Warkworth Cottage

South Charlton

- Freehold Detached House
- Garage and drive
- Open plan kitchen/dining
- Two Ensuite Bedrooms
- Four double bedrooms
- Village location

Guide Price **£620,000**

4 St James Close, South Charlton, NE66 2NA

Situated within a picturesque hamlet located just outside the historic town of Alnwick in Northumberland, St James Close is an exclusive development, sympathetically designed and in keeping with the well-established cottages within South Charlton. The development offers the opportunity for spacious modern living within a traditional rural Northumberland village setting.

Chillingham Cottage benefits from an open aspect at the rear with the living space overlooking the rear private garden and a generous size drive at the front leading to an integral garage. Whilst the kitchen features a contemporary open plan space with a central island and dining area, the double doors to the separate lounge allow the option to link these two areas and create a semi-open plan layout. The utility provides that much needed 'out of sight' laundry space, and there is a downstairs W.C. In addition to the master suite comprising a dressing area and and shower room with twin wash-basins, the second bedroom also has its own ensuite shower room. This is an ideal property for a growing family as all bedrooms are double rooms!

Built with stone and slate, together with conservation grey windows, the property blends seamlessly into its rural environment, and whilst the design reflects the heritage of the local area, the property is equiped for the future with an Air-source heat pump system which includes under-floor heating on the ground floor and radiators to the first floor. The internal fittings feature modern profile Oak doors, Silestone kitchen worktops, brushed steel spotlights, switches, sockets, and door furniture fitted as standard.

GROUND FLOOR
LOUNGE 12' 6'' x 21' 5'' (3.81m x 6.52m)
DINING KITCHEN 23' 7'' x 11' 5'' (7.18m x 3.48m)
UTILITY 6' 6'' x 5' 9'' (1.98m x 1.75m)
SEPARATE W.C.
GARAGE 23' 7'' x 10' 11'' (7.18m x 3.32m)

FIRST FLOOR
BEDROOM ONE 11' 7'' x 14' 0'' (3.53m x 4.26m)
BEDROOM ONE EN-SUITE
BEDROOM TWO 12' 2'' x 8' 7'' (3.71m x 2.61m)
BEDROOM TWO EN-SUITE
BEDROOM THREE 11' 0'' x 11' 6'' (3.35m x 3.50m)
BEDROOM FOUR 12' 2'' (Max) x 10' 6'' (3.71m x 3.20m)
BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Private
Heating: Air source heat pump – Electric – Underfloor heating downstairs and radiators upstairs.
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No blackspot
Parking: Private drive and garage

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. However, our client has advised us that there are no issues with mining activities at the site.

MATERIAL / CONSTRUCTION
We have been informed that the property is timber framed

ACCESSIBILITY
This property has level access and wide doorways

TENURE
Freehold – It is understood that this property is a managed freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Monthly maintenance charge: £85

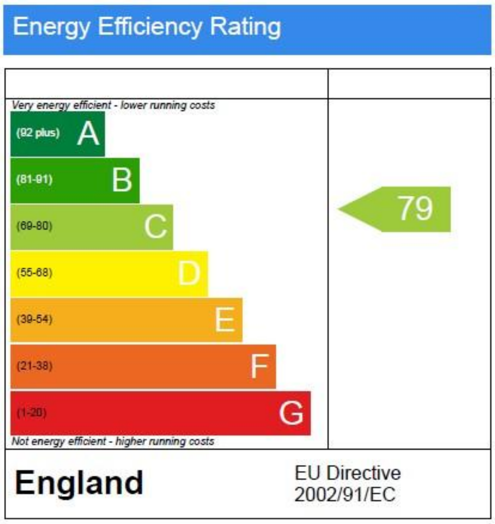
COUNCIL TAX BAND: TBC
EPC RATING: B

AL008936.DJM.KM.06-11-2025.V.2

Ground floor

First floor

2 St James, South Charlton, NE66 2NA



AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.