

GULDEN ROAD WARKWORTH MORPETH NE65 0TJ



- Detached Cottage In Warkworth
- Spacious open plan kitchen
- Enclosed garden & driveway for off street parking
- EPC Rating: C
- Services: Mains Gas, Electric, Water, Drainage & Sewerage

- Ideal family home or holiday let investment.
- Three well proportioned bedrooms, including ensuite shower room
- Tenure: Freehold
- Council Tax Band: Not Banded

Offers Over £350,000

GUILDEN ROAD WARKWORTH MORPETH NE65 0TJ

A charming detached cottage, set within the highly sought after village of Warkworth. Renowned as one of the most desirable places to live in Britain, Warkworth offers a unique blend of historic character, scenic beauty and coastal living, with its picturesque high street, iconic castle and stunning beach all within easy reach. This is a highly versatile property, having previously operated as a successful holiday let, yet equally well suited as a comfortable family home or main residence.

This attractive home offers well balanced accommodation, ideally suited to modern living, combining character with practical space.

Upon entering, you are welcomed into a central hallway leading through to a cosy and inviting living room, perfect for relaxing evening. To the rear of the property, a superb open plan kitchen, dining and family space forms the heart of the home. Thoughtfully designed, this area offers ample storage and workspace, along with generous room for both dining and informal seating. French doors open out to the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. A separate utility room off the kitchen and a ground floor WC next to the entrance hall add further convenience.

To the first floor, there are three well proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys a private and enclosed rear garden, designed for easy maintenance and ideal for outdoor dining and relaxation, with mature planting providing a good degree of privacy. To the front, there is a driveway offering off-street parking for multiple vehicles.

ENTRANCE PORCH

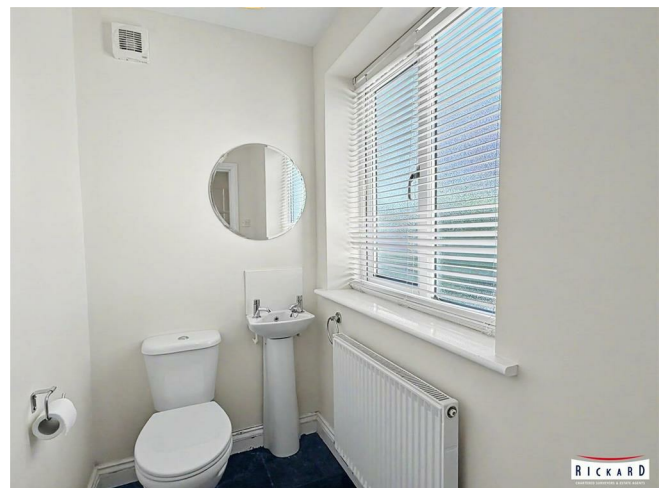
Entrance door to the front leading to an inner door providing access to the entrance hall.

ENTRANCE HALL

Providing stairs to the first floor and access to the ground floor wc.

GROUND FLOOR WC

Fitted with a wc an wash hand basin. Double glazed window to the front, radiator and tiled floor.



LOUNGE

To the front elevation with a double glazed window, radiator and log burning stove.



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OPEN PLAN KITCHEN DINER

A superbly spacious open plan kitchen and dining room, forming the heart of the home and ideal for modern family living and entertaining.



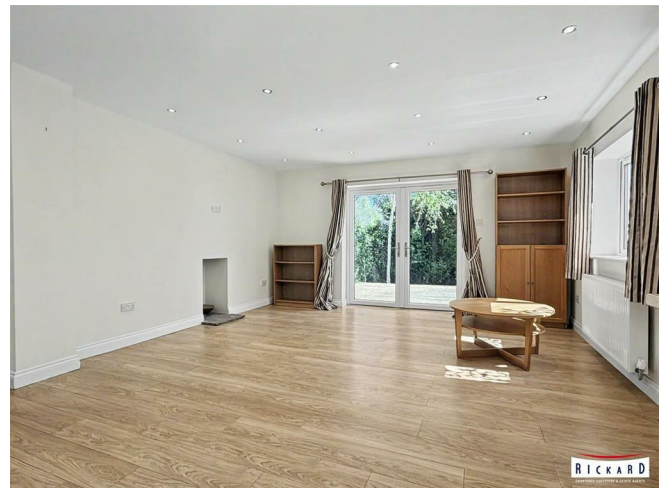
KITCHEN AREA

The kitchen is fitted with an attractive range of wall and base units complemented by roll-top work surfaces, incorporating a 1.5 bowl sink and drainer with mixer tap, integrated dishwasher, oven and hob with extractor hood, and a fridge freezer. A double-glazed window to the side elevation provides natural light and an understair cupboard provides useful storage.



