



Kingfisher House

Station Road, Warkworth



SANDERSON
YOUNG





Kingfisher House

Station Road, Warkworth, Morpeth
Northumberland, NE65 0XP

Impressive individual, Architect designed detached house in a lovely mature garden setting tucked away on the much sought after Station Road in Warkworth, with fabulous landscaped gardens and terraces, driveway parking for a number of cars and a single attached garage - walking distance of the historic village's pubs/hotels, restaurants, shops, River Coquet, beach and Warkworth Castle.

Kingfisher House is a unique three bedroom, stone built detached house, constructed by the owners around 26 years ago. The house offers great versatile split level accommodation, with the option of single storey living at the ground floor level, with further accommodation to the lower ground floor comprising of a large sitting room and guest bedroom with an ensuite, both with direct access to the south facing terrace & garden.

Price Guide:

Offers Over £690,000

🏠 3 🛏 3 🚗 3 📄 C









Works in recent years include the full refurbishment of the stylish 25ft kitchen/snug (2017) with a superb high quality fitted kitchen, with a range of cabinets with granite worktops, breakfast bar, integrated appliances and a lovely wood burning stove to the corner.

Ground floor - Reception hallway with built in cloaks cupboard | Study/box room | Impressive kitchen/snug forming the heart of this family home, with wood burning stove, a range of contemporary cabinets with granite worktops, breakfast bar and integrated double oven, microwave, coffee machine, dishwasher and fridge | Doors open from the kitchen/snug to a Conservatory/dining room overlooking the gardens | Utility room | Double bedroom one with a range of fitted wardrobes | Modern Ensuite shower/wc | Double bedroom two with views over the garden | Family bathroom with a traditional roll top bath, WC and basin.

Lower ground floor - Stairs lead down from the hallway to the lower ground floor hallway, with access to the garden | Magnificent sitting room with large window overlooking the gardens, and period style cast iron fireplace | Lovely Guest double bedroom overlooking the garden | Modern Ensuite shower/wc.



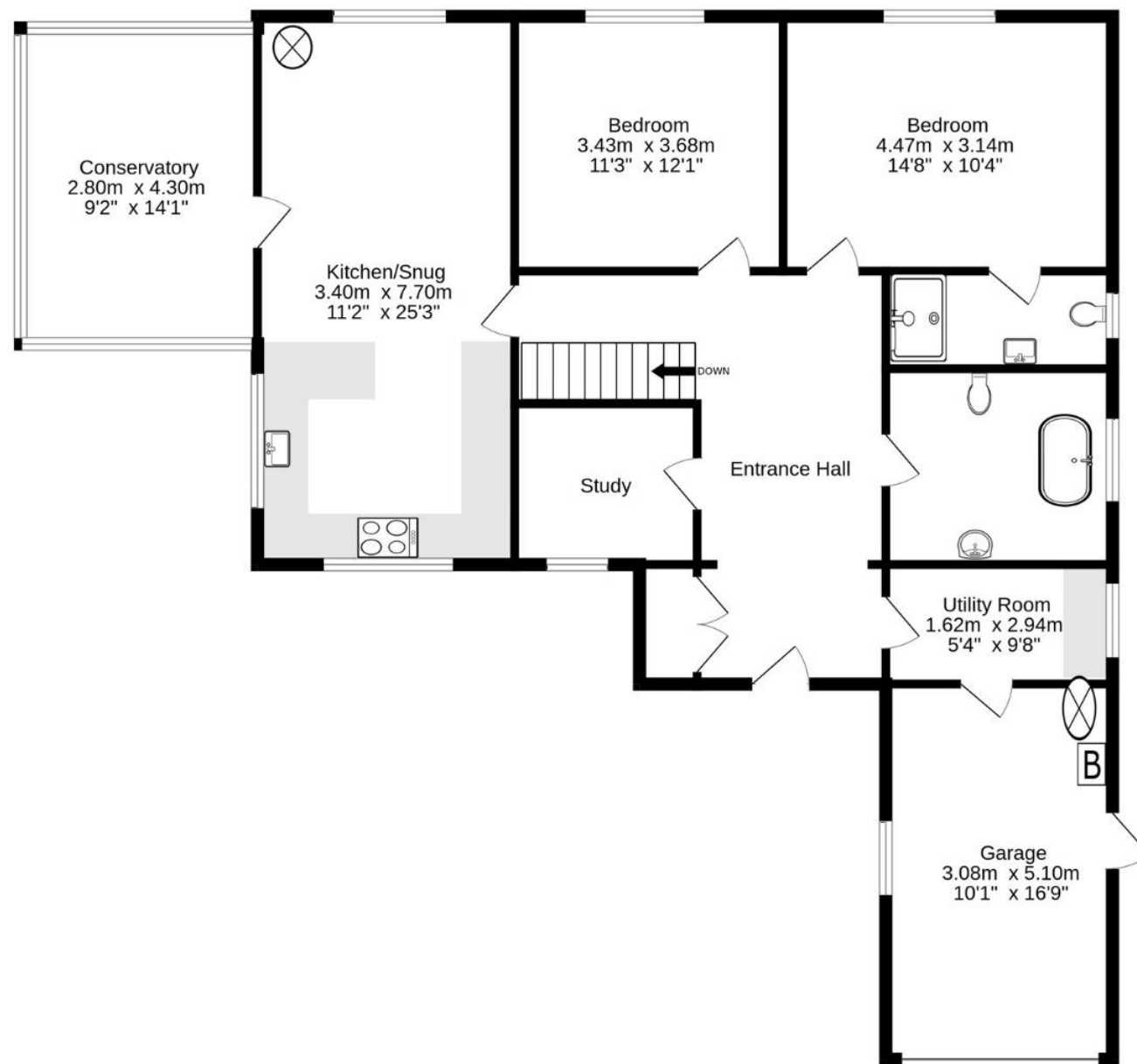
Alison Oxley
01665 600 170
alison.oxley@sandersonyoung.co.uk



