

# SIGNATURE

## NORTH EAST

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Wicketkeeper  
Cottage

📍 Guilden Road, Morpeth NE65 0TJ

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## Offers Over £349,950

Signature North East is excited to welcome to the market with this stunning Detached Cottage located in Warkworth, recently named one of the most desirable places to live in Britain. Nestled beautifully along the wonderful Northumberland Coastal Route, this ancient village boasts a charming high street framed by a 12th-century church and a magnificent castle, artisan shops, incredible views, and is just a 6-minute drive to Warkworth Beach.

As you enter the central hallway, you'll be greeted by a cosy living room, perfect for family evenings, entertaining guests, or relaxing by the fireplace. The spacious kitchen/diner/family room is ideal for gatherings, featuring ample base units for meal prep and storage, and equipped with a dishwasher, hob, oven, and fridge freezer. The dining area offers plenty of space for a dining table, ensuring seamless meal serving. The family room provides a comfortable space to keep an eye on the kids or entertain guests, with light flooding in from double doors that lead to the outdoors. A utility room, accessible from this amazing space and with outdoor access, adds convenience, along with a ground-floor WC for guests.

Upstairs, you'll find three well-appointed bedrooms. Two of these can easily accommodate a double bed and desired furniture. The master bedroom includes an en-suite fitted with a walk-in shower, hand basin, and WC. This floor is completed with a family bathroom featuring a hand basin, bathtub with shower, and WC.

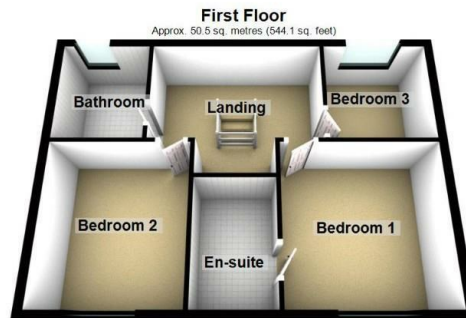
Outside, the property boasts an enclosed front garden with a gate, and a driveway that can comfortably park up to three cars off-road, with additional on-road parking available in front. The back garden features a deck perfect for outdoor furniture and mature trees providing privacy at the back.

Don't miss out on this exceptional opportunity to own a piece of Warkworth's charm and Give Signature North East a call to book your viewing.

Please be advised that we are currently awaiting the council tax band. We will update our details once received.



# PROPERTY FLOORPLAN



Total area: approx. 117.7 sq. metres (1266.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'4" x 10'0"

Kitchen/Dining/Living Room  
28'7" x 14'8"

WC  
8'0" x 3'11"

Utility Room  
5'7" x 10'0"

Bedroom One  
11'4" x 11'6"

En-Suite  
8'2" x 5'8"

Bedroom Two  
10'2" x 11'6"

Bedroom Three  
7'9" x 7'8"

Bathroom  
6'7" x 7'8"

## Energy Efficiency Rating

|   | Current                    | Potential  |
|---|----------------------------|------------|
| Very energy efficient - lower running costs |                            |            |
| (92 plus) <b>A</b>                          |                            | <b>100</b> |
| (81-91) <b>B</b>                            |                            |            |
| (69-80) <b>C</b>                            | <b>76</b>                  |            |
| (55-68) <b>D</b>                            |                            |            |
| (39-54) <b>E</b>                            |                            |            |
| (21-38) <b>F</b>                            |                            |            |
| (1-20) <b>G</b>                             |                            |            |
| Not energy efficient - higher running costs |                            |            |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |            |





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