



# Tilery Cottage 50 Watershaugh Road

Warkworth



SANDERSON  
YOUNG





**Tilery Cottage, 50 Watershaugh Road  
Warkworth, Morpeth, Northumberland,  
NE65 0TX**

**A rare opportunity for a traditional stone built detached cottage, with approx. 0.4 acres of private gardens, an outdoor heated swimming pool, long driveway with parking for several cars, and a large detached garage/workshop with home office/studio above - fantastic open aspect views to the surrounding countryside and River Coquet and ideal as a main or second home.**

Tilery Cottage offers a unique 'lifestyle' opportunity in Warkworth, located towards the western edge of the village with adjacent fields and a lovely rural aspect. The three bedroom cottage has been substantially extended from the original cottage a number of years ago, creating versatile accommodation over two floors with more recent work to include the completion of the detached garage/workshop, now offering a great space for a variety of uses (subject to normal planning consents and restrictive covenants).

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**Price Guide:**

Guide Price £745,000

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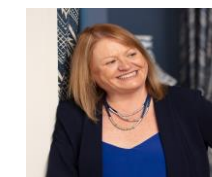




The cottage, in the last four years, has been redecorated and carpeted throughout, with new cabinets and worktops added to the family kitchen/breakfast room, and a new cast iron wood burning stove added to the sitting room. Externally, there has been further planting within the garden, new fencing to the boundary, and a Greenhouse added within the vegetable garden.

The cottage, whilst extended and refurbished, has retained many original and traditional features including; some original sash windows, stone & brick inglenook fireplace, wood floors and traditional latch doors, cast iron radiators, exposed beams and arch byre style windows in the garden room.

Ground floor - Reception hallway with full height ceiling | Versatile study/home office or ground floor 4th bedroom | Fabulous sitting room with an inglenook fireplace with new cast iron wood burning stove, wood floors, and mezzanine gallery overlooking the adjoining split level dining/garden room | Impressive dining/garden room with excellent natural light from the byre arches opening to the stone terrace & garden and Velux windows to the roof - attractive wrought iron balustrade divides the impressive split level living space | Superb Farmhouse kitchen/breakfast room with a range of wood cabinets with granite worktops, slate tiled floor, Belfast sink, and space for a range cooker - integrated appliances include a dishwasher and full height fridge | Rear hallway with stable door opening to the rear garden | Boot /utility room with cabinets and space for a washing machine, tumble drier and freezer | Ground floor WC



