



East Orchard Cottage

Shortridge Hall, Warkworth



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East Orchard Cottage, Shortridge Hall, Warkworth, Morpeth, Northumberland, NE65 0WJ

A fabulous, stone-built four bedroom home, set within this exclusive development of four individually designed and converted properties in the former grounds of Shortridge Hall - superb south facing rear garden, gated courtyard driveway and detached garage and just a short distance from Warkworth village and the wonderful Northumbrian coast.

The stunning home, designed by a renowned local architect, offers generously proportioned single storey accommodation, having been sympathetically converted to give this property its own unique character.

The property has a number of individual touches and design features including; beautiful solid oak internal doors, granite floors, feature curved walls, beautiful fireplace and vaulted and beamed ceilings, whilst encompassing all the needs of modern living. The stylish single storey conversion has a very private location, whilst being within walking distance of one of the few local hidden secret beaches on Northumberland's Heritage coastline., and would be ideal for those buyers seeking a main or second home.

Price Guide:

Guide Price £850,000

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Accommodation - Stunning reception hallway with a granite tiled floor, feature curved wall, vaulted ceiling with beams and exposed stone walls | Cloakroom/wc | Beautifully appointed kitchen/breakfast room, providing a fantastic and versatile reception space, with a vaulted and beamed ceiling, with Velux windows for excellent natural light, oak flooring and an external access door to the front | The kitchen is fitted with a range of dark wood cabinets, with a large central island complimented by granite work surfaces. Integrated appliances include a 5 ring gas hob, electric double oven, microwave and dishwasher, with American style fridge/freezer | Utility room with freestanding washing machine & condenser tumble dryer. Oak double doors lead to an imposing principal reception room, with a beautiful period fireplace, oak flooring, attractive exposed brick and stone to the walls, and full height picture windows to the rear elevation giving access and views over the gardens | The Garden room is accessed via double solid oak doors from the reception hall, as well as from the sitting room.- an impressive and versatile space with full glazing to the rear elevation with French doors to the garden and patio, a tiled floor, and Lantern style roof light.

Bedroom hallway | Principal bedroom, located to the rear of the property, with a byre style arch window, with access door to the garden and patio - Built-in double wardrobes and access to the ensuite | Ensuite shower room/wc with a walk in shower, wash basin, and vanity unit | Bedroom two is a charming double bedroom which has vaulted, beamed ceiling and built in wardrobe | Third double bedroom to the front, which also has a vaulted and beamed ceiling with built in wardrobe | Generous fourth bedroom, currently utilised as a study/snug, with a vaulted and beamed ceiling with exposed stone to the walls, oak floor and dual aspect windows to front and rear | The family bathroom has a bath with shower over with screen, wash basin and WC.

