



# Courtyard Cottage

2 St. Lawrence Court, Warkworth



SANDERSON  
YOUNG



## Courtyard Cottage

2 St. Lawrence Court, Warkworth,  
Morpeth, Northumberland, NE65 0XD

**Courtyard Cottage is a superb, two bedroom stone cottage, set in a quiet enclosed courtyard in Warkworth village, close to the local shops, cafes, pubs/restaurants - only a short walk to the River Coquet and the Mill Walk, and easy access to Warkworth Castle and miles of sandy beaches. A successful AirBnB holiday let for 8 years, and ideal as a main or second/commercial holiday home.**

A fantastic investment opportunity in the historic village of Warkworth, either as a commercial holiday let (Income details available on request), a second home or those looking to downsize into a thriving village community - the stone double fronted cottage, set in a quiet courtyard off St Lawrence Terrace, is minutes from Warkworth's historic Church and Market Square, with its excellent independent shops, Gallery and cafes.

Warkworth is a popular destination for holidaymakers wanting to take advantage of the stunning unspoilt beaches and coastline, water sports and activities on the River Coquet, and the Marina in nearby Amble. The mainline Train Station at Alnmouth has regular direct services to Newcastle, Edinburgh and London Kings Cross.



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**Price Guide:**  
Offers Over £295,000

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Ground floor - Stable door to the front | Vestibule | Hallway with stairs to the first floor | Lovely sitting/dining room with windows to the front & rear elevations | Well appointed Kitchen with a range of cabinets, space for a cooker, dishwasher, washing machine and fridge & freezer.

First floor - Spacious first floor landing | Large double bedroom with fitted wardrobes and windows to the front & rear elevations | Twin bedroom with a built in wardrobe | Bathroom/wc with bath with mains shower over, wc and basin.

Externally - The cottage has an attractive gated courtyard, shared with three other properties, with space for a bistro table & chairs and a bench. On street parking is available in the Market Square and on The Stanners by the River Coquet.

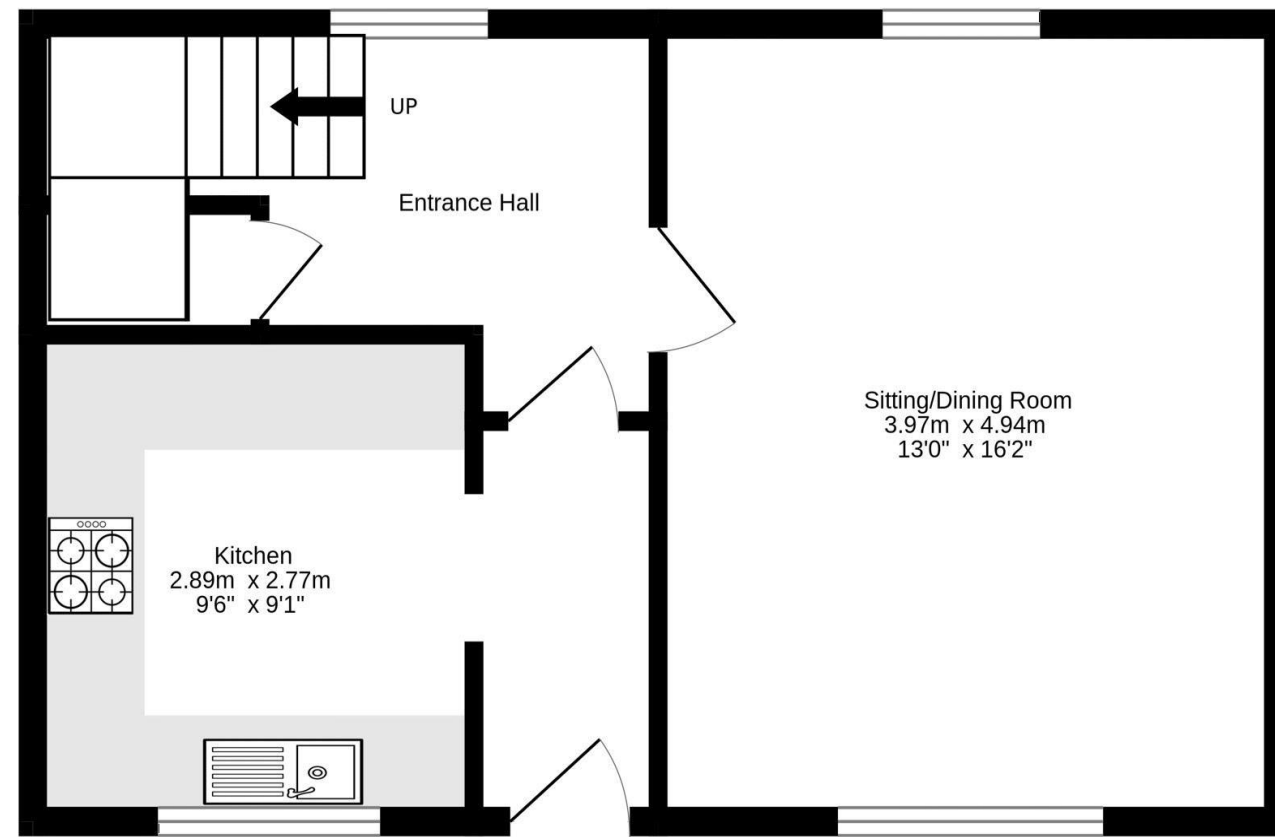
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: D



