

Brotherwick Farm Cottages | Warkworth | NE65 0YQ

£210,000

Enjoying a peaceful countryside setting between Warkworth and Shilbottle, this charming stone-built former farm cottage offers character, space and stunning farmland views. Featuring a spacious living room with an impressive inglenook fireplace and wood-burning stove, three bedrooms, generous gardens and a traditional stone outbuilding, the property presents an excellent opportunity to create a wonderful home in a sought-after Northumberland coastal location. Conveniently positioned for the A1, Alnmouth railway station and the region's beautiful coastline, and offered for sale with no onward chain.

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X3 X1 X1

MID-TERRACED COTTAGE

NO ONWARD CHAIN

COUNTRYSIDE VIEWS

NEAR WARKWORTH AND LESBURY

LAWNED FRONT GARDEN

FRONT FACING BEDROOMS

For any more information regarding the property please contact us today

Occupying a delightful rural position between the nearby villages of Warkworth and Shilbottle, this attractive mid-terraced stone-built former farm cottage is vacant and available for sale with no onward chain.

It enjoys open views across surrounding farmland and offers a wonderful opportunity for buyers seeking a characterful home on the Northumberland coast. It is a great location for proximity to the coastal routes, A1 main road, and the East Coast Railway service at Alnmouth station.

The accommodation offers a spacious living room forming the heart of the property. Featuring an exposed stone chimney breast and impressive inglenook fireplace incorporating a wood-burning stove, the room provides a warm and inviting space for everyday living.

To the rear, a hall leads to the kitchen, which is fitted with a range of units and offers excellent scope for upgrading, allowing a purchaser to create a kitchen tailored to their own tastes and requirements.

Off the rear hall is a useful pantry-style cupboard housing the oil-fired central heating boiler.

On the first floor are three well-proportioned bedrooms and a family bathroom. The two front-facing bedrooms enjoy particularly attractive views over the front garden and across the surrounding countryside.

Externally, the property benefits from a lawned front garden with fenced boundaries and delightful open aspects across neighbouring fields. To the rear is a traditional stone outbuilding providing both a workshop and useful wood store.

The property is ideally situated for those looking to enjoy the benefits of a peaceful rural setting whilst remaining within easy reach of the stunning Northumberland coastline, Warkworth's amenities, and nearby transport links.

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ENTRANCE VESTIBULE
UPVC double-glazed entrance door, radiator, glazed door to living room, staircase to 1st floor.

LIVING ROOM
14' 11" x 17' 4" (4.54m x 5.28m)
UPVC double-glazed window, radiator, laminate floor, feature stone chimney breast with inglenook fire incorporating a wood burning stove, understairs storage cupboard, glazed doors to front vestibule, and rear hall.

KITCHEN
7' 6" x 14' 8" (2.28m x 4.47m)
Fitted wall and base units incorporating: single stainless-steel sink, space for electric cooker, extractor hood, space for washing machine and tumble dryer, space for fridge-freezer. UPVC double-glazed window, part-tiled walls, radiator.

WALK-IN PANTRY/STORAGE CUPBOARD
7' 6" x 4' 2" (2.28m x 1.27m)
UPVC double-glazed window, tiled floor, fitted shelves, Worcester oil central heating boiler.

REAR HALL
UPVC double-glazed entrance door, radiator, cupboard housing fuse box.

BATHROOM
Bath with electric shower over, wash-hand basin, low-level W.C., UPVC double-glazed frosted window, part tiled walls, radiator.

BEDROOM ONE
14' 10" x 10' 5" (4.52m x 3.17m)
UPVC double-glazed window, storage cupboard with shelves and hanging rail, radiator.

BEDROOM TWO
7' 7" x 12' 1" plus built-in wardrobe (2.31m x 3.68m)
UPVC double-glazed window, radiator, built-in storage cupboard.

BEDROOM THREE
11' 7" x 10' 2" measured into recess (3.53m x 3.10m)
UPVC double-glazed window, radiator, fitted shelves, loft access hatch.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains – Mains with submeter to be installed for billing
Sewerage: Shared septic tank
Heating: Oil central heating - radiators
Broadband: Not known
Mobile Signal Coverage Blackspot: No known issues
Parking: Parking at rear of property

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.

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.

RESTRICTIONS AND RIGHTS
The property is to be sold as a single residential unit with outhouses. Any building alterations and additions are to have plans approval. The property is not to be used for business purposes, the yard has shared access with neighbouring properties in the row and services

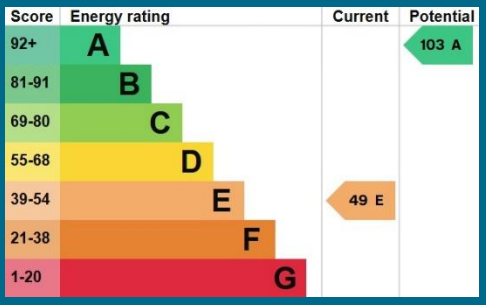
BUILDING WORKS
Planning is currently being sought relating to some farm buildings near to the house. See branch for more details.

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: B

EPC RATING: E

AL009496.DM.VG.27/08/2026.V.2



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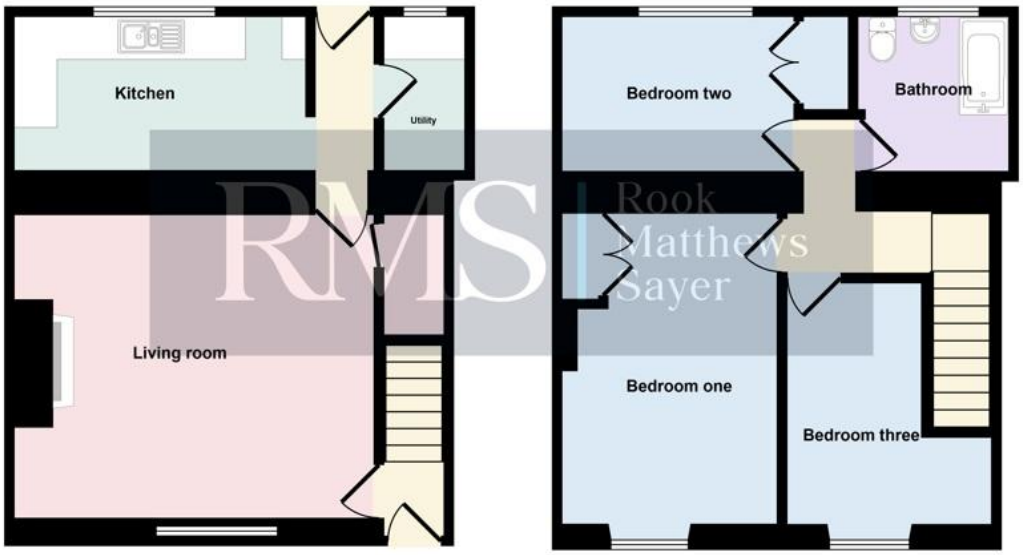
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Approx Gross Internal Area
91 sq m / 982 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 46 sq m / 496 sq ft

AL009496 V.1

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.

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.

The Property Ombudsman

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