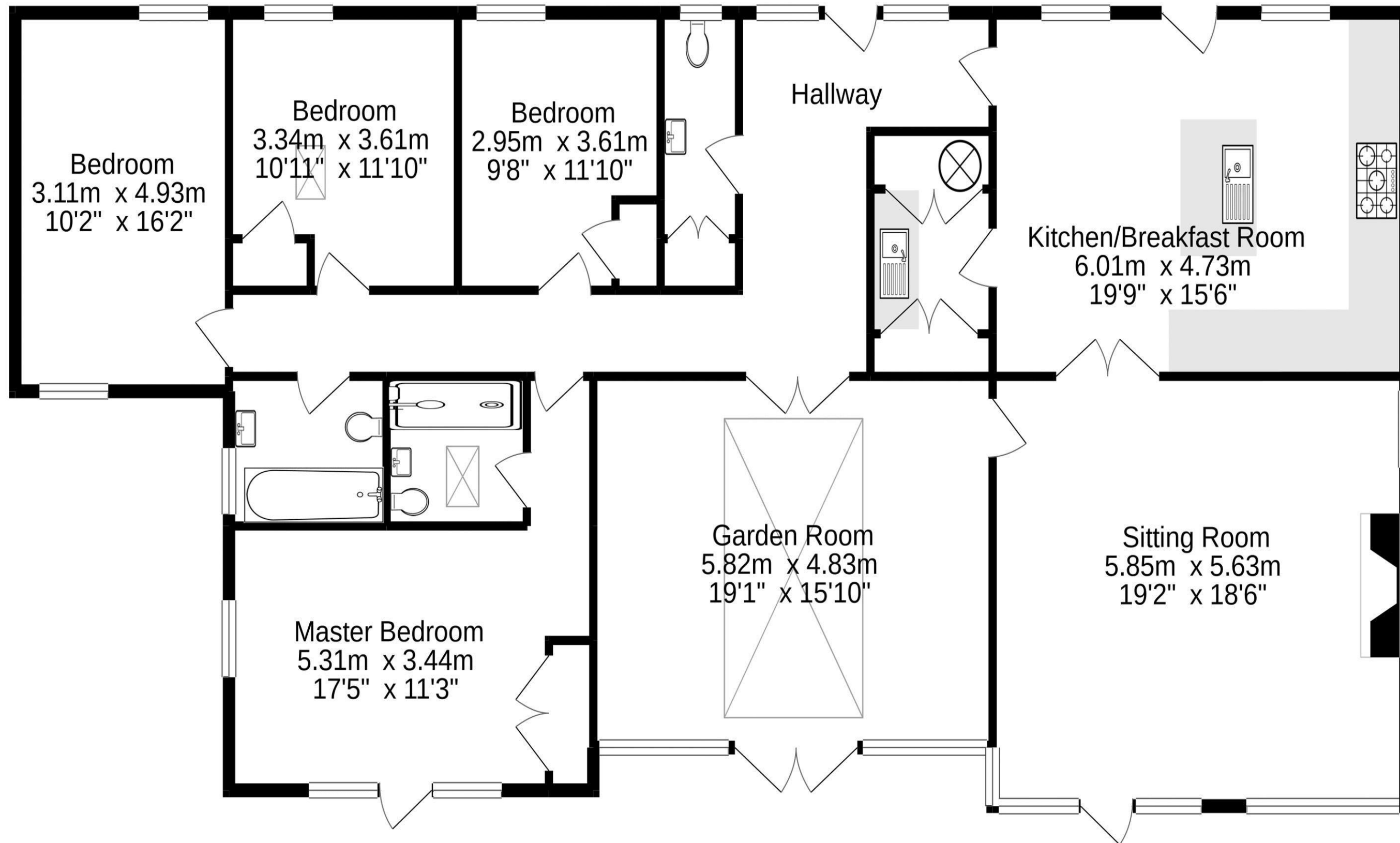


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Ground Floor



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 property is accessed via a stone pillared & gated entrance, leading to a block paved driveway, with parking for several cars, and a large stone detached garage. To the front of the property are attractive landscaped gardens, and the side is a covered storage area with access doors to both the front and rear. To the rear, are beautiful private South facing gardens, predominantly laid to lawn, with a mature orchard with a variety of fruit trees and a hedge to the boundary, giving both privacy and shelter, raised vegetable beds and a large block paved terrace and seating area for alfresco dining and outside entertaining.

Warkworth village offers a range of local amenities, including a historic Church, Village First school and a good choice of independent shops, cafes, public houses/restaurants, whilst offering miles of beautiful sandy beaches to explore. Alnmouth Railway station is just under 3 miles, with regular direct services to Newcastle, London King Cross and Edinburgh via the East coast Main Line. The property is a short walk from one of the best & quietest beaches on the Northumberland coast, with frequent bus services to Amble, Alnwick & Morpeth/Newcastle at the end of the tree lined road.

Agents Note - Full Fibre Broadband with the owners current package offering 'stay safe' guarantee speeds of 750Mbps or more (subject to contract provider), new LPG boiler & hot water storage cylinder, with an immersion heater (Worcester -Bosch Greenstar 8000 Life Gas Fired Condensing System Boiler & Gledhill Stainless Lite Plus Unvented Mains Pressure Hot Water Storage Cylinder)

Services: Mains electric and water | LPG Gas supplied from a 2000-litre underground tank | Private Drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: D



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