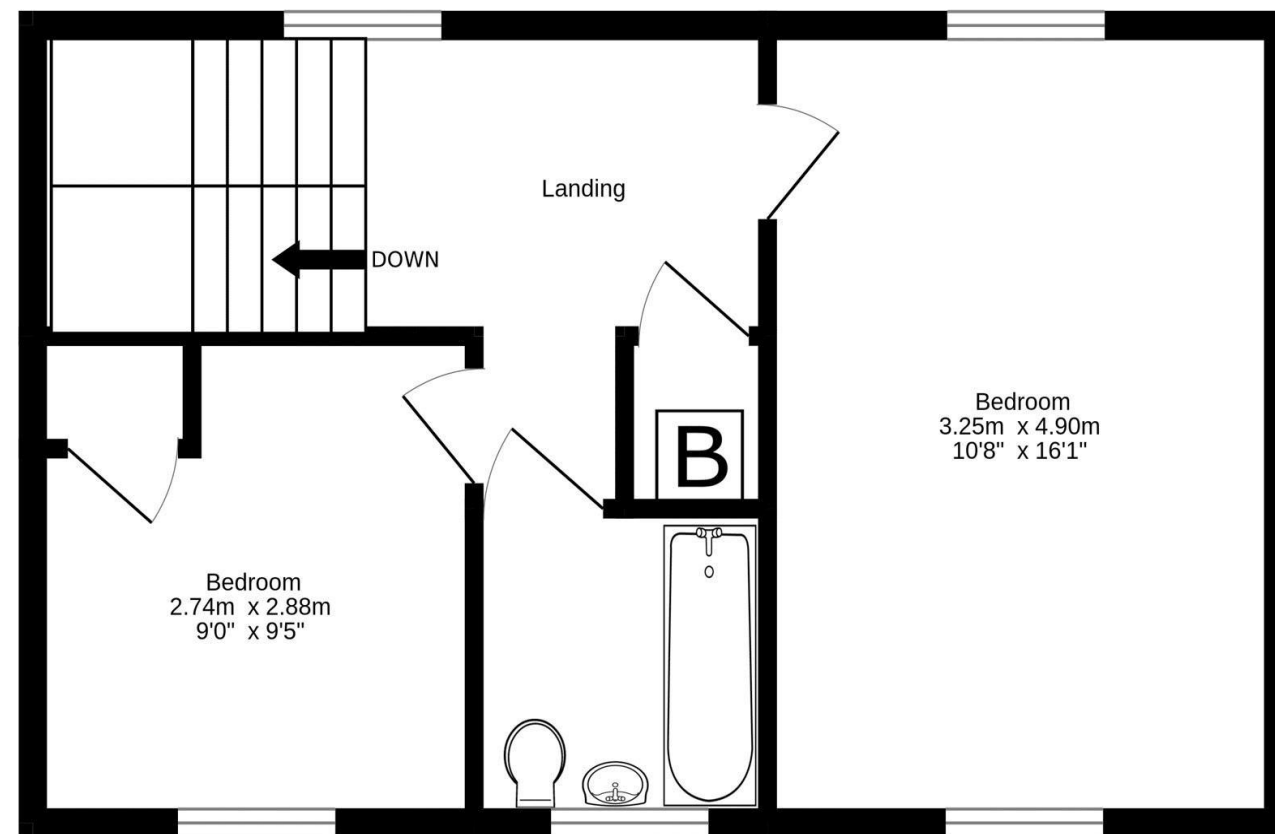
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Ground Floor  
41.0 sq.m. (441 sq.ft.) approx.



1st Floor  
41.0 sq.m. (441 sq.ft.) approx.



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TOTAL FLOOR AREA : 82.0 sq.m. (883 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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