



HERMITAGE DRIVE

Station Road | Warkworth | Northumberland



rare!
From Sanderson Young

Hermitage Drive

Station Road | Warkworth | Northumberland | NE65 0XF

A rare opportunity to purchase this immaculately presented, four bedroom four reception room luxury detached family home, situated in the delightful village of Warkworth

Guide Price: £1.4 Million

Warkworth Beach 0.8 miles, Alnmouth Railway Station 3.5 miles, Alnwick 7.1 miles, Newcastle International Airport 30.0 miles, Newcastle City Centre 30.0 miles (all distances are approximate)

- Thoughtfully designed and beautifully presented lifestyle home
- A perfect blend of traditional and modern features
- Stunning gardens surround the property extending to approximately 0.68 acres, with entertaining area and Orchard
- Potential for a self-contained annexe, hobby area or multi generational living
- Easy access to Warkworth village, the Golf Course and the beach
- Driveway parking for multiple cars and double attached garage

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DESCRIPTION

This truly special home sits in over half an acre of mature gardens, and is situated within Hermitage Drive, a small development of high quality homes in the historic village of Warkworth. Purpose built and thoughtfully designed by the current owners 27 years ago, this unique family home offers the perfect lifestyle, with a perfect blend of traditional and modern features, in a beautiful part of the stunning Northumberland coastline.

The property is approached through wrought iron gates onto a block paved driveway, providing ample car parking for multiple cars, alongside an attached double garage, with twin electric up and over doors.

Ground Floor – On entering the double height reception hall, the staircase sweeps up to the first floor galleried landing, and Amtico and Karndean wood effect flooring continue throughout the ground floor | Cloakroom with two storage cupboards within the hallway | Impressive drawing room which features a log effect real flame gas fire, set into an attractive surround, and lovely large bay window overlooking the rear gardens | Double doors open to an elegant dining room which features an attractive open fireplace and bay window overlooking the front garden | The family sized TV room features a brick floor to ceiling fireplace with a log effect real flame gas fire and bay window overlooking the front garden | Office/study with fitted units – a lovely light space overlooking the rear garden | From the hall is a delightful breakfast/dining room which leads through to the well appointed kitchen, and glazed double doors open up to fabulous garden room with sitting area and library space. A glazed door leads to the rear terrace outside dining area and garden | The spacious and airy kitchen has an extensive range of wall and base units with granite work surfaces and a marble topped central island with a custom made wine rack, two butler sinks with mixer/filter taps, and there is an electric Aims Aga and built in oven with gas hob, both with extractor hoods above | From the kitchen, a connecting door gives access to another hallway with doors to the front and rear of the house giving access to – large utility/boiler room, ground floor wc and gymnasium with built in sauna. A staircase from the gymnasium leads to a large attic room above the garage, and there is a two storey art studio and study overlooking the rear garden – this allows a variety of uses, with the option of having its own access it can be utilised as a self contained annexe, or potential to incorporate a games room, cinema room or office.





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First Floor – The galleried landing leads to four good size double bedrooms and a bright and colourful family bathroom with free standing cast iron Victorian style bath | The principal bedroom is a large double bedroom to the rear, with an ensuite shower room and a large walk-in wardrobe with fitted dressing table | The other three bedrooms all feature built in wardrobes and two of the bedrooms have ensuite bathrooms.

Externally – The lawned and walled gardens extend to 0.68 acres and are well stocked with a selection of shrubs and trees. A wrought iron gate leads from the rear garden to a small paddock area providing further garden space.

This fabulous family home sits on the outskirts of the historic village of Warkworth and is within walking distance of the superb beach, golf course and beautiful River Coquet. The village offers a selection of local shops, pubs, restaurants and a primary school. The village cricket club sits in front of the magnificent Warkworth Castle, which is the hub of village life during the summer months.

Alnmouth Railway Station is nearby and offers direct routes South to Newcastle, York and London, and North to Edinburgh and Glasgow.

A viewing is essential to appreciate the size, quality and thoughtfully designed accommodation throughout this impressive home.

