



# 2 Sturton Grange

Warkworth



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## 2 Sturton Grange Warkworth, Morpeth, Northumberland, NE65 0EZ

**A fabulous four bedroom, stone mill conversion in this superb former Farm Steading development close to Warkworth village, located inland from the Northumberland Heritage coastline, with lovely landscaped gardens, a bridge over the small burn, extensive stone terraces and a gated driveway leading to a single integral garage - No Upward Chain.**

An impressive and stylish stone conversion, in this former mill dating back to circa 200 years, sympathetically converted and offering superb family accommodation over two floors, with a beautiful garden plot circa 1/4 acre, and gated gravel driveway with parking for a number of cars.

The house, one of small number of individual dwellings at Sturton Grange, is located only 3 miles inland from Warkworth village and 5 miles from Alnmouth and the coast. The property has been finished to a high standard throughout with many design features including; oak floors and internal doors, travertine tiling to the reception hallway and bathrooms, underfloor heating to the ground floor, attractive curved wall features.

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### Price Guide:

Offers Over £795,000

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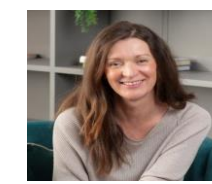




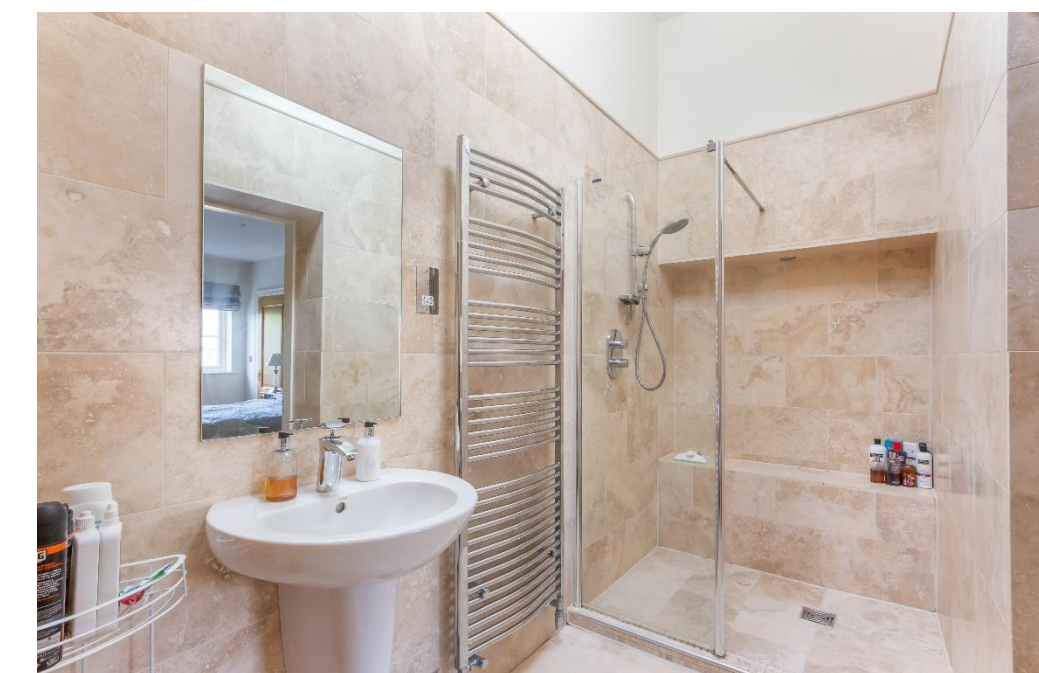
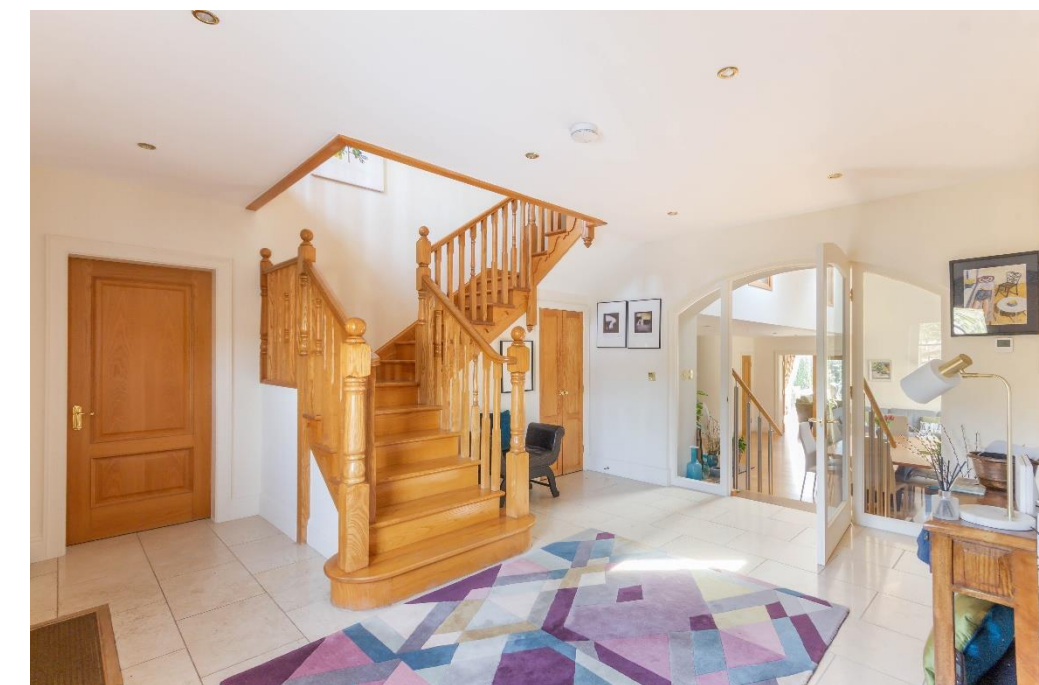




