



Rookwood House

Widdrington Village



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Rookwood House
Widdrington Village, Morpeth,
Northumberland, NE61 5ED

Beautiful Detached Period Home Located less than 5 minutes from the Stunning Northumberland Coast and Set within 2 Acres of Delightful & Mature Private Grounds and Gardens, Boasting Two Lovely Reception Rooms, Stylish Re-Fitted Kitchen/Breakfast Room, Three Double Bedrooms, Re-Fitted Family Bathroom, Detached Garage & Store Room With Potential for Home Office!

Rookwood House is a wonderful detached period residence, that is ideally located in the lovely and historic village of Widdrington, Northumberland. The property itself was purchased by the current owners approximately 2 ½ years ago and has undergone a full transformation throughout.

Price Guide:
Offers Over £795,000

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This charming period home offers easy access into central Morpeth, which lies approximately 8 miles to the south, with its wide variety of shops, cafes and restaurants, the East Coast main line Railway Station with links into Newcastle, Edinburgh and London Kings Cross, as well as excellent local schooling for all ages. Rookwood House is also positioned close to the delightful Druridge Bay, with its wonderful sandy beaches, and the coastal villages of Amble and Warkworth also only a short drive away.

The A1 trunk road is easily accessible for commuting both north to Alnwick and Berwick, and south to Newcastle upon Tyne and Newcastle International Airport.

The property itself is accessed via a private driveway that sits behind two stone pillars. The driveway then leads up to a large hard-standing which offers off street parking for multiple vehicles and provides access to the detached garage.

Ground Floor - Entrance hall which is open to the first floor | Lounge with dual aspect windows and plantation shutters, exposed beams and wood-burning stove | Dining room/reception room two, again with dual aspect windows, exposed beams and views over the front gardens | Stylish re-fitted kitchen with integrated appliances, tiled splashbacks and exposed stone walls. The kitchen is open to the utility area, which in turn offers a door leading through to the rear of the property with a ground floor cloakroom/WC and dog shower room.

