



Garden House

1 Sturton Grange Mill, Sturton
Grange, Warkworth



SANDERSON
YOUNG





Garden House

1 Sturton Grange Mill, Sturton Grange,
Warkworth, Morpeth, Northumberland,
NE65 0EZ

A STYLISH YET CHARMING, FOUR BEDROOM CONVERTED MILL IN THIS FORMER FARM STEADING JUST INLAND FROM WARKWORTH VILLAGE, JUST MINUTES FROM NORTHUMBERLAND'S HERITAGE COASTLINE, WITH DRIVEWAY PARKING FOR SEVERAL CARS AND LOVELY PRIVATE GARDENS - NO UPWARD CHAIN

Garden House is a well presented and modern, end terraced stone conversion of this former mill dating back to circa 200 years, which has been sympathetically restored and converted, offering fabulous natural light throughout and fantastic accommodation over two floors, with four bedrooms and two reception rooms, a beautiful garden plot, with the site extending to approximately 0.3 of an acre, and large gravel driveway with parking for a number of cars.

Price Guide:

Offers Over £795,000

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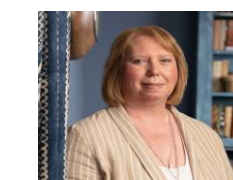




The property is one of only 4 individual dwellings at Sturton Grange, ideally placed only 3 miles inland from Warkworth, and 5 miles from Alnmouth.

Ground Floor - Spacious reception hallway with stunning steel and oak helical staircase leading to the first floor landing, with porcelain tiled floor | Cloaks/wc with wc, wash hand basin and ceramic tiled floor | Fabulous and spacious kitchen breakfast room, with hand built kitchen by Mowlem & Co, finished in Walnut with stone work surfaces and central island, with space for dining table and chairs, and double doors leading to the gardens. Integrated appliances include double oven and grill, stainless steel American style fridge/freezer, dishwasher, six ring gas hob with stainless steel extractor | Lovely light sitting room with feature gas fireplace and oak flooring, with windows to the south offering stunning views of the grounds and stream | Study/snug with oak flooring, and a glazed door out onto the patio terrace and gardens | Utility area with sink and space for washer/dryer with door giving access to the patio and gardens | A door leads from the reception hallway to the integral garage.

First Floor - First floor landing with exposed roof trusses | Principal bedroom with exposed roof trusses and beautiful oak flooring, with dressing area and ensuite shower room, with travertine walls and floors, walk-in double shower, wc and double wash hand basin | Double bedroom two with ensuite shower room | Bedroom three is another well proportioned double bedroom with ensuite shower room | Bedroom four which is also a double bedroom | Family bathroom with bath and separate shower, wash hand basin and wc, finished with beautiful travertine tiles.