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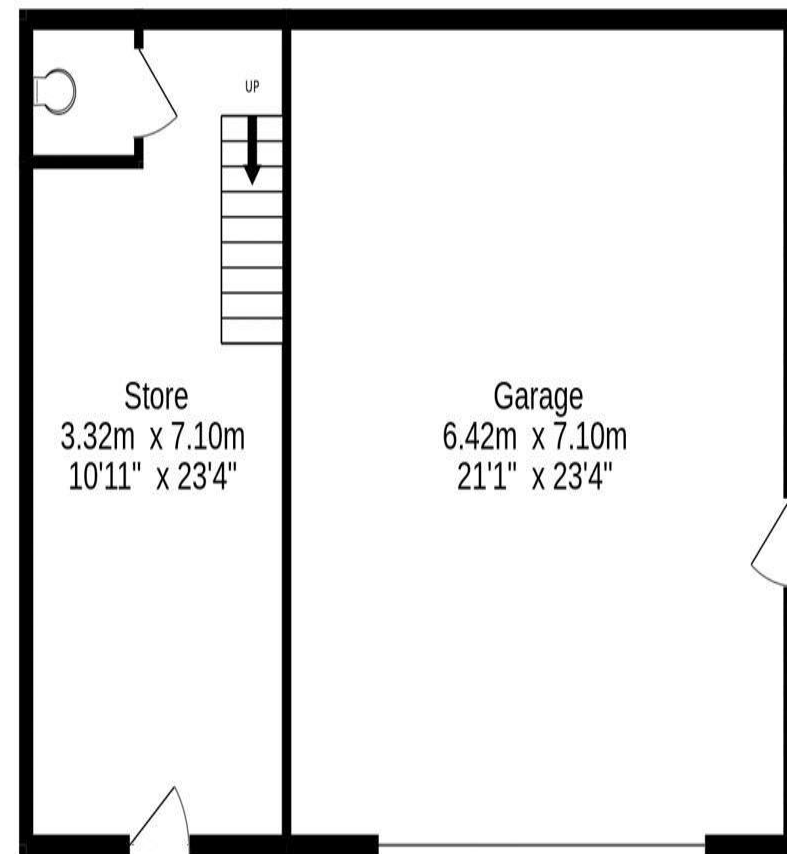