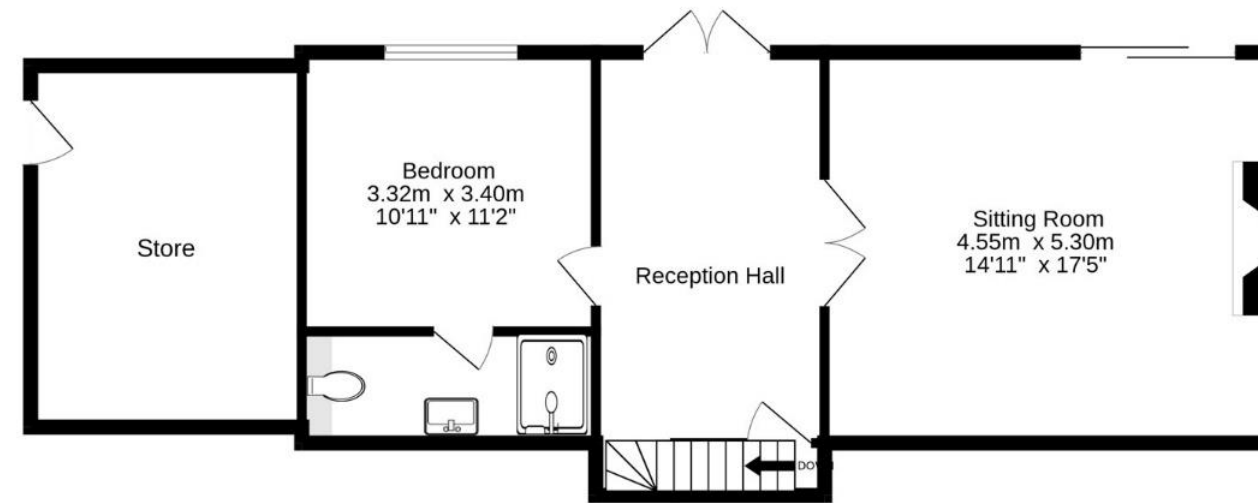




Ground Floor
126.4 sq.m. (1360 sq.ft.) approx.



Lower Ground Floor
68.5 sq.m. (737 sq.ft.) approx.



TOTAL FLOOR AREA : 194.9 sq.m. (2097 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.
Made with Metropix ©2024



Externally - The house is approached via stone pillared entrance, shared with Fairfield House, leading to a private gravel driveway area with parking for a number of cars. There is a single garage, with up and over door and access to the side to the rear south facing garden - a beautiful landscaped garden, with extensive lawn and planted borders, an excellent stone terrace seating area and mature trees and shrubs. There is a useful garden store located under the conservatory, and accessed from the side garden.

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: Band F | EPC: C



Kingfisher House

Station Road, Warkworth



SANDERSON
YOUNG