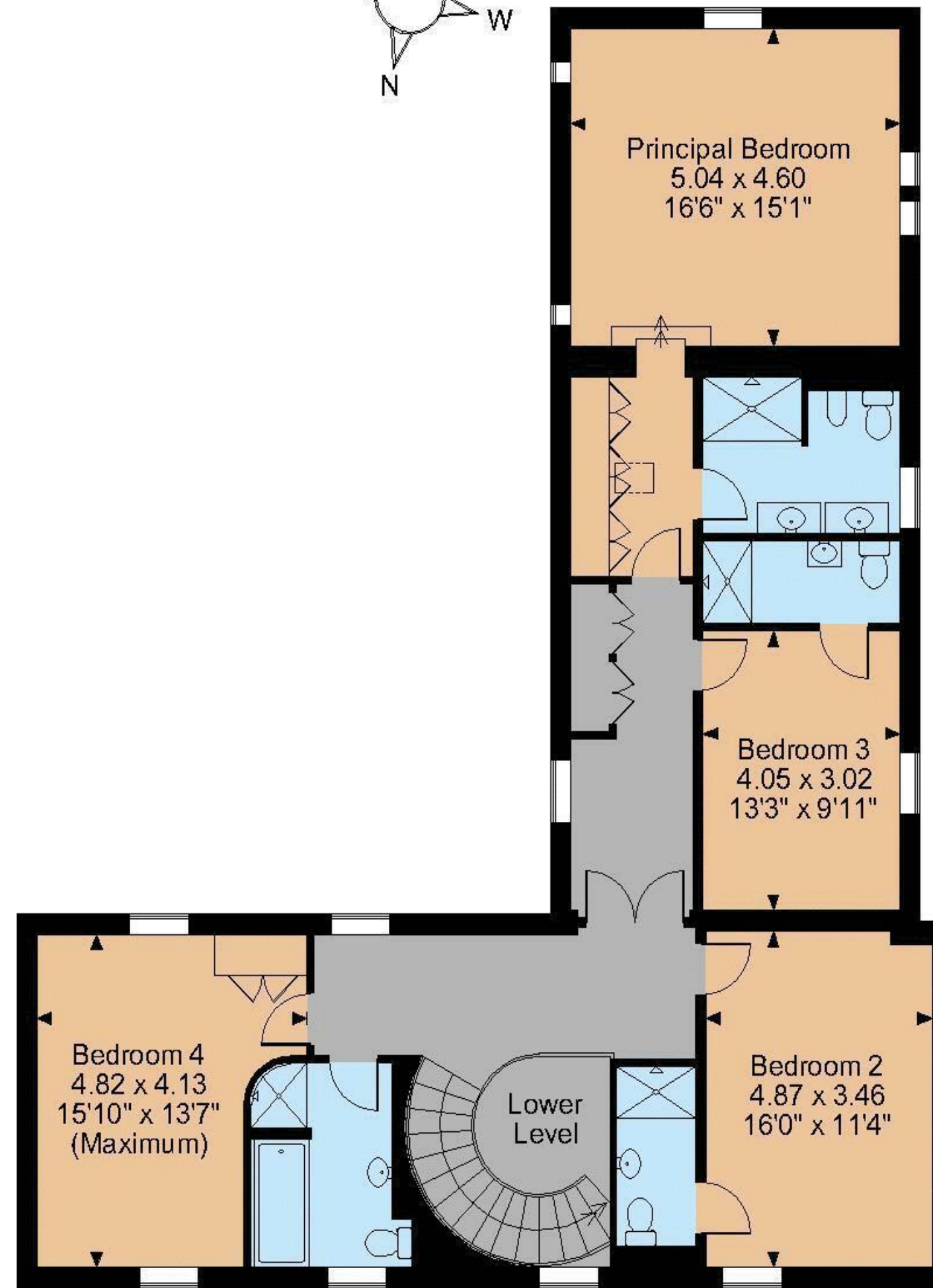
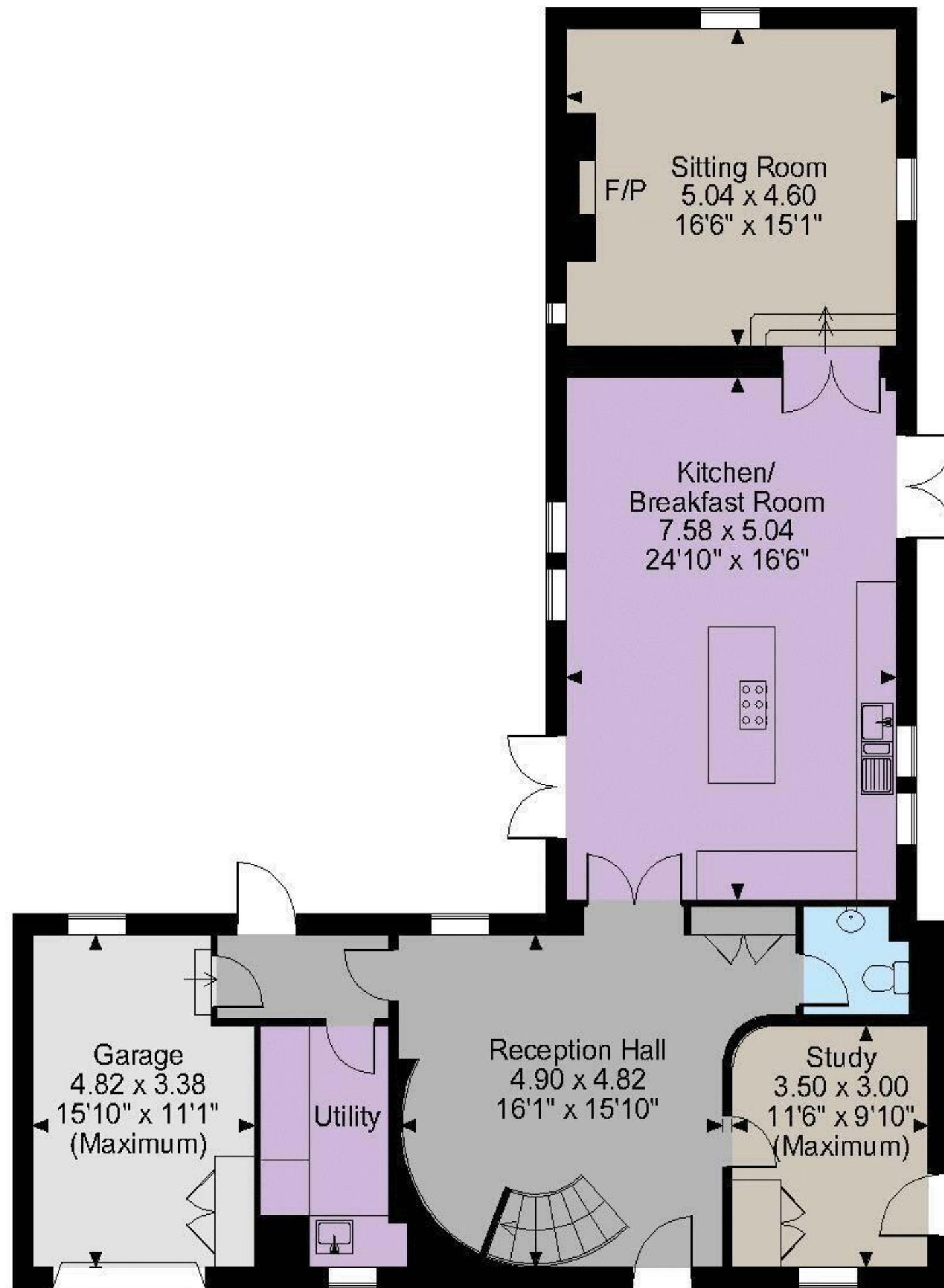
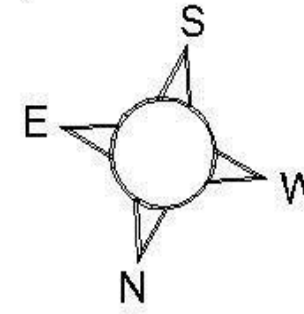


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Sturton Grange Mill, Warkworth
Main House internal area 2,587 sq ft (240 sq m)
Garage internal area 166 sq ft (15 sq m)
Total internal area 2,753 sq ft (256 sq m)



Externally - To the front, a five bar timber gate gives access to the extensive gravel driveway with parking for a number of cars, as well as an integral single garage with timber electric doors | Lawned gardens surround the property - to the western elevation a path leads to the patio area and a raised lawned area, with steps leading up to a further private walled garden with borders and trees | To the rear, is a paved patio area leading directly from the double doors from the kitchen breakfast room and door from the utility room. The lawn runs alongside the stream with a private wooden pedestrian bridge crossing the stream up to the mature woodland garden.

The property is ideally placed just 3 miles to the fabulous historic village of Warkworth, with its wide variety of independent shops, cafes and hotels/pubs/ restaurants, and Warkworth Castle. The coastal village of Alnmouth is only 5 miles, with Alnmouth mainline station for regular direct services to Newcastle, London and Edinburgh.

Sturton Grange Management company - Approx. £600-£650 annual charge - charge covers the water treatment plant (maintenance and electricity), gardening (verges) and maintenance around the gas tanks.

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

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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