



Castle Street | Warkworth | NE65 0UL

£395,000

Beautifully presented stone-built mid-terraced house in the heart of sought-after Warkworth, just moments from the castle and coast. Currently a successful holiday let, the property features a high-spec dining kitchen with garden access, two generous double bedrooms, a modern bathroom, sash windows with shutters, and high ceilings. Enjoy a long, private rear garden that is not overlooked. A superb home or investment opportunity in one of Northumberland's most desirable villages.

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MID-TERRACED STONE PROPERTY

TWO DOUBLE BEDROOMS

NO ONWARD CHAIN

CHARACTER FEATURES

LIVING ROOM OPEN TO A DINING KITCHEN

LONG REAR GARDEN WITH LARGE RAISED DECK & LAWN

CURRENTLY USED AS A HOLIDAY LET, ALSO PERFECT FOR A SECOND HOME OR MAIN RESIDENCE

For any more information regarding the property please contact us today

31 Castle Street, Warkworth, Morpeth, NE65 0UL

Nestled within the highly sought-after coastal village of Warkworth, this characterful stone-built mid-terraced home offers an exceptional opportunity to acquire a beautifully presented property in one of Northumberland's most picturesque settings.

Warkworth is renowned for its stunning historic street scene, with traditional stone buildings leading up to the magnificent castle, which occupies a commanding position overlooking the village. With its boutique shops, welcoming pubs, riverside walks and close proximity to the beach, it remains one of the region's most desirable locations.

The property itself is immaculately presented and currently operates as a successful holiday let, making it equally attractive as an investment opportunity or as a charming permanent residence.

The accommodation is light and well-proportioned throughout. The kitchen is fitted with high-specification units, offering ample storage and integrated appliances, with generous space for dining. Doors open directly onto the impressive rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, there is a generous double bedroom to the front and a second double bedroom to the rear, both beautifully presented and enjoying plenty of natural light. The bathroom is fitted with a contemporary white suite, finished to a high standard.

Externally, the property benefits from a particularly long rear garden which is not overlooked, providing a private and tranquil outdoor space — ideal for relaxing or entertaining.

Further features include elegant sash windows with fitted shutters, high ceilings, and quality fittings throughout, all of which enhance the property's character and appeal.

Offered to the market with no onward chain, this is a rare opportunity to secure a stunning home in an iconic Northumberland village. Early viewing is highly recommended.

ACCOMODATION

ENTRANCE VESTIBULE

Solid wood front door | Staircase to first floor | Cupboard housing fuse box

LIVING ROOM

8' 10" min x 13' 3" max into alcove & under stairs recess (2.69m x 4.04m into alcove & under stairs recess)

Sash window with bifold shutters incorporating a window seat | Antique radiator | Under-stairs cupboard | Cupboard housing gas meter | Square arch & steps down to dining kitchen

DINING KITCHEN 13' 5" x 13' 6" (4.09m x 4.11m)

Range of fitted wall and base units incorporating; 1.5 stainless steel sink, electric AEG hob, electric AEG oven, AEG extractor hood, Integral Electrolux microwave, housed gas boiler

Double-glazed window & French doors to rear garden | Tiled floor | Half-panelled walls | Antique radiator | Ceiling downlights | Storage cupboard

FIRST FLOOR LANDING

Split landing with door to bedroom one at the front, steps down to bedroom two & bathroom at the rear

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BEDROOM ONE

15' 2" x 13' 5" max into recess, 9' 1" min (4.62m x 4.09m max into recess, 2.77m min)

Sash window with wooden shutters | Coving to ceiling | Built-in wardrobe with hanging rail & shelf | Antique radiator

BEDROOM TWO 13' 6" x 7' 3" (4.11m x 2.21m)

Double-glazed window with shutters | Coving to ceiling | Antique radiator

BATHROOM

Bath with tiled surround & mains rainfall head shower with a glass screen | Close coupled W.C | Cabinet with integrated wash-hand basin & tiled splashback | Sensor controlled mirror | Extractor fan | Wood floor | Chrome ladder style radiator | Double-glazed frosted window

EXTERNALLY

Long rear garden, mainly laid to lawn & a substantial decking area | Garden shed & arbour | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: Mobile signal strength can vary within the area, depending on network provider

Parking: On Street

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.

RESTRICTIONS AND RIGHTS

This property is within a conservation area.

ACCESSIBILITY

This property has the following accessibility adaptations:

- Wide doorways
- Level access to the front door

TENURE

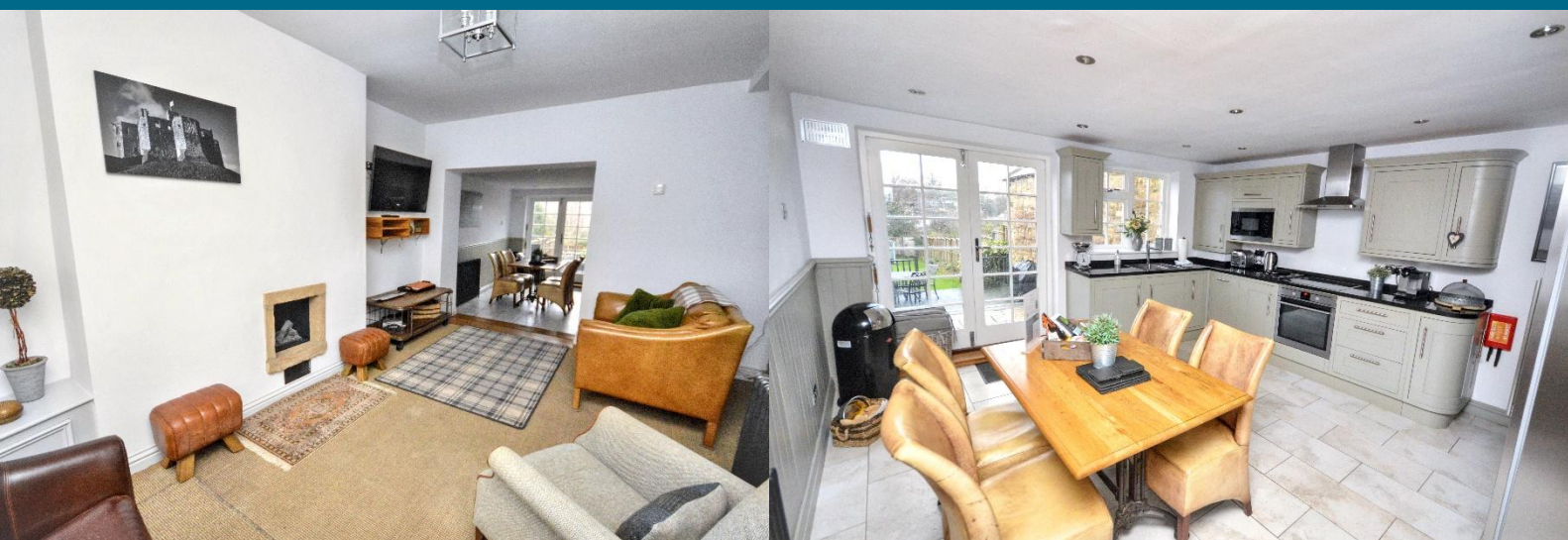
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: Due to the property being a holiday let, small business rates currently apply.

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area
72 sq m / 778 sq ft



Ground Floor
Approx 36 sq m / 387 sq ft

First Floor
Approx 36 sq m / 391 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.

AL009354 VERSION 1

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.



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