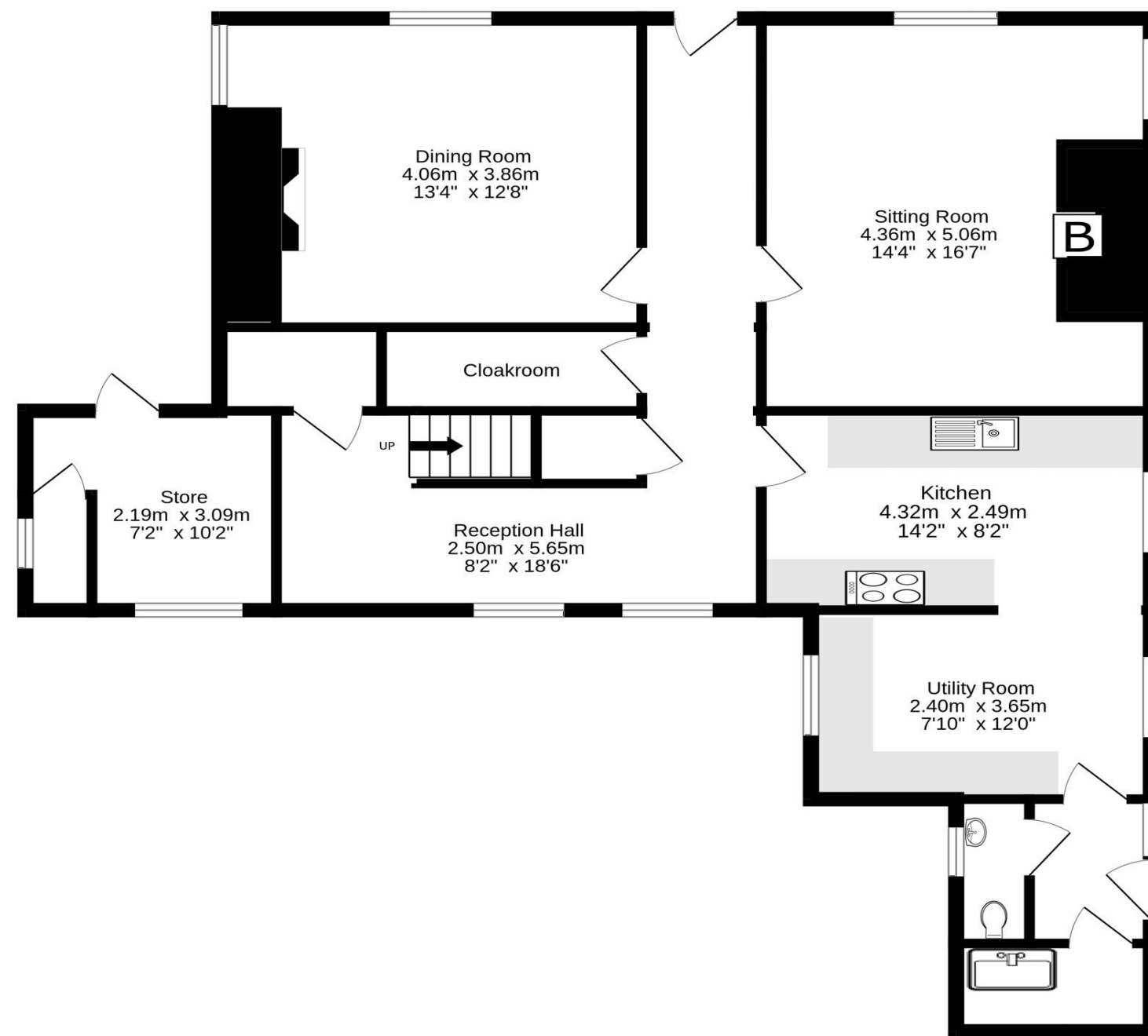


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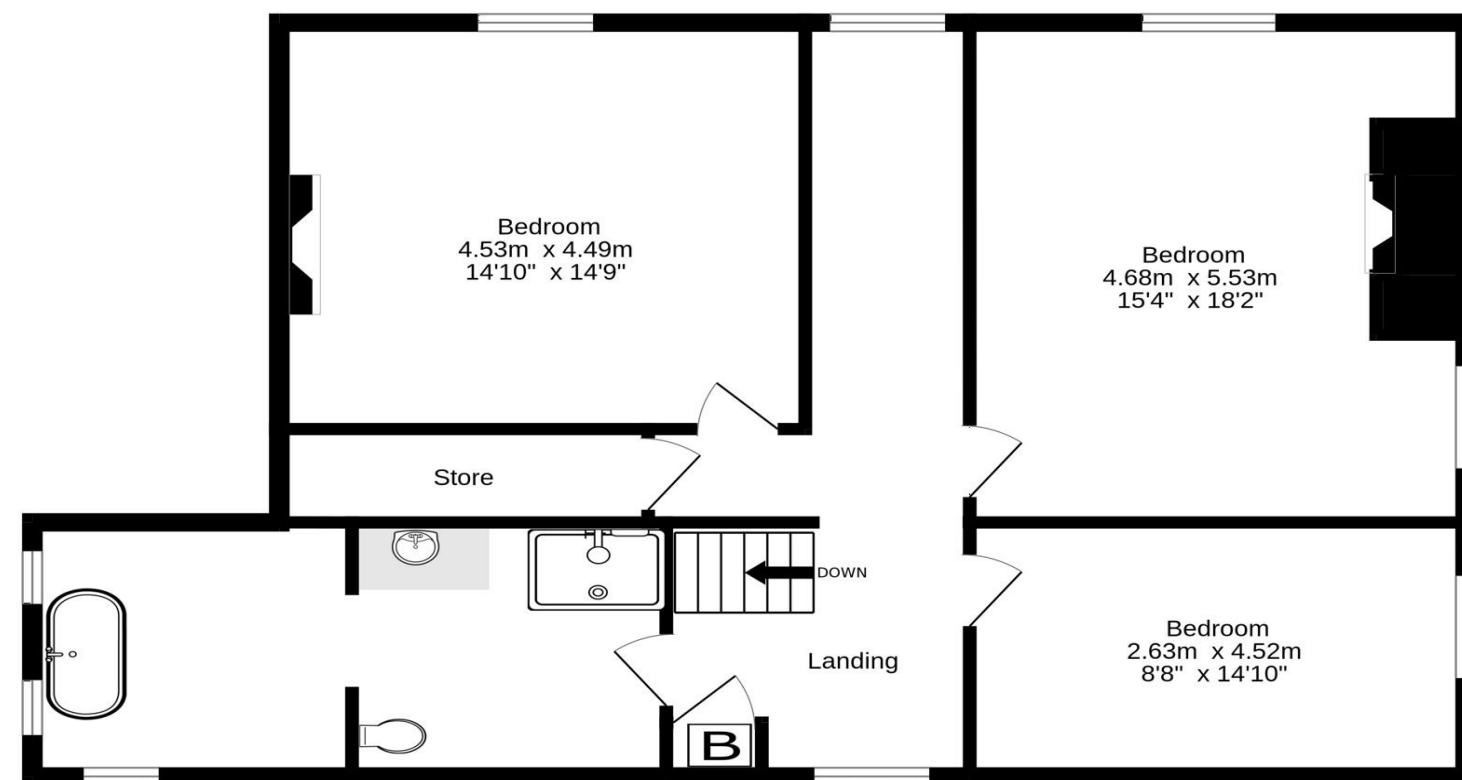




Ground Floor
93.7 sq.m. (1009 sq.ft.) approx.



1st Floor
80.2 sq.m. (863 sq.ft.) approx.



TOTAL FLOOR AREA : 173.9 sq.m. (1871 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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First Floor - The stairs then lead up to the first floor landing, which is split level, and onto three double bedrooms and a beautiful re-fitted family bathroom with free-standing bathtub | Bedrooms one and two offer period fireplaces.

Externally - the property enjoys a substantial garden site, with the house sitting centrally to its approximate 2 acre plot, and includes a private rear garden, which is partly walled with views towards Holy Trinity Church, a beautiful and mature front garden. The property boasts an impressive road frontage of 75m along which runs a beautiful stone wall set back from the road, adding to the impressive approach.

To the rear of the house is a store room that has clear and easy potential to be converted into a home office should it be required.

Well-presented throughout, this great period home simply demands an early inspection and early viewings are strongly advised.

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



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