DINING / LIVING AREA

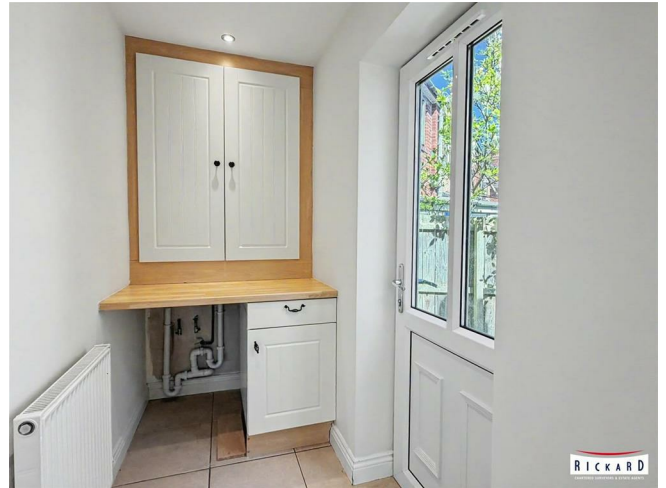
The dining area offers ample space for a family dining table and seating area and features a decorative fireplace recess, radiator, double glazed side window and double glazed French doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living.



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UTILITY ROOM

Conveniently located off the kitchen/dining room, the utility room provides plumbing and space for a washing machine, fitted work surface and a wall-mounted storage unit housing the central heating boiler. An external door offers direct access to the rear garden.



FIRST FLOOR LANDING

With recessed ceiling lighting, providing access to all three bedrooms and the family bathroom.

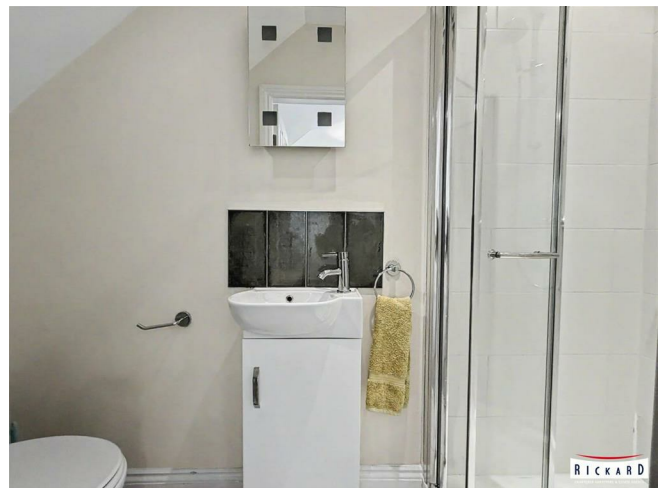
PRINCIPLE BEDROOM

A well proportioned double bedroom featuring a double glazed, dormer window to the front elevation, radiator and direct access to the ensuite shower room.



ENSUITE SHOWER ROOM

Fitted with a modern suite comprising a wash hand basin set within a vanity unit, low level WC and a shower cubicle with mains fed shower. Additional features include a heated towel rail and tiled flooring.



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BEDROOM TWO

A further well proportioned bedroom positioned to the front elevation, featuring a dormer-style double-glazed window and radiator.



BEDROOM THREE

A comfortable single bedroom situated to the rear elevation, benefiting from a dormer style double-glazed window and radiator.



BATHROOM/WC

– Fitted with a modern suite comprising a low-level WC, wash hand basin set within a vanity unit and a panelled bath with shower mixer tap attachment. Additional features include a double-glazed window, heated towel rail and tiled flooring.



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EXTERNALLY

To the front, the property enjoys a generous area incorporating a combination of block paving and gravelled sections, providing ample off street parking. To the rear, there is a further garden designed for ease of maintenance, featuring gravelled areas and an attractive decking area directly accessible from the French doors in the kitchen/dining room, creating an ideal space for outdoor dining and entertaining.



ADDITIONAL IMAGE

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax - Not banded. This is due to the property being used as a holiday let.

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MATERIAL INFORMATION

Tenure: Freehold
Council tax band: Not banded
EPC rating: C

The Building

Detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None
Loft access: no

Outside areas: Front garden and Rear garden

No spray foam insulation

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone ok, Three good, EE good

Parking: Driveway and Off Street

Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order

Title register restrictions (ND157567):

- The owner must maintain the fences on the south, south-west, and north-west sides of the property in good repair.
- There are rules in a 1932 document that were not fully recorded when the property was first registered; this is common with older titles and usually relates to historical land use.
- There are rules regarding 'light and air' in documents from 1953 and 2008. These typically mean the owner cannot claim a right to light if it would prevent a neighbour from building on their own land.
- The owner has agreed to follow rules mentioned in earlier deeds, which is a standard requirement to ensure historical agreements remain in place.
- There is a standard restriction related to the mortgage which requires the lender's involvement if the property is sold. This is a routine matter that will be handled by the solicitors during the normal selling process.