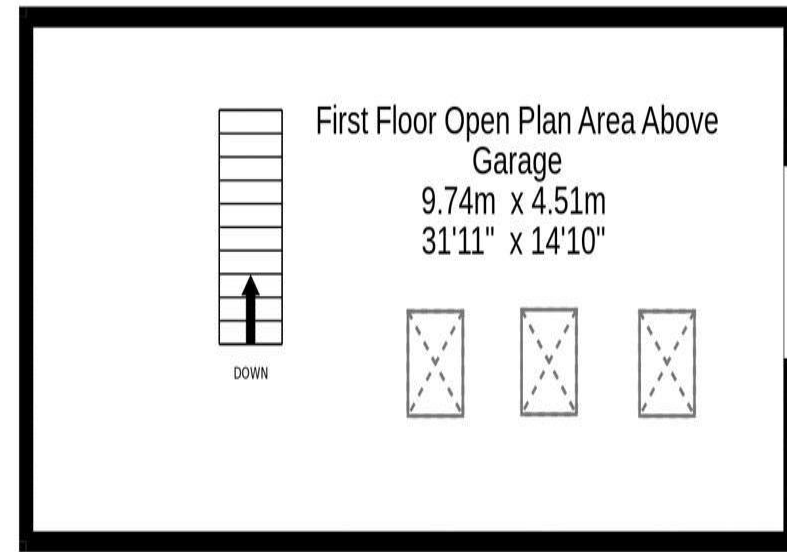
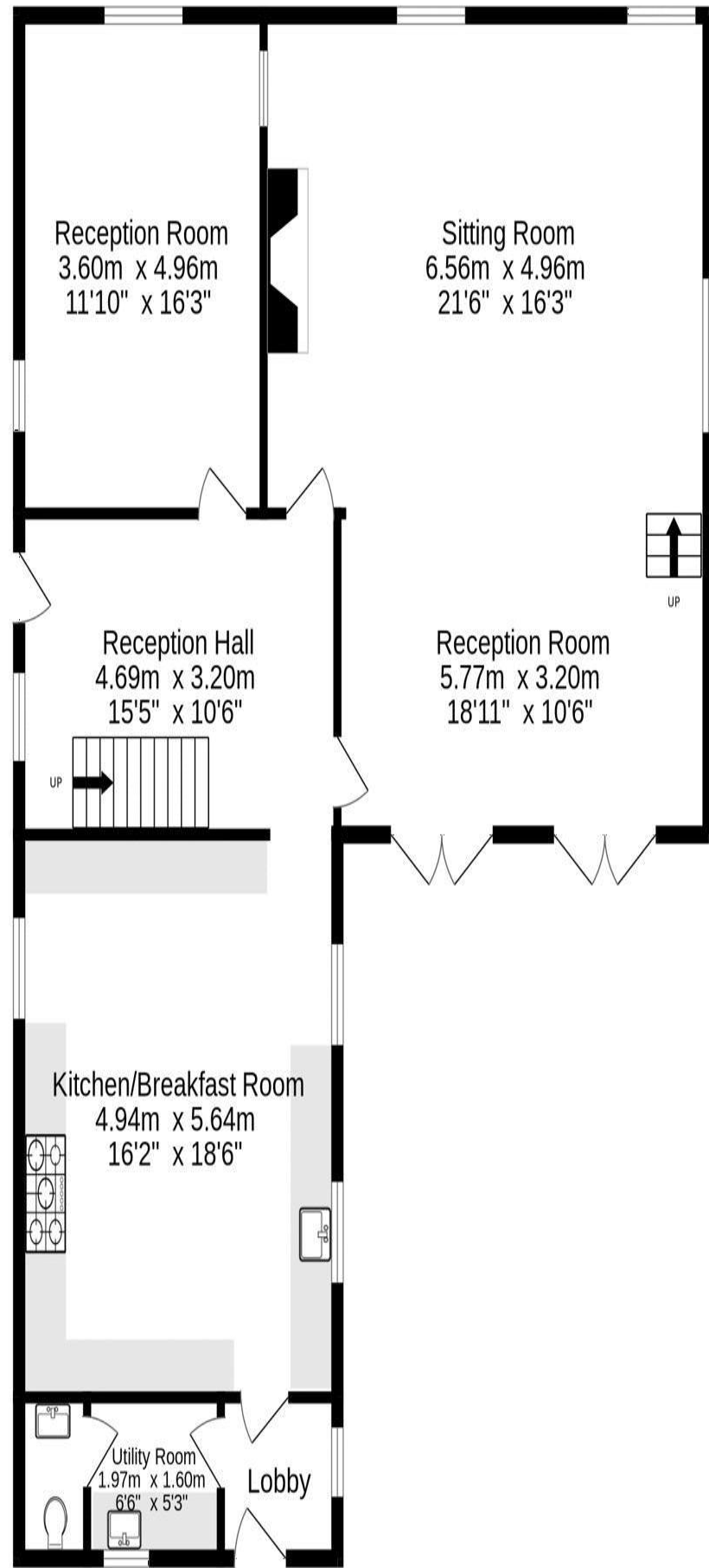




