



Bridge Street | Warkworth | NE65 0XA

**£285,000**

An exceptional three-bedroom first floor apartment within a characterful stone property which is located in the heart of this historic village renowned for its 15th century Castle and Hermitage. A unique and rare highlight of this property is the generous and fabulous garden accessed from the rear pathway. This private gated garden is mainly laid to lawn with flower borders and offers a tranquil retreat for relaxation and al fresco dining. There is a summer house which allows the enjoyment of the outdoor space at any time in the year.

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## FIRST FLOOR APARTMENT

### THREE BEDROOMS

### GENEROUS GARDEN

### OPEN PLAN LIVING SPACE

## BEAUTIFULLY APPOINTED

### EN-SUITE TO BED ONE

### GAS CH/DOUBLE GLAZING

### VIEWING RECOMMENDED

For any more information regarding the property please contact us today

Entering the main entrance door into a neatly presented external hallway where the main entrance door opens to stairs leading to the first-floor accommodation. This welcoming bright and airy landing accesses all the living rooms. The open plan lounge and kitchen is spacious with ample space for a dining table and chairs for everyday eating and entertaining. The lounge situated to the front enjoys a cosy focal point of a gas fuelled stove set within the chimney breast and the kitchen is fitted with a range of wall and base units with a fitted range cooker and space for appliances, available for negotiation. The exposed stone wall and parquet wooden flooring brings character to this living space. There are two excellent sized double bedrooms, the main with an en-suite shower room and there is a further single bedroom with two storage cupboards. The bathroom is elegantly styled with a panelled bath and shower unit and a vanity unit with ceramic sink unit and w.c.

As mentioned, the garden is a real hidden gem and such a fantastic addition to the apartment. There is a further outdoor area for bin storage with the advantage of an outbuilding for storage. Benefitting from gas central heating and double glazing, we would expect to achieve a high level of interest, and an early viewing is strongly recommended.

Warkworth is a picturesque coastal village rich in history with a glorious sandy beach and the River Coquet circles the village with walks throughout the surrounding countryside. There is a strong sense of community and Warkworth offers the very best in village life with excellent access to the larger surrounding towns. The A1 is easily accessible making it a great location for those commuting or exploring Northumberland.

Currently the apartment is a successful holiday let and would be ideal for the second home and holiday let buyers along with anyone retired looking for a secure apartment within the village centre.

Warkworth is well served by a regular bus service to Alnwick and Morpeth with connections to Newcastle and Berwick and the train station in Alnmouth provides a fast train service to Newcastle and Edinburgh with further services throughout the country. There are boutique shops and cafes in the village with the larger traditional harbour town of Amble lying close by. Amble offers everyday shopping with supermarkets together with a wide range of local shops, cafes and restaurants. There is a 'not to be missed' Sunday market at the harbour.

The apartment offers a rare combination of spacious living and a stunning garden making it the perfect home or investment.

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### INTERNAL HALLWAY

Door to apartment entrance and to rear door to courtyard with bin storage and outbuilding for storage.

### ENTRANCE

Stairs to the first-floor landing, laminate flooring.

### OPEN PLAN LOUNGE AND KITCHEN

29' 6" x 12' 4" (8.98m x 3.76m) max  
UPVC double-glazed sash window to front and UPVC double-glazed window to rear. Gas fuelled stove inset into chimney breast, exposed stone wall. Ample space for dining table and chairs. Kitchen fitted with a range of wall and base units incorporating tall storage cupboard, timber work surfaces and a one and a half bowl sink unit with mixer tap and tiled splash backs. Fitted range gas cooker with extractor over. Space for washer, dishwasher, fridge and freezer (appliances are negotiable). Radiator, parquet wood flooring.

### BEDROOM ONE

12' 6" x 12' 0" (3.81m x 3.65m) plus recess  
UPVC double-glazed window to rear. Radiator.

### EN-SUITE SHOWER ROOM

Shower cubicle with shower unit, vanity wash-hand basin, low level W.C., shaver point, radiator, laminate flooring.

### BEDROOM TWO

14' 4" x 13' 4" (4.37m x 4.06m) max  
UPVC double-glazed sash style window to front, shelving to alcove, radiator.

### BEDROOM THREE

13' 2" x 6' 6" (4.01m x 1.98m) max  
UPVC double-glazed sash style window to front, radiator, two storage cupboards, laminate flooring.

### BATHROOM

UPVC double-glazed window to rear, panelled bath with shower unit and wet walling, vanity ceramic wash-hand basin, low level W.C., radiator and towel radiator, storage cupboard, two wall light points.

### OUTSIDE

To the rear of the apartment is a stoned courtyard with bin storage and accessing the outbuilding.

Just a short walk past the greenspace to the pathway to the rear of the property is a stone wall with arched garden gate leading into the garden. This generous space is mainly lawned with planted borders and a paved patio ideal for relaxing and entertaining. There is also a timber sun house.

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: None

### 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.

### RISKS

Flooding in last 5 years: no  
Any flood defences at the property: no

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 2022  
Ground Rent: £0 yearly with no knowledge of increase  
Service Charge: £0 yearly  
Any Other Charges/Obligations: Building insurance premium - £300 yearly

### AGENTS NOTE

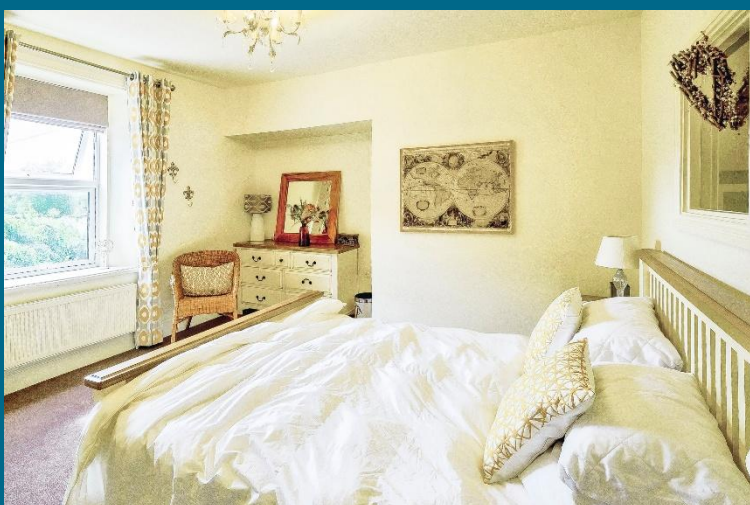
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### COUNCIL TAX BAND: A

### EPC RATING: C

AL009699.LP.VG.21/08/2026.V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





**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.



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