



Northumberland
Properties

Waters Edge, Warkworth
£625,000





Waters Edge

Warkworth, Morpeth

Council Tax band: D

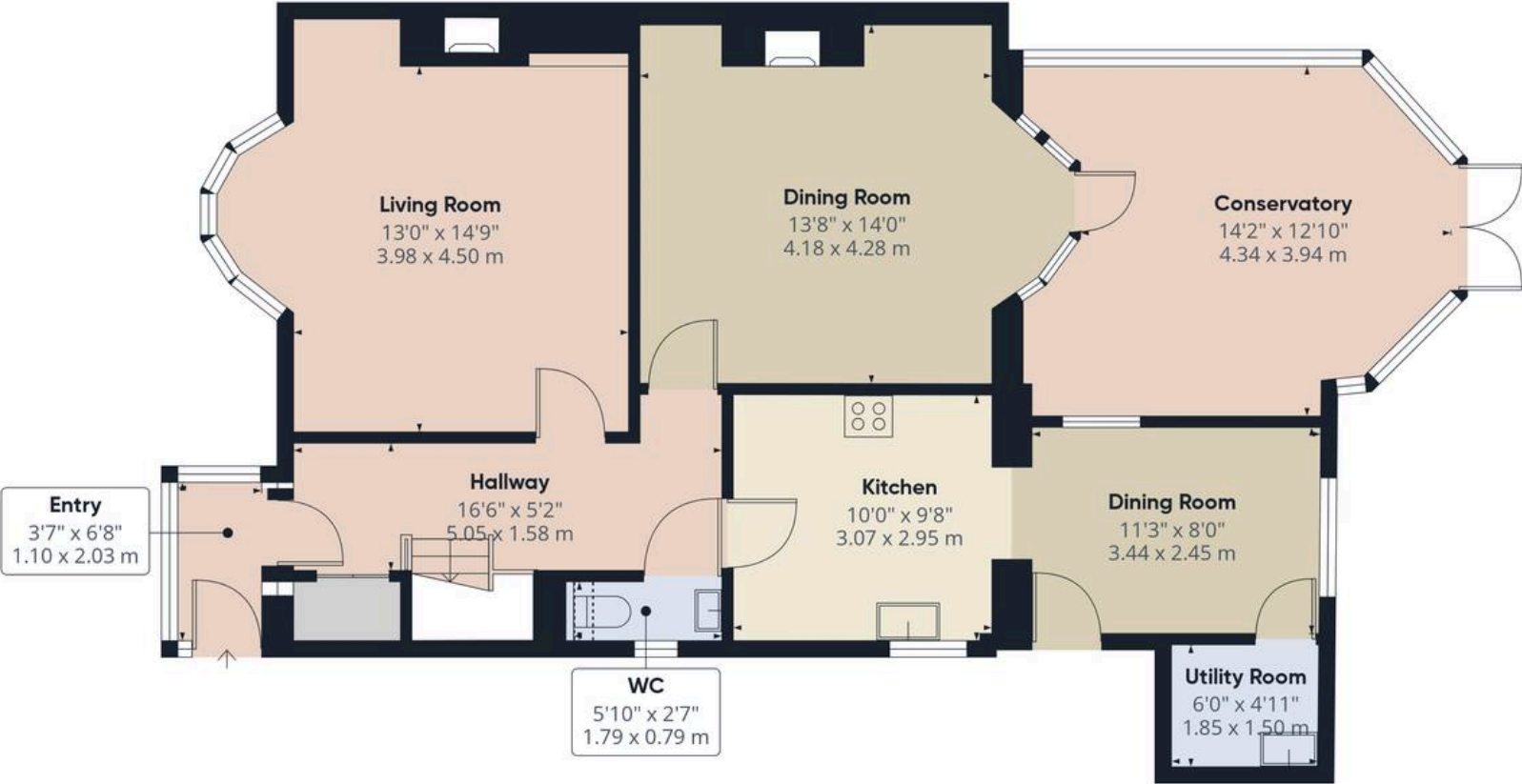
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Exceptional riverside setting with private access to the River Coquet, ideal for paddleboarding, kayaking and canoeing from your own garden
- Beautifully presented four-bedroom home with generous, versatile accommodation extending to three reception rooms
- Landscaped tiered gardens with two elevated decked terraces, creating exceptional spaces for entertaining and enjoying the surroundings
- Enjoy views towards the iconic Warkworth Castle from the property, with the castle itself just moments from your front door
- Well-appointed fitted kitchen with separate utility room, designed for practical family living
- Detached single garage, private driveway parking and a range of useful outbuildings including a practical log store
- Positioned in the heart of Warkworth, with independent cafés, boutique shops, the beach, riverside walks
- Excellent rail links within easy reach via Alnmouth Station





