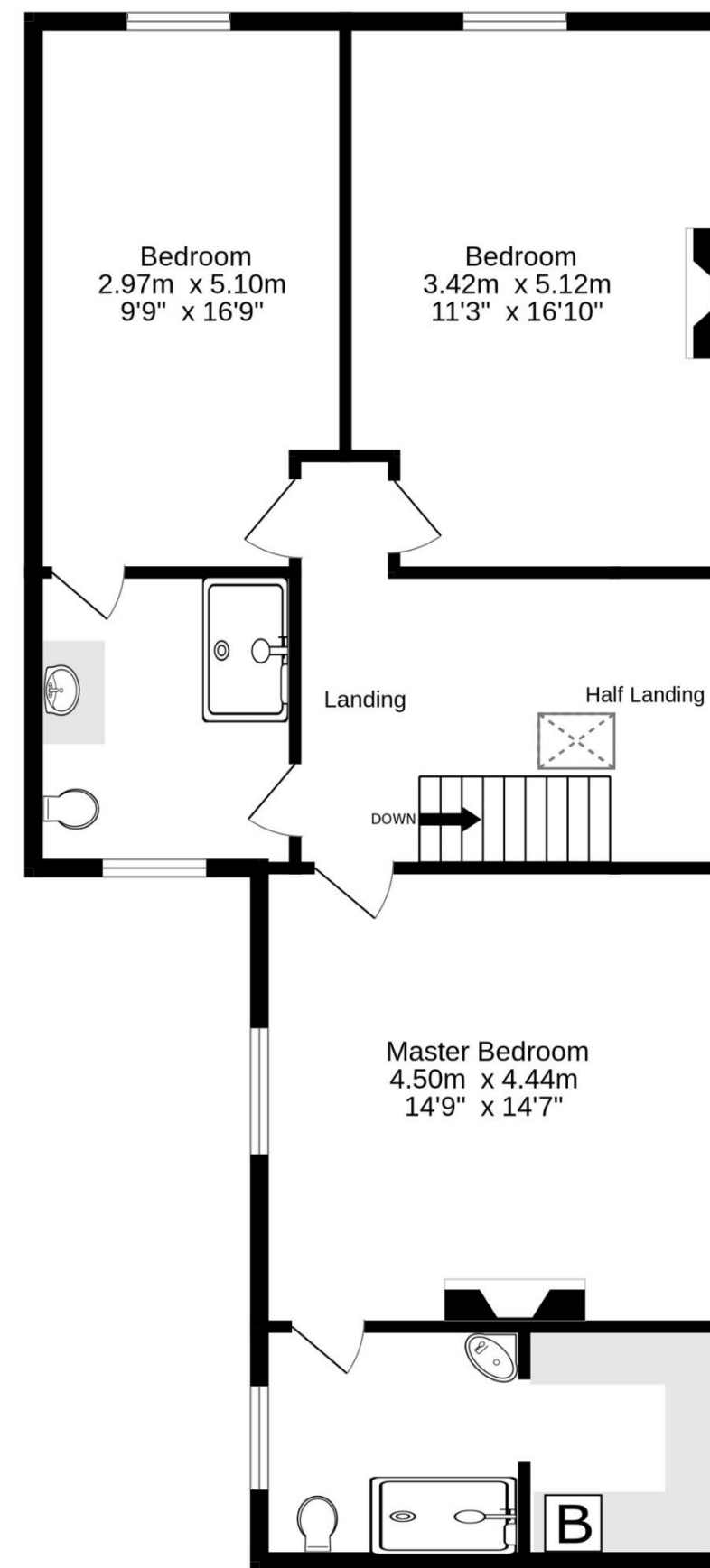
First floor - First floor landing | Excellent master bedroom with a cast iron fire grate, and dressing room open storage | Ensuite shower/wc | Guest double bedroom, with fabulous views to the coast, sea and Castle | Access to a Jack and Jill shower room/wc | Good sized family bedroom three | Loft accessed via pull down ladder, useful for storage space.



Ground Floor  
113.9 sq.m. (1226 sq.ft.) approx.

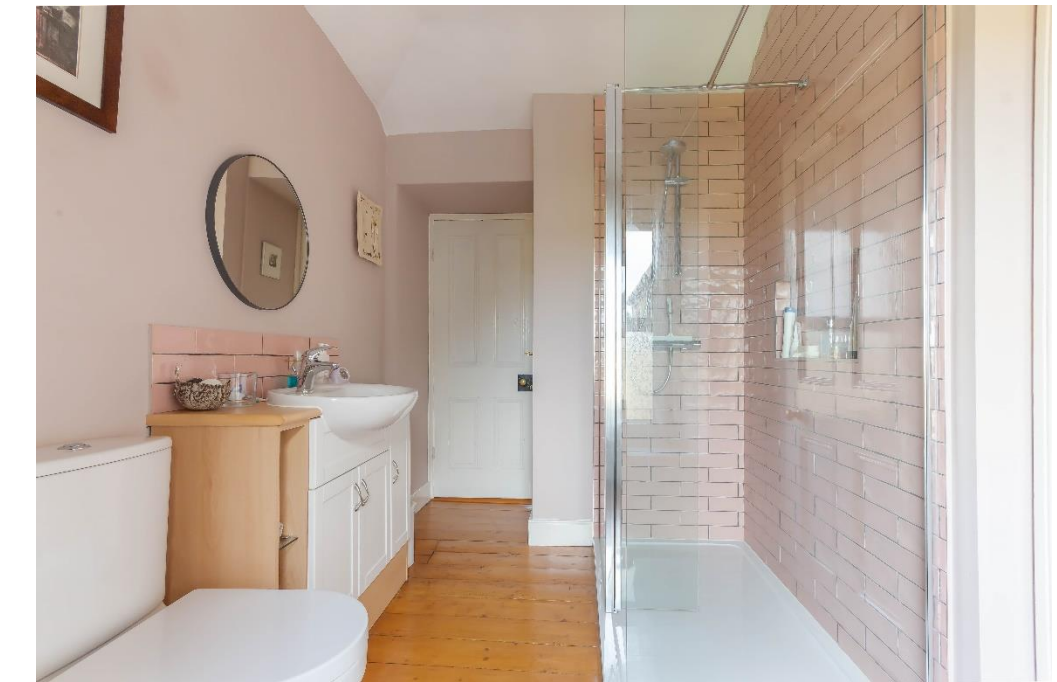


1st Floor  
84.3 sq.m. (907 sq.ft.) approx.



TOTAL FLOOR AREA : 198.2 sq.m. (2133 sq.ft.) 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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Externally - The rear garden has been landscaped, with an attractive stone wall to the boundary and paved patio terrace leading from the garden and dining room.

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: E | EPC: C



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