



7 Station Cottages

Warkworth



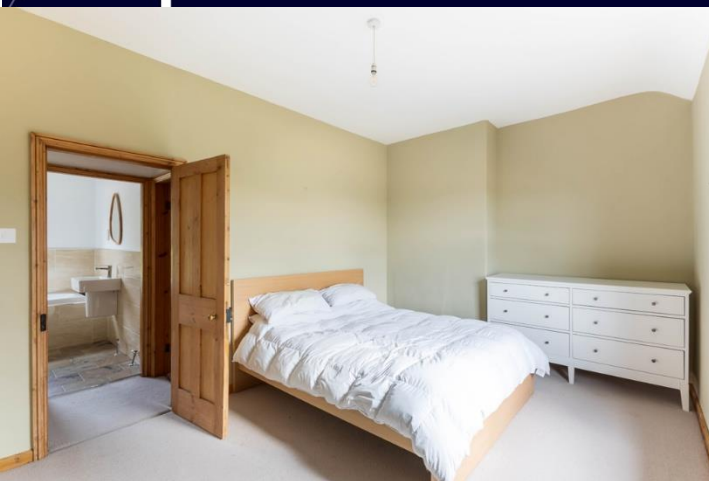
7 Station Cottages, Warkworth, Northumberland, NE65 0YH

Lovely two bedroom, mid terraced Railway cottage located in the small hamlet of Warkworth Station, approx. one mile inland from Warkworth village with fabulous open aspect rural views, driveway parking for 2 cars to the rear, lawned front garden and large enclosed rear garden - an ideal main or second home with easy access to the Northumberland coast - NO UPWARD CHAIN

The cosy cottage, refurbished in recent years, and has retained many period features including; stripped wood floors and wood internal doors, and cast iron multi fuel stoves in the sitting room and kitchen/dining room and is well presented with neutral decor throughout. The cottage would suit a wide variety of buyers including first time buyers, investors and those seeking a cosy rural retreat.

Ground floor - Hallway with a staircase to the first floor- a door opens to the sitting room | Cosy sitting room with a cast iron wood burning stove set into a brick fireplace recess, open under stair storage, wood floor and a window overlooking the front garden - an open doorway connects to the kitchen/dining room | Excellent open plan kitchen/dining room with a small cast iron wood burning stove to the corner, window overlooking the rear courtyard and a door leading to the rear lobby/utility room | The Kitchen is fitted with a range of cream cabinets, with a gas hob, integrated oven, and plumbing for a dishwasher | Rear lobby with a door to the rear courtyard, and cloaks area | Utility room /ground floor WC - with space for a fridge/freezer, plumbing for a washing machine and dual aspect windows.





First floor - Small first floor landing with access to the loft | Generous double bedroom one, with a window to the front over the surrounding fields and countryside, storage over the stairs and space for freestanding bedroom furniture | Double bedroom two with a window overlooking the rear gardens and beyond to the Railway line | Family bathroom with a double ended bath, mains corner shower with a rainfall head, wash hand basin and WC.

Externally - The cottage has an open lawned garden to the front, with mature hedging screening the road | Attractive and large enclosed rear garden, set separately from the house, with lawned with mature trees and bushes | Driveway, accessed via the shared rear lane, with parking for two cars | Enclosed rear courtyard 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 - 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.

Services: Mains Electric & Water | LPG Heating (Bottled) | Shared Septic Tank (£60 charge every 2 years) | Tenure: Freehold | Council Tax: Band A | EPC: F

Price Guide: Offers Over £235,000



Ground Floor



First Floor

Total floor area 91.6 sq.m. (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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