



Woodlands | Warkworth | NE65 0SY

£415,000

A rare opportunity to acquire a charming three-bedroom semi-detached home in one of Warkworth's most enviable positions, directly opposite the iconic castle and cricket field, with a stunning riverside garden leading down to the River Coquet. Offering spacious accommodation, multiple reception rooms, excellent outdoor lifestyle opportunities and exciting potential to enhance the property, this is a superb home in the heart of one of Northumberland's most sought-after coastal villages.

RMS | Rook
Matthews
Sayer



SEMI DETACHED HOUSE

THREE RECEPTION ROOMS

THREE BEDROOMS

VIEWS TOWARDS THE CASTLE

**GARDEN EXTENDING TO
RIVERSIDE**

DRIVEWAY & GARAGE

SOUGHT AFTER LOCATION

NO ONWARD CHAIN

For any more information regarding the property please contact us today

Occupying a truly enviable position in the heart of the picturesque village of Warkworth on the stunning Northumberland Coast, this attractive three-bedroom semi-detached home offers a great opportunity to acquire a property in one of the area's most sought-after locations. Enjoying an exceptional setting directly opposite the iconic Warkworth Castle and the village cricket field, the property also benefits from a remarkable rear aspect, with the generous garden sloping down towards the River Coquet. Perfect for those who enjoy the outdoors, the river provides excellent opportunities for paddleboarding, kayaking and waterside recreation, with routes leading towards the estuary and past the marina at nearby Amble. The surrounding area is renowned for its scenic riverside walks, beautiful coastline and the characterful village centre with its charming selection of shops, cafés, pubs and local amenities.

The accommodation follows a traditional and well-balanced layout. A welcoming entrance hall gives access to two spacious reception rooms, while to the rear a substantial conservatory provides an additional reception space, ideal for relaxing and entertaining whilst enjoying views over the garden. The kitchen is complemented by a practical utility room, and there is a useful ground floor W.C. off the hall.

To the first floor there are three bedrooms and a family bathroom, together with a separate W.C. The rear bedroom benefits from an en-suite shower room with W.C., while the principal bay window front-facing bedroom enjoys the convenience of an en-suite W.C. and wash basin. Further benefits include gas central heating and double-glazed windows throughout.

The property presents an exciting opportunity for purchasers to create a superb family home tailored to their own tastes and requirements. Combining a highly desirable village location, outstanding views, riverside access and significant potential for enhancement, this is a property that offers both charm and opportunity in equal measure.

ENTRANCE PORCH

uPVC double-glazed windows and entrance door. Tiled floor. Radiator.

ENTRANCE HALL

Glazed door with glazed side panels. Stairs to first floor landing. Panelled 'incrusta' walls. Picture rail, laminate flooring, radiator.

UNDERSTAIRS W.C.

Wash hand basin, low level w.c.

LOUNGE 15'7" into bay x 15' max (4.75m x 4.57m)

uPVC double-glazed walk-in bay window to front, wood fireplace with marble inset and hearth fitted with a living flame gas fire, wall light points, dado rail, ceiling rose, radiator.

DINING ROOM 13'10" max x 12'11" max (4.22m x 3.94m)

Patio sliding doors to rear into the conservatory, serving hatch to kitchen, radiator, stone fireplace with surround and hearth fitted with living flame gas fire, picture rail.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

CONSERVATORY 18'5" max x 11' max (5.61m x 3.35m)
uPVC double-glazed windows with a dwarf wall, uPVC double-glazed French doors leading into the garden.

KITCHEN 10'1" max x 9' max (3.07m x 2.74m)
uPVC double glazed window to rear. Fitted with a range of wall & base units incorporating work surfaces, sink unit with mixer tap, tiled splash-backs, integrated gas hob with extractor, eye level double oven, space for fridge. Tiled floor and walls.

INNER LOBBY

Tiled floor, door to rear into garden, door to garage.

UTILITY 9'8" x 4'3" (2.95m x 1.29m)

Space for washing machine and dryer. Worktops.

LANDING

uPVC window, loft access.