First Floor Building 1

Approximate total area⁽¹⁾

1006 ft²
93.5 m²

Reduced headroom

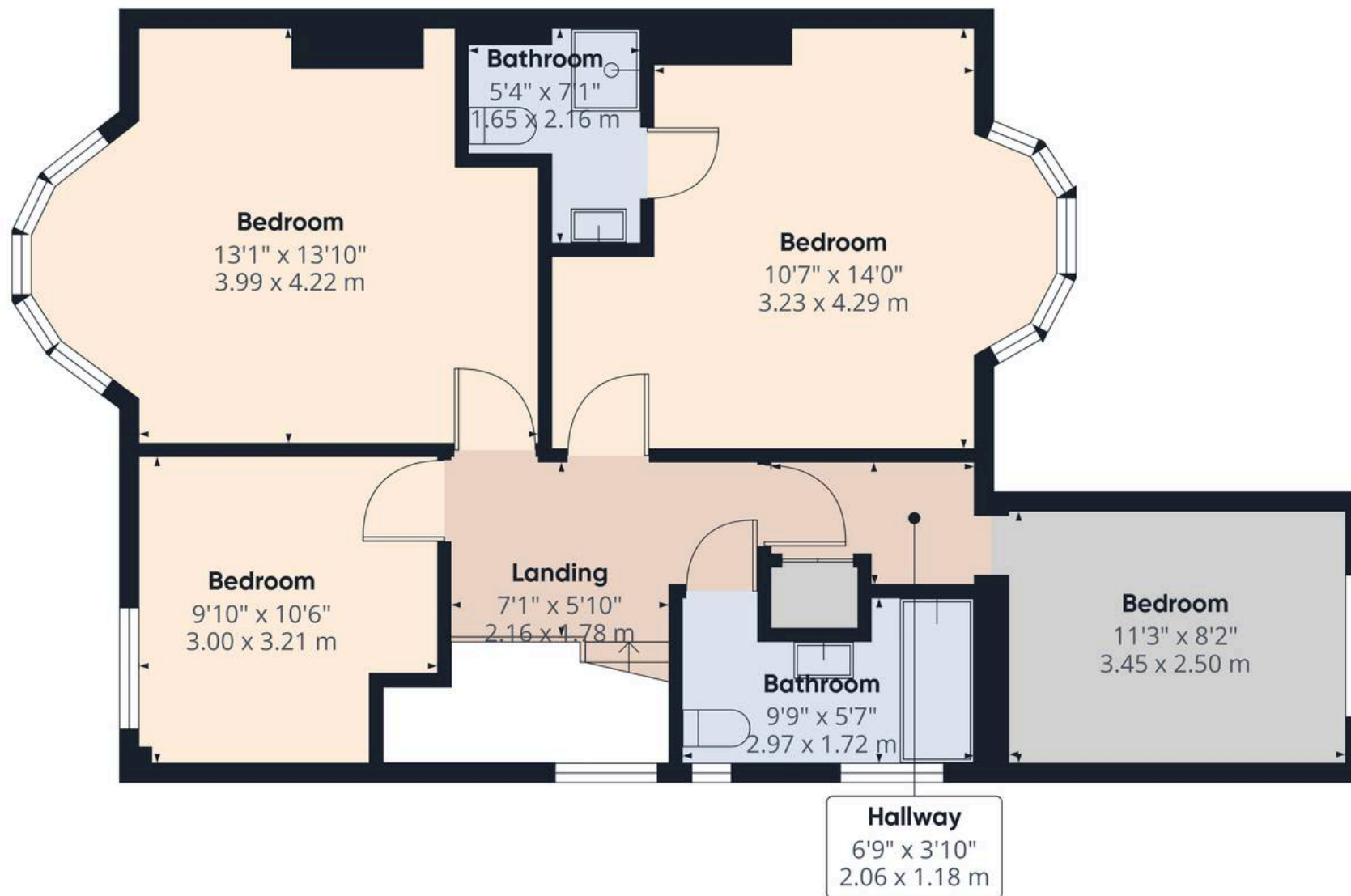
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1 Building 1

