



# Hermitage Cottage

Sturton Grange, Warkworth



SANDERSON  
YOUNG









## Hermitage Cottage Sturton Grange, Warkworth, Morpeth, Northumberland, NE65 0YF

**A stylish and beautifully presented, three bedroom stone built conversion, in this former farm steading just inland from Warkworth village - the stunning house has been a successful commercial holiday let for the 8 years, but equally would be ideal as main or second rural home. Driveway parking for 4 cars, and attractive enclosed private courtyard garden. NO UPWARD CHAIN**

Hermitage Cottage is an immaculate three bedroom, traditional conversion on this lovely former farm steading near Warkworth, with deceptively spacious accommodation over two floors, excellent private & sheltered courtyard garden for outside dining, and large gravel driveway for a number of cars. The property is one of only 9 individual dwellings at Sturton Grange, ideally placed only 3 miles inland from Warkworth and 5 miles from Alnmouth.

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### Price Guide:

Guide Price £535,000







Ground floor - Impressive reception hallway with travertine tiled floor and doors opening to the rear courtyard garden | Cloakroom/wc | Double doors open to the stunning sitting room with a cast iron wood burning stove with oak mantel, and glazed French doors open to the garden | Magnificent open plan kitchen/dining room with a real feeling of light and space - fitted with a range of cream cabinets with granite worktops, and integrated appliances include induction hob, AEG microwave & oven, fridge/freezer and dishwasher | Utility room with cabinets and a washer/drier | Generous ground floor double bedroom with built in double door wardrobe | Ensuite shower room with travertine tiling.

First floor - First first landing with a Velux window | Large double bedroom two with lovely views over the surrounding countryside towards the sea & coastline - built in double door wardrobe | Twin bedroom three with built in double door wardrobe and Velux window to the roof | Family bathroom with bath with shower over, WC, basin and travertine tiling.



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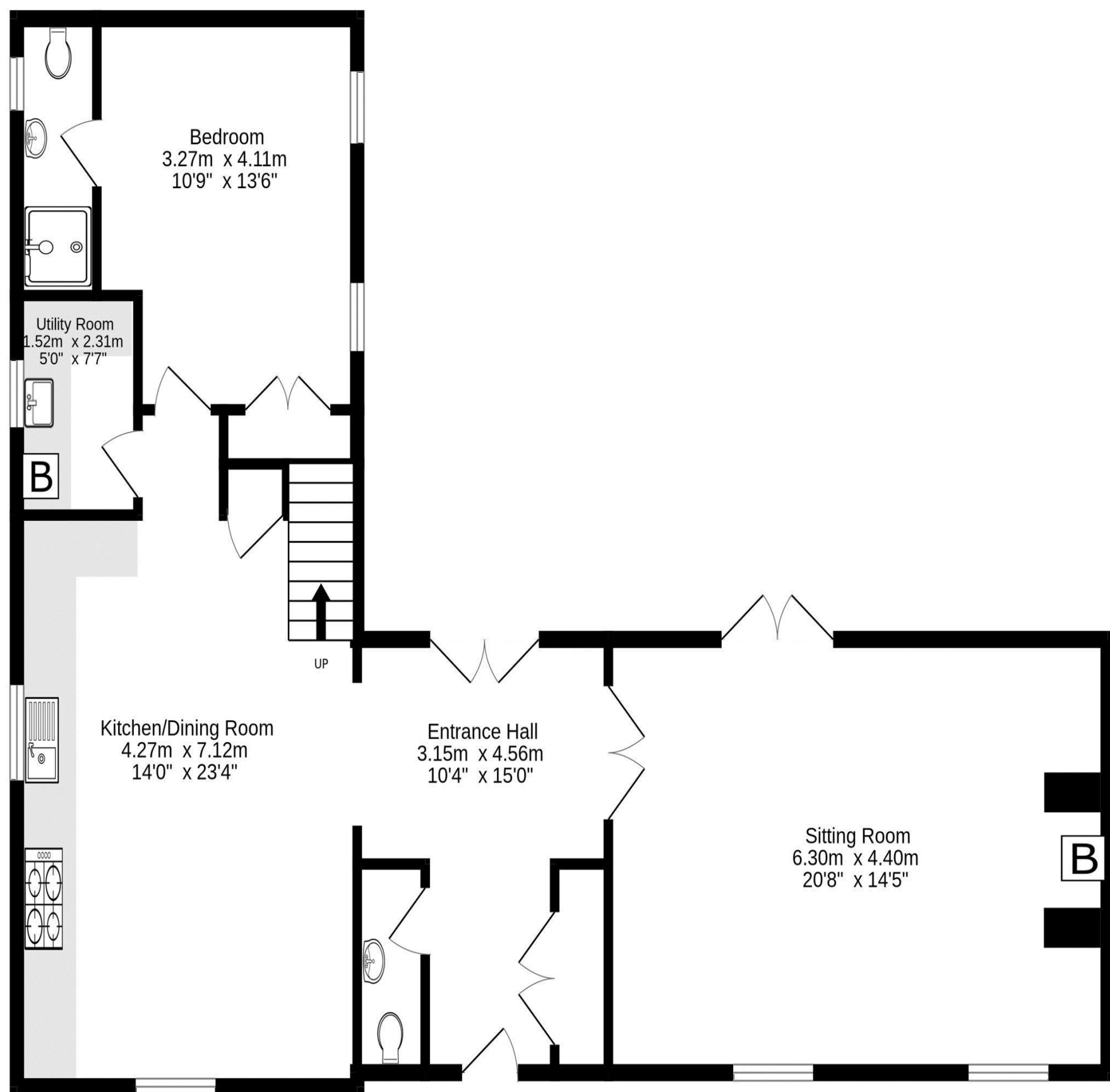