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







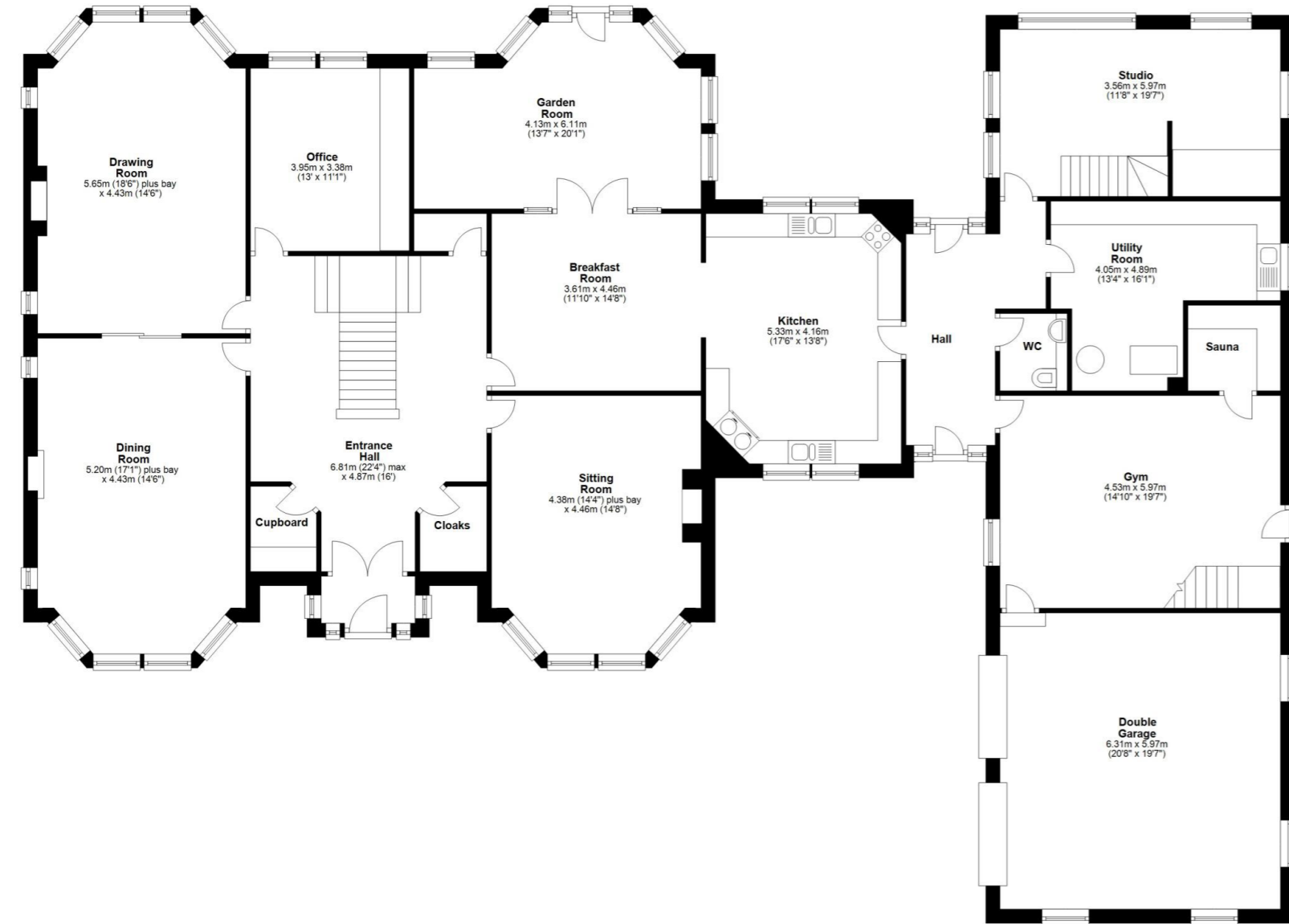
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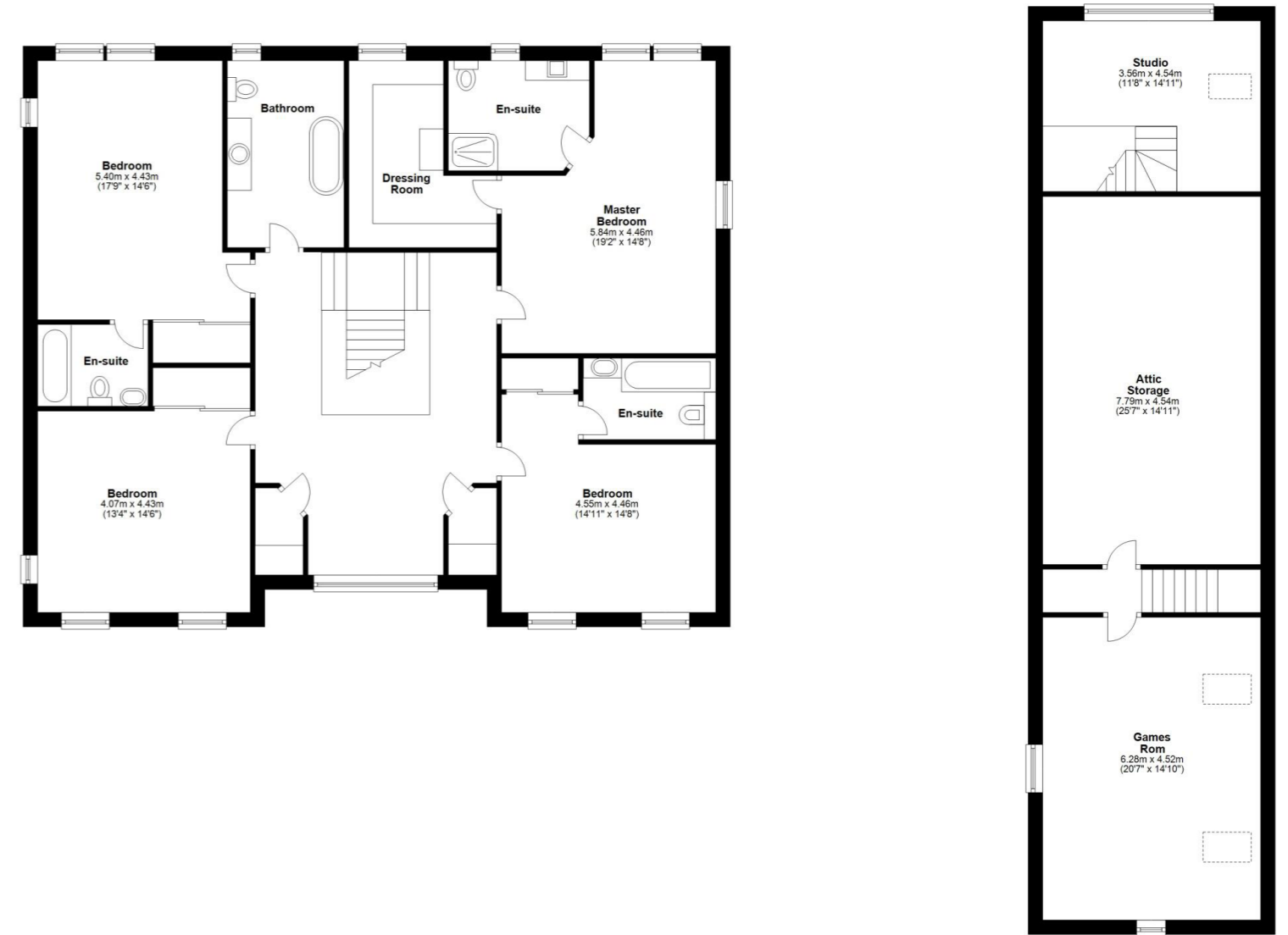


FLOORPLANS



Total area: approx. 515.9 sq. metres (5553.6 sq. feet)
Not to scale. for guidance only

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