



Bridge View

WARKWORTH, NE65 0SL

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



3 BEDROOMS
3 BATHROOMS
3 RECEPTION ROOMS

ASKING PRICE OF
£495,000

- Mid-terraced house - no onward chain
- Highly sought-after historic village location
- Castle views from rear upper windows
- Three spacious bedrooms, two with ensembles
- Versatile home office and attic suite
- Separate reception rooms with interconnecting doors
- Sunroom with garden access
- Private rear garden with sunny aspect
- Garage and off-street parking

Beautifully presented home

Set within one of Northumberland's most desirable and historic villages, this beautifully presented stone-fronted home enjoys an enviable position in Warkworth, with views of the iconic castle from the rear upstairs windows and just a short walk from the property. Offering spacious and versatile accommodation, private gardens, and the rare advantage of no onward chain, this is a unique opportunity to secure a traditional style home in a truly picturesque setting. Warkworth is renowned for its rich heritage, scenic river walks, and welcoming community, while the nearby coastal towns of Alnwick and Amble provide a wide range of amenities, shops, and leisure facilities.



Spacious light-filled living room

The living room to the front features timber double-glazed cottage windows, a striking fireplace and double doors opening through to the dining room. This in turn provides direct access to a bright sunroom with doors opening onto the patio—perfect for enjoying the sunny aspect.



Well-appointed kitchen

The kitchen is well-appointed with a comprehensive range of quality wall and base units, Silestone worktops, and integrated AEG appliances including a five-ring gas hob, oven, microwave, dishwasher, and fridge freezer. The gas combi boiler is concealed within a wall unit, and there is space for a washer dryer. The hall and kitchen also benefit from the original Karndean wooden flooring, which has been recently repolished.





Impressive bedrooms & bathroom

Upstairs, the property continues to impress with three generously sized bedrooms, two of which benefit from ensuite facilities. The principal bedroom to the front includes fitted wardrobes and an en-suite shower room. A second bedroom to the rear enjoys a delightful open aspect, including views of the castle - an exceptional feature that truly sets this home apart.

A well-equipped family bathroom includes both a bath and a separate shower with a rainfall head and separate hand-held attachment.





Superb attic bedroom

The first floor home office is ideal for remote working, which also provides access via a staircase to a superb attic bedroom. This top-floor suite offers Velux windows with elevated views towards the castle and surrounding village, along with fitted storage and its own ensuite — making it perfect for guests or as a private retreat.

Private rear garden & garage

To the front, a low-maintenance gravel garden with wall boundaries and wrought iron gate enhances the home's kerb appeal.

The private rear garden enjoys a sunny aspect and is mainly paved with attractive planting areas - ideal for outdoor dining and relaxation. A gate provides access to the rear parking area and detached garage, offering both convenience and security.



Property Description

Living Room 13' 10" x 15' 8" (4.21m x 4.77m)

Dining Room 10' 3" x 11' 7" (3.12m x 3.53m)

Kitchen 10' 0" x 16' 1" (3.05m x 4.90m)

Conservatory 9' 9" x 6' 9" (2.97m x 2.06m)

Bedroom One

11' 9" including wardrobes x 11' 9" (3.58m including wardrobes x 3.58m)

Bedroom Two

11' 4" plus door recess x 10' 7" (3.45m plus door recess x 3.22m)

Home Office 8' 6" x 8' 4" max (2.59m x 2.54m max)

Attic Bedroom

10' 11" min, plus staircase and recess x 19' 0" max into back of wardrobes in recess and over the staircase (3.32m x 5.79m)

Garage 9' 2" x 18' 7" (2.79m x 5.66m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: Open Reach Website confirms Full Fibre Broadband is available within the area.

Mobile Signal Coverage Blackspot:

Our client notes that mobile signal strength in the downstairs area of the property may vary, although this is dependent on the network provider.

Parking: Garage & Allocated Parking Space to accommodate two cars, which can be accessed under the bridge between 5 Bridge View and 6 Bridge View.

Agents Note: The home has been enhanced with upgraded electrical fittings, including additional sockets for modern living. All timber-framed windows are double glazed and were professionally repainted within the last year.

Restrictions and Rights: The property lies within a conservation area. The property is subject to restrictions

prohibiting its use as a holiday let or business, keeping a caravan or boat on site, and raising poultry.

Accessed via a private road under the bridge, with rights of access in place, the property benefits from a garage and a designated parking space. It is understood from our client that a fair contribution towards the maintenance of the rear access is noted within the title, and is shared between owners of 1 - 8 Bridge View. However, it is confirmed that no payment has ever been requested or made in this regard.

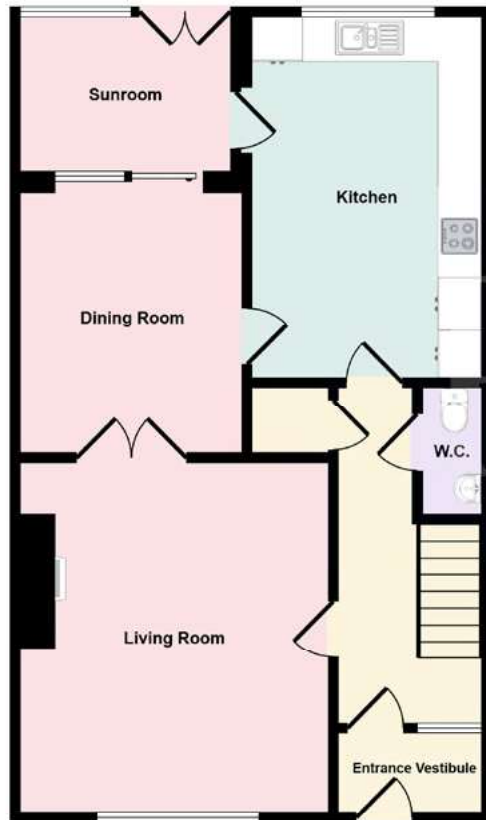
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Tenure: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: E

EPC Rating: C

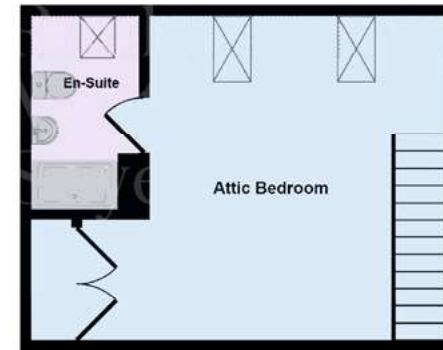
AL009502/DM/TB/03.09.26/V4



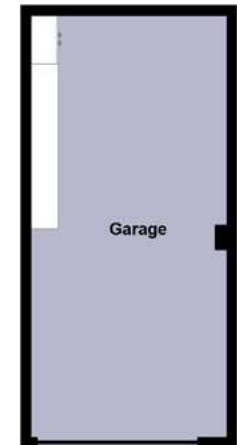
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

T: 01665 510044 alnwick@rmsestateagents.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.