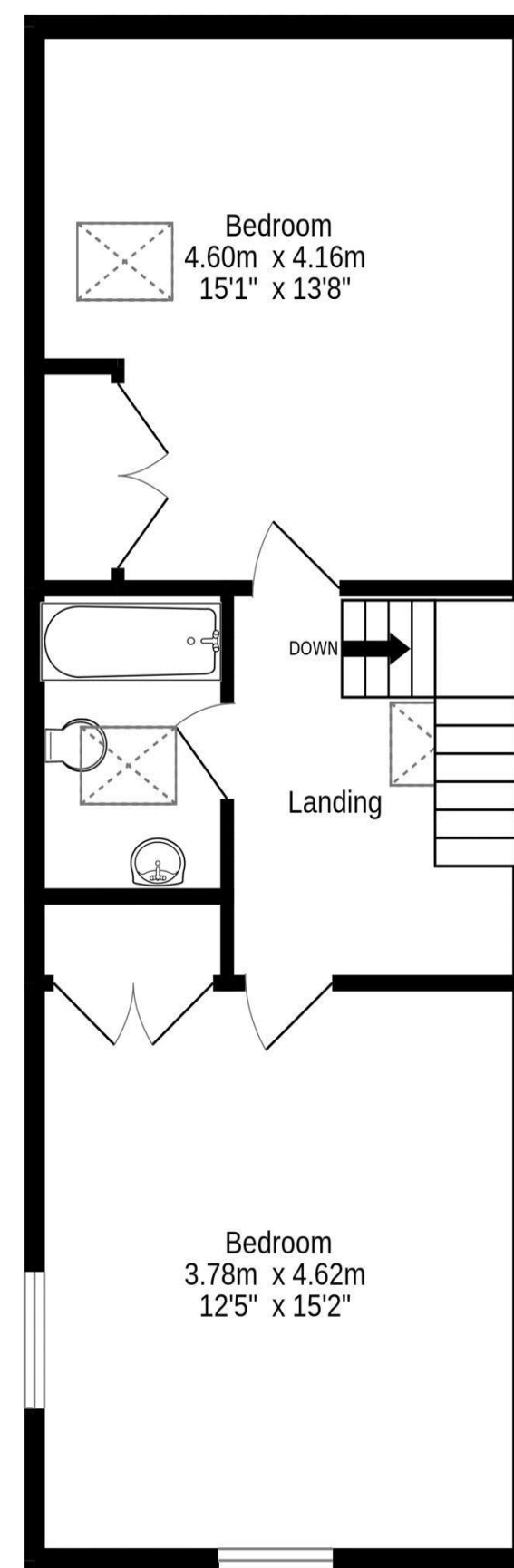




Ground Floor  
90.3 sq.m. (972 sq.ft.) approx.



1st Floor  
48.0 sq.m. (516 sq.ft.) approx.



Externally - Hermitage Cottage has a large gravel driveway to the front approach with a traditional stone wall boundary, and parking for 4 cars, To the rear of the cottage is a superb private enclosed courtyard garden, with gravel and decked terrace seating area, ideal for outside dining and barbecues.

Services: Mains Electric & Water | Water Treatment Plant | Propane Gas | Tenure: Freehold | Council Tax: Business Rates | EPC: D

TOTAL FLOOR AREA : 138.3 sq.m. (1488 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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