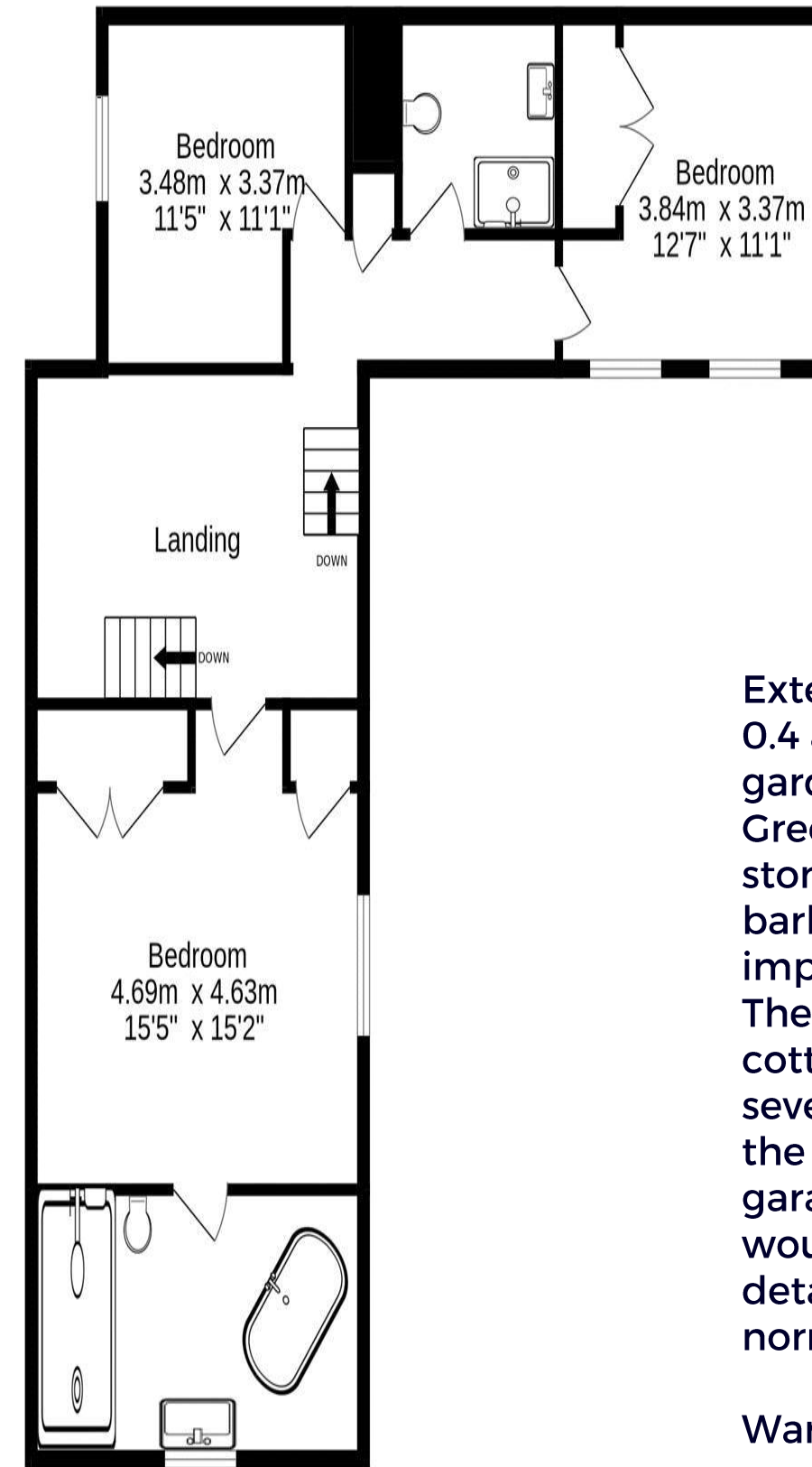


First floor - First floor galleried landing with iron balustrade | Master bedroom with great rural views, two built in wardrobes and a window seat with storage | Well appointed Ensuite bathroom with feature porthole window, electric under floor heating, double ended bath, basin, walk in shower and WC | Guest double bedroom with a window overlooking the open fields | Double bedroom three with dual aspect windows giving fabulous views, one with attractive Plantation shutters, and a built in wardrobe | Family shower room with walk in shower with Rainfall head, basin, WC and electric underfloor heating.

Ground Floor  
228.8 sq.m. (2463 sq.ft.) approx.



1st Floor  
82.6 sq.m. (889 sq.ft.) approx.



Externally - The cottage has a stunning approx. 0.4 acre garden site with beautiful landscaped gardens, a separate vegetable garden with Greenhouse and raised beds, and excellent stone terrace leading from the cottage, ideal for barbecues and outside entertaining, and impressive outdoor heated swimming pool | There is a long gravel driveway to the side of the cottage, leading to a generous parking area for several cars - a gate opens from the driveway to the rear garden | Large detached double garage/workshop with room above - there would be great potential to use this 11/2 detached garage for a variety of uses, subject to normal planning consents and covenants.

Warkworth village offers a range of local amenities including independent shops, cafes, pubs/restaurants and hotels - all dominated by the stunning Warkworth Castle in the centre of the village. The village has a village First School, historic Church, Cricket Club, Links Golf Course and lovely stretches of the River Coquet, leading down to the estuary and Marina at Amble. There are excellent road links to Newcastle upon Tyne via the A1 and regular main line train services from Alnmouth Train Station with direct services to London Kings Cross, Newcastle and Edinburgh.

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

TOTAL FLOOR AREA : 311.4 sq.m. (3352 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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