BEDROOM ONE 16'2" into bay x 12'2" into wardrobe (4.93m x 3.71m)

uPVC walk-in double-glazed bay window to front overlooking the cricket field and diagonal partial views to Castle, radiator.

W.C.

Pedestal wash-hand basin, Macerata low level W.C., tiled walls, laminate flooring.

BEDROOM TWO 13'11" into bay x 12'11" max (4.24m x 3.94m)

uPVC double-glazed bay window to rear, radiator. Views to river and countryside, door to en-suite.

EN-SUITE

Shower cubicle, pedestal wash-hand basin, low-level W.C., tiled walls, extractor fan, laminate flooring.

BEDROOM THREE 9'10" x 9' (2.99m x 2.74m)

uPVC double-glazed bay window to front, radiator, storage cupboard.

BATHROOM

uPVC double-glazed window to side, panelled bath, pedestal wash hand basin, cupboard housing central heating boiler.

SEPARATE W.C.

uPVC double-glazed window to side, low-level W.C., half panelled walls.

GARAGE

Up and over door, power and light, door to inner lobby.

OUTSIDE

To the front of the property there is a gravelled garden incorporating the driveway leading to the single garage. To the rear the garden is gravelled with flowerbeds containing a variety of flowering plants, shrubs and trees along with a feature pond and timber bridge that leads down to the riverside of the Coquet and direct access to the water.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & Driveway

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.

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

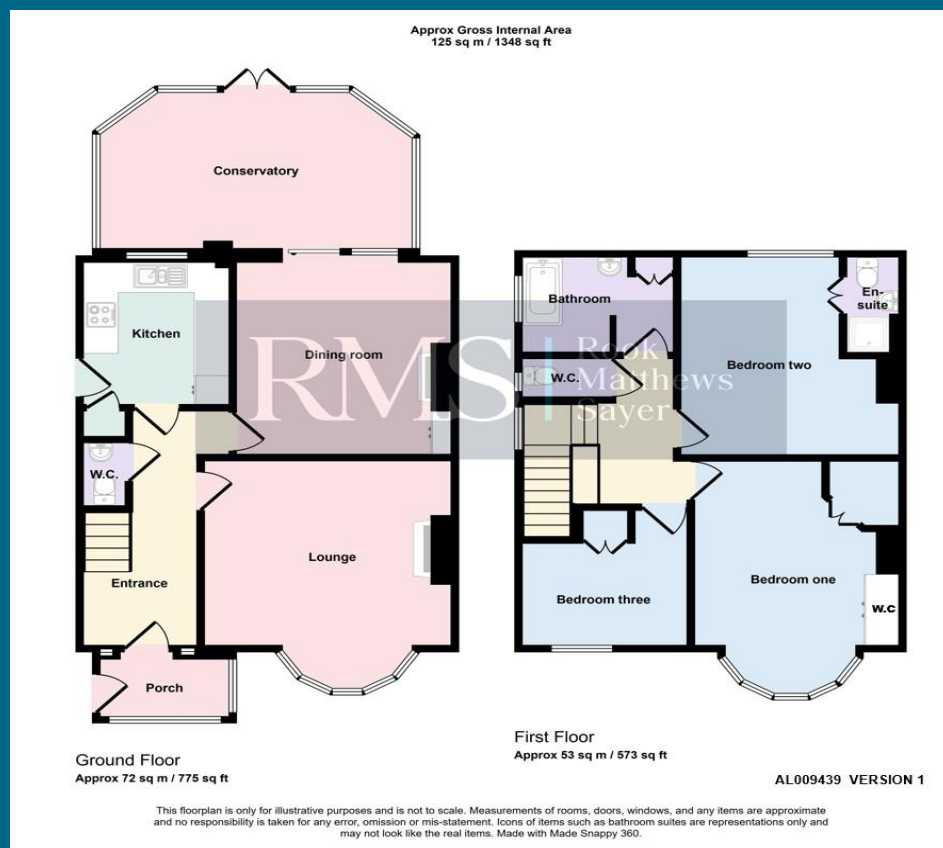
COUNCIL TAX BAND: D

EPC RATING: C

AL009439/DM/LP/HH/03.07.2026/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.

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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook Matthews Sayer