Ground Floor - Impressive reception hallway with a staircase to the first floor, under stairs storage, porcelain tiled floor and feature arch window and door to the family kitchen/dining room | Ground floor WC | Cloak/boot room with a cupboard housing the water tank and door to the garage | Versatile home office/study with a lovely arch window and door to a raised stone terrace | Fabulous sitting room with full height vaulted ceiling with beams, contemporary 'Faber' gas flame fire inset to the wall, glazed double door built in cupboard with shelving and doors and windows opening to the terrace & garden - glazed French doors open to the kitchen/dining room. Magnificent open plan kitchen/dining and living room, with excellent natural light from the heritage roof lights to the part full height vaulted ceiling and window and door to the garden | A well appointed fitted kitchen with a range of wood cabinets and a large central island, all with granite worktops and a breakfast bar - the kitchen has a six ring gas hob, integrated appliances; Siemens coffee machine and double oven, Miele dishwasher and space for an American style fridge/freezer | Small utility room with cabinets with granite worktops, built in storage cupboard with shelving and integrated Miele washing machine and tumble dryer | Ground floor guest bedroom four - lovely generous bedroom with space for free standing bedroom | Ensuite with a walk in shower, wash hand basin, WC and heritage roof light.



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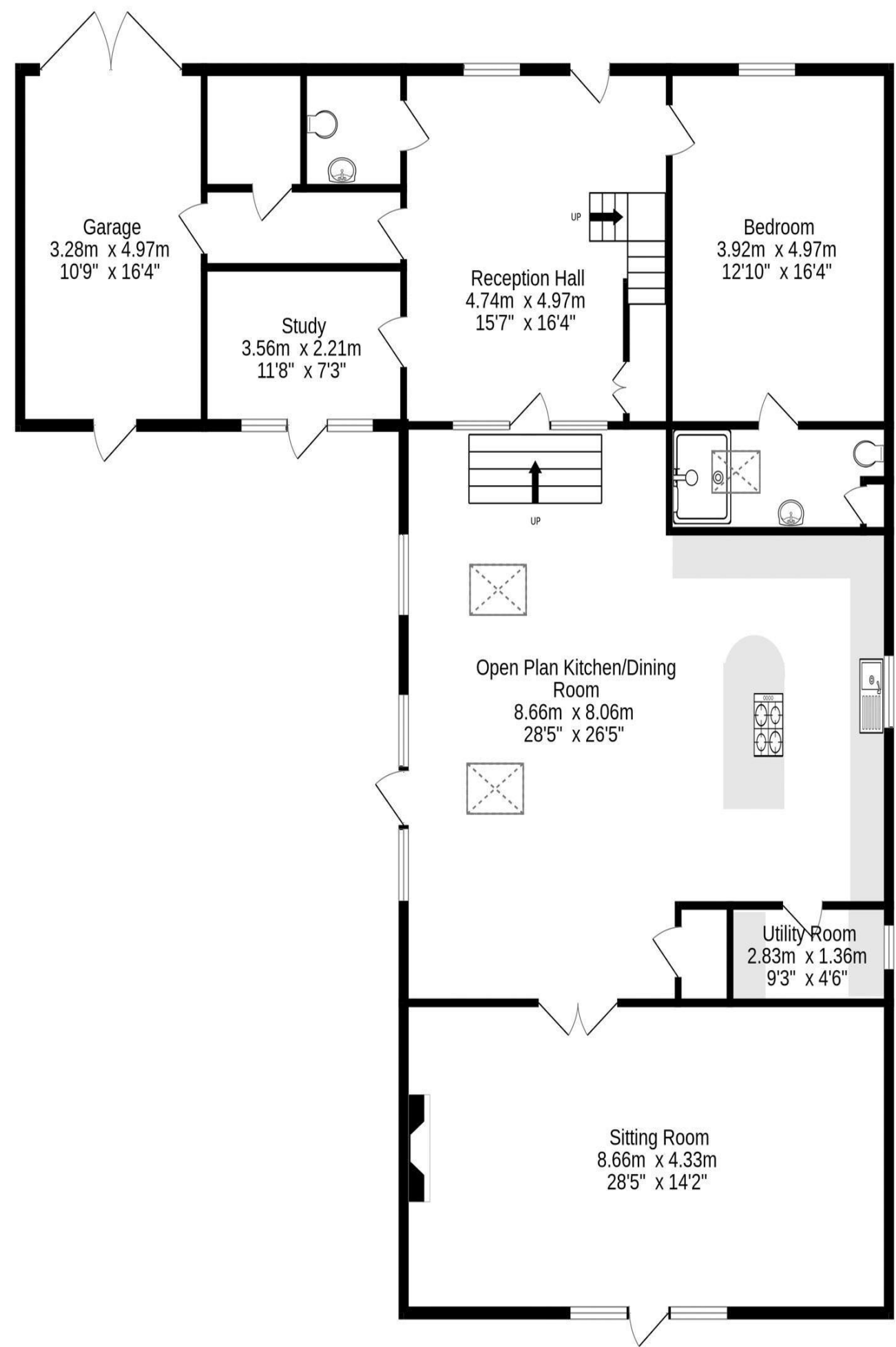




