



## Station Cottages Warkworth

- Charming Two Bedroom Cottage
- Wonderful Unspoilt Views
- Well Appointed Kitchen / Diner
- Exceptional Garden to Rear
- Parking for Two Cars to Rear
- Viewing strongly Recommended

**£ 250,000**



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# Station Cottages

Warkworth NE65 0YH

Charming mid terraced cottage in small hamlet on the outskirts of Warkworth offering wonderful unspoilt views over surrounding countryside. This quaint property has lovely character features such as stripped and polished exposed floorboards, stripped inner doors & architraves & cast iron multi fuel stoves to both living room & well-appointed kitchen/ diner. There is also a guest cloakroom and utility to the ground floor. At first floor level there are two bedrooms & large bathroom with white four piece suite with both bath and shower cubicle. Externally there is a pretty front garden & remarkably larger mature rear garden. Complimented by gas central heating (LPG) and double glazing. Warkworth is approximately 1 mile away with pubs, shops and specialist retail outlets plus school. Day to day shopping is available in Amble or Alnwick, with road access via the A1068. The nearest railway station at Alnmouth with direct links north to Edinburgh and south to Newcastle and London. With early vacant possession assured, viewing is essential on this lovely property.

## UPVC Double glazed door.

### ENTRANCE HALLWAY

Stairs to first floor landing, radiator.

### LOUNGE 13'0" (3.96m) x 12'10" (3.91m) into alcoves plus understairs cupboard

uPVC double glazed window to front. Feature chimney breast with inglenook style brick lined fireplace & inset multi fuel cast iron stove. Polished floorboards, shelving to alcoves & radiator.

### KITCHEN / DINING ROOM 15'9" (4.80m) into recess x 8'6" (2.59m)

uPVC double glazed window to rear. Fitted with a range of wall, base and drawer units with co-ordinating work surfaces and a one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Built in oven, electric hob with extractor fan over. Fitted pulley clothes airer. Dining area has a cast iron multi fuel stove.

### UTILITY ROOM / W.C

Two double glazed windows to rear. Wall and base units with work surfaces, plumbed for washing machine, tiled floor and radiator. WC is fitted with a suite in white comprising wc & pedestal wash hand basin.

### REAR LOBBY

Double glazed panelled door to rear. Tiled floor. Cloakroom.

### FIRST FLOOR LANDING

Loft access hatch, fully boarded loft with lighting.

### BEDROOM ONE 16'5" (5.00m) x 10'0" (3.05m) into overstairs recess at max point

uPVC double glazed window to front. Convector heater.

### BEDROOM TWO 11'6" (3.51m) x 9'0 (2.74m)

uPVC double glazed window to rear. Radiator.

### BATHROOM

Double glazed window to rear. Fitted with a suite in white comprising bath in tiled surround, separate shower cubicle, wash hand basin and low level w.c., recessed spotlights, heated towel rail, part tiling to walls and tiled flooring.

### OUTSIDE

To the front of the property there is a pretty garden with picket boundary fence, bushes and shrubs. To the rear is an exceptionally large wonderful garden with mature trees, laid mainly to lawn and patio providing a lovely area to sit and enjoy the warmer months of the year. The garden also has a summer house, currently being used as a gym. Paved yard and tool shed. Parking for two cars.

### 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: A**

**EPC Rating: F**

**AM0004249/BJ/HH/11092023/V.2/2922024 price amended**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	30 F	
1-20	G		

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