Approximate total area⁽¹⁾

730 ft²

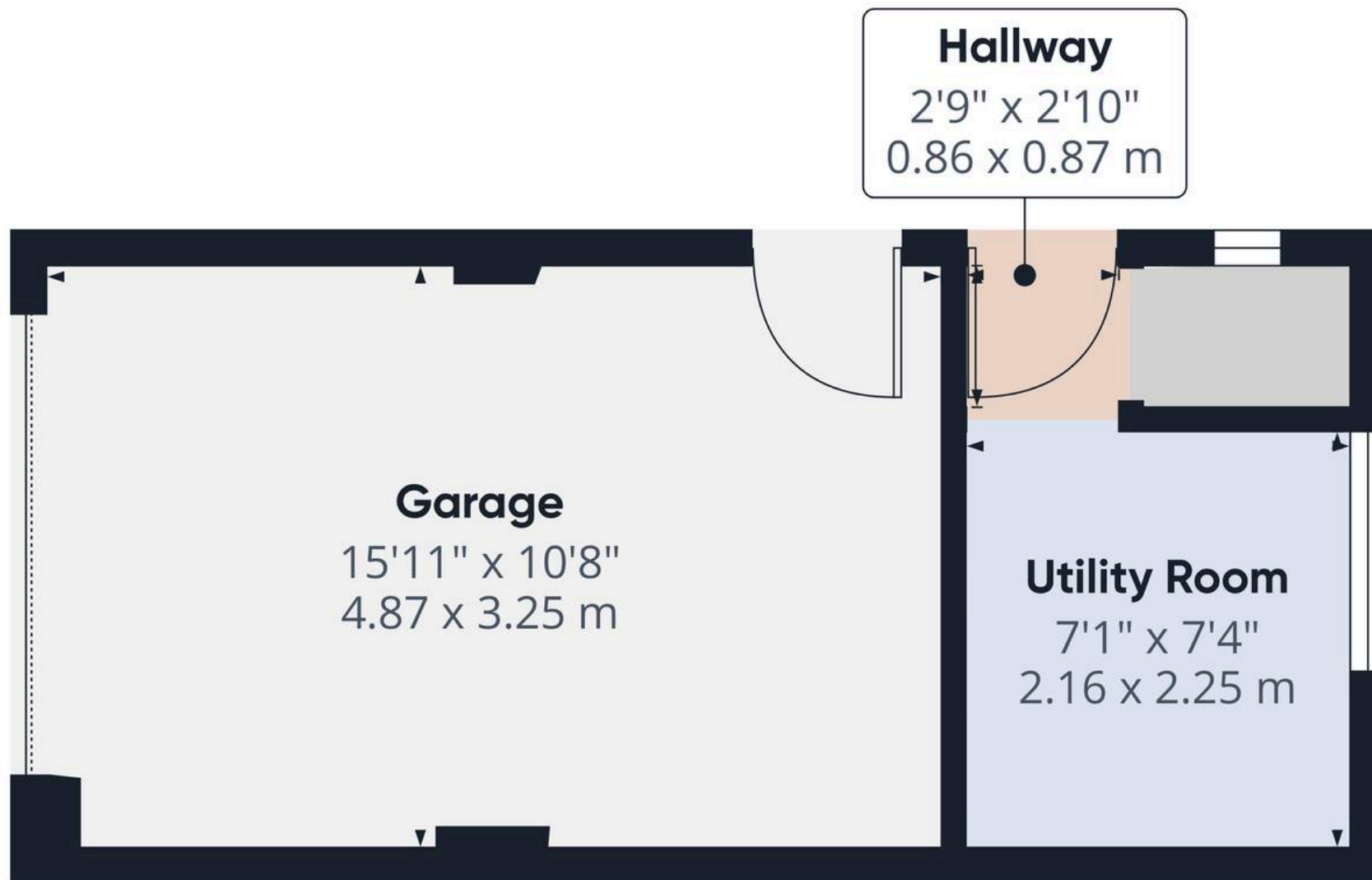
67.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

241 ft²

22.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor Building 2







Warkworth is a thriving village community with spectacular natural beauty, it offers an enviable lifestyle where independent cafés, welcoming pubs, boutique shops and everyday amenities are all within easy walking distance. The magnificent medieval castle, golden sandy beach and miles of riverside and coastal walks are all quite literally on your doorstep, while nearby Alnmouth railway station provides direct services to Newcastle, Edinburgh and London, making this an ideal location for both everyday living and weekend escapes.

Utilities

Heating: Gas Central Heating

Electricity: National Grid

Water: Direct Mains

Sewerage: UK Domestic



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