Coal mining area: yes
No specialist issues recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

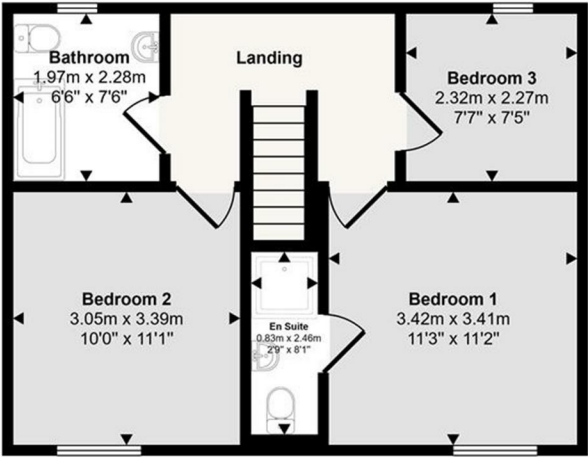
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor
Approx 63 sq m / 679 sq ft

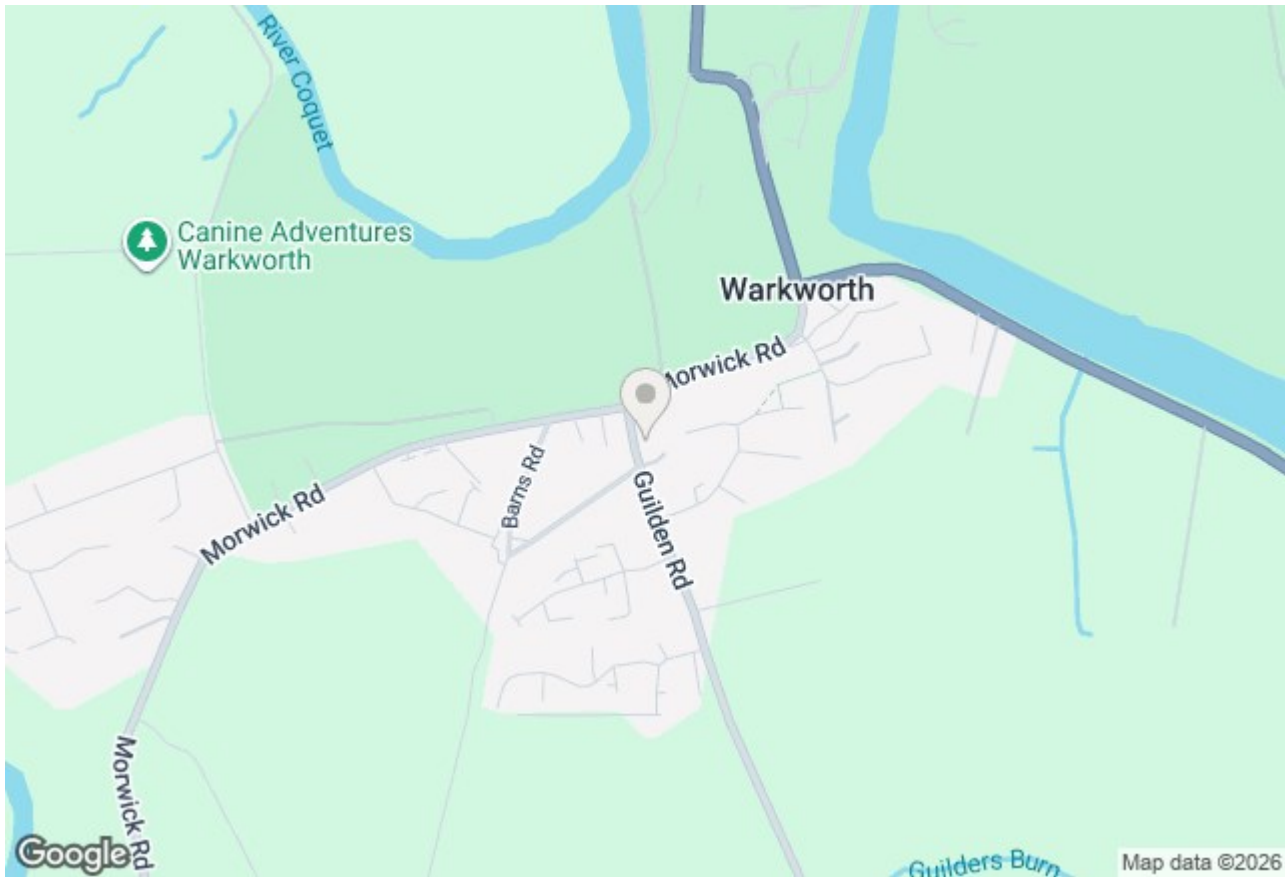


First Floor
Approx 45 sq m / 480 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.rickard.uk.com

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VAT registration number 175 8808 19

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