



# Lenox House

1 The Steadings, Warkworth



## Lenox House, 1 The Steadings, Warkworth, Morpeth, Northumberland, NE65 0WR

**A traditional three bedroom, semi-detached stone conversion, set in a quiet courtyard setting towards the edge of Warkworth village, with a private west facing rear garden, and large & useful garden store attached to the rear of the double car port - providing covered parking for two cars, with additional parking to the front - NO UPWARD CHAIN**

Lenox House was converted from a former lambing shed by a local developer/builder, and has been a private second home for the owner since 2008. The stone built house is located in a quiet courtyard setting with other individual homes, towards the edge of the village and adjacent to the school & playing field. The houses within the Steading are all named after Nelson's Fleet, and have been sympathetically built and converted with heritage coloured external paintwork to the windows and doors.

**Ground floor** - A stone pathway, suitable for disabled access, leads to the front door - with a feature rope and boat iron balustrade on the approach | Hallway with a staircase to the first floor and an under stair storage cupboard | Ground floor WC | Lovely sitting room with two windows overlooking the rear garden | Excellent family kitchen/dining room with French doors opening to the rear west facing garden - the kitchen is fitted with a range of cabinets with a stainless steel sink, electric hob, oven and microwave, integrated dishwasher, fridge/freezer and washer/dryer.





**First floor** - First floor landing | Master bedroom with a window overlooking the rear garden | Ensuite with bath, separate shower, wash hand basin and WC | Double bedroom two overlooking the rear garden | Single bedroom three | Family bathroom comprising bath, separate shower, wash hand basin and WC.

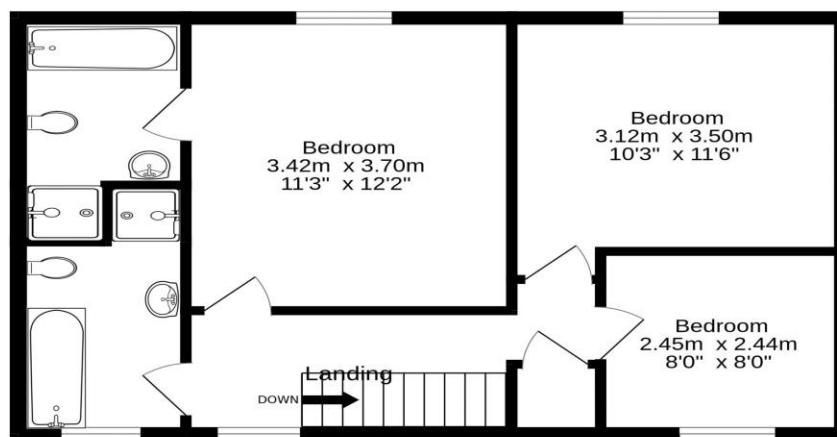
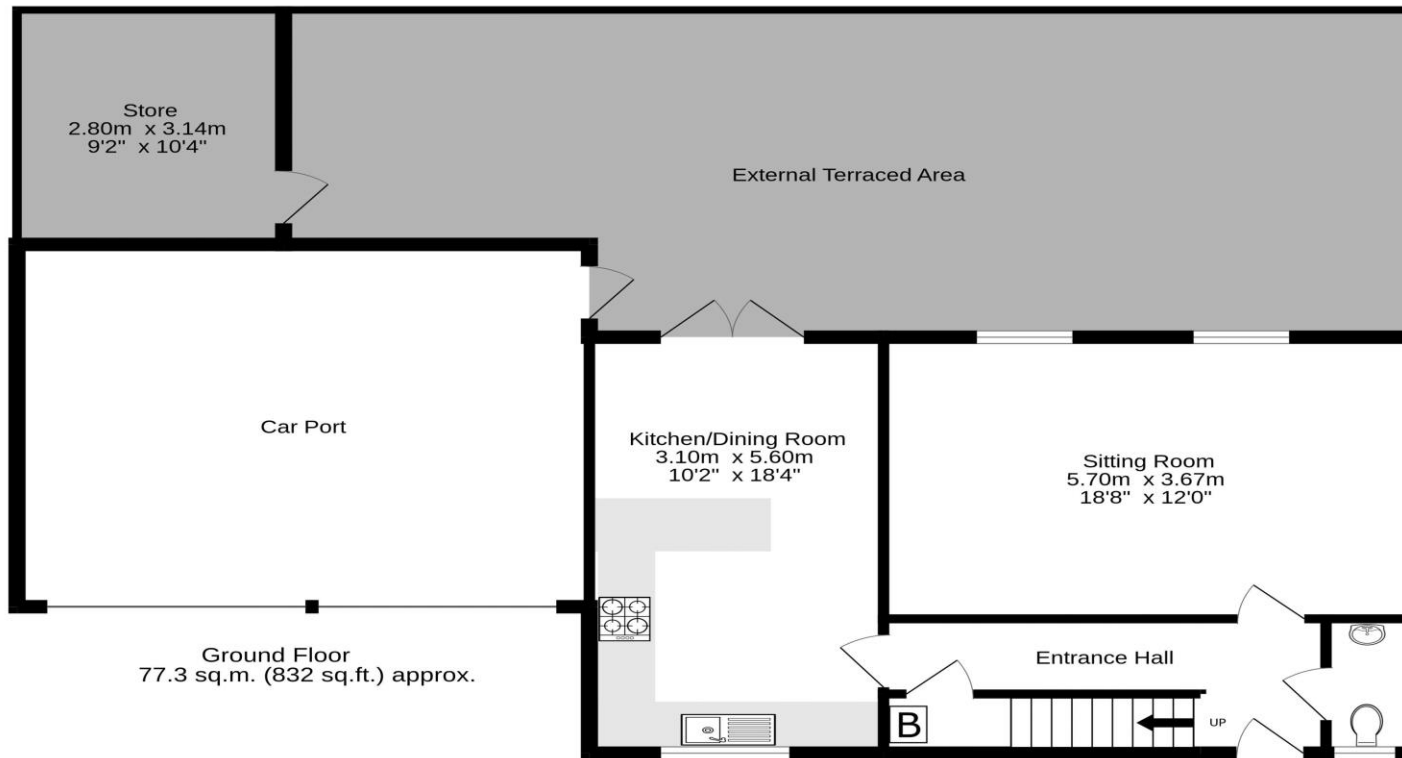
**Externally** - The property has a double car port with access to the rear garden | West facing rear garden, hard landscaped for easy maintenance with paving & gravel and planted shrubs to the boundary | Large garden store.

The historic village of Warkworth, with its magnificent Castle, St Lawrence Church and Market Square & Cross, offer a range of local amenities including excellent independent shops/post office, Art Gallery, cafes, pubs/restaurants, along with a village First School, Cricket Club and Golf Course and within the village are 2 EV charging points. The river Coquet runs through the village to the Coquet Estuary and Marina at nearby Amble, used for a range of leisure activities, with the beach and sea close by with miles of beautiful sandy beaches.

**Public Transport** - Bus stop for local towns close by | Mainline train services from Alnmouth Railway Station, just 3.7 miles away, to Edinburgh Waverly, Newcastle Central and London's Kings Cross stations.

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

**Guide Price £370,000**



1st Floor  
48.2 sq.m. (519 sq.ft.) approx.

TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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