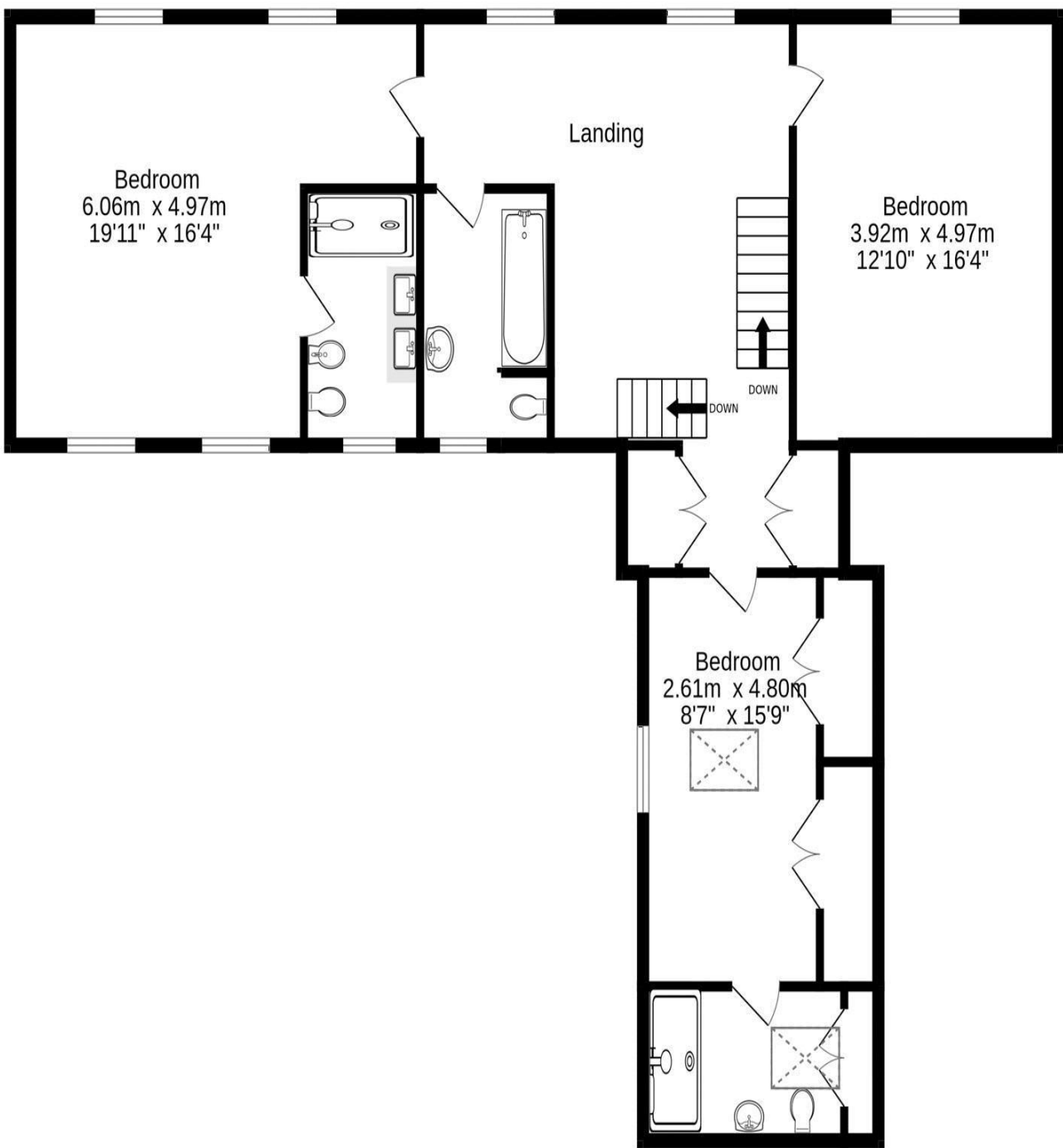




Ground Floor  
183.7 sq.m. (1977 sq.ft.) approx.



1st Floor  
104.8 sq.m. (1128 sq.ft.) approx.



First Floor - At the half landing there is a built in wardrobe and linen cupboard | Double bedroom three has two heritage roof lights, and useful storage into the eaves | Ensuite with a double length walk in shower, wall mounted basin, WC and chrome ladder radiator | Excellent galleries landing with feature curved wall, and two windows to the front | Master bedroom with dual aspect windows to the front and rear, two sets of double door wardrobes to each side | Well appointed ensuite with walk in shower, twin wash hand basins, bidet, WC and chrome ladder radiator | Double bedroom three overlooks the front garden, with space for freestanding bedroom furniture | Family bathroom with a large 'Showerlux' bath, wall mounted basin, WC and window to the rear.

Externally - To the front, there is a gated gravel driveway with a stone wall, timber five bar gate, and parking for several cars, as well as an integral single garage with timber electric doors | The beautiful south facing garden has extensive stone terraced seating areas, a small timber walkway/bridge over the burn and mature trees to the southern boundary - a path leads from the garden to the road where there is a gate.

The house is ideally placed just 3 miles from the historic village of Warkworth, with its imposing Castle, independent shops & Gallery, cafes and hotels/pubs/ restaurants. The coastal village of Alnmouth is only 5 miles away, with Alnmouth Mainline railway station at Lesbury for regular direct services to Newcastle, London Kings Cross and Edinburgh Waverley.

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

TOTAL FLOOR AREA : 288.4 sq.m. (3105 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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