



**Plot 1**  
Station Road, Warkworth







## Plot 1, Station Road, Warkworth, Morpeth, Northumberland, NE65 0XP

A superb opportunity to purchase this newly constructed detached home, building work commenced in 2022 by D.P Builders of Amble (<http://www.dpbbuilders.co.uk/>) who have in recent years built the highly acclaimed 'Beadnell Point' in Beadnell, 'Foxton Glade' - 10 stone built homes in Lesbury and 'Watershaugh Gate' - 8 contemporary homes in Warkworth, with completion early 2023, subject to conditions. This substantial property will be built in natural stone under slate roof and extends to approximately 3,182 Sq. Ft including the integral garage, across two levels and will enjoy a fabulous position off the much sought after Station Road, in the Historic Village of Warkworth on Northumberland's Heritage Coastline. Set within a site of approximately 0.16 Acres, the property enjoys a private access road, leading to the two exclusive homes, including parking and double garage.

Accommodation comprises; Entrance Porch | Hallway with ground floor cloaks/wc | Open plan reception room across the rear of the property, incorporating fitted kitchen in a modern shaker style extending to a central island and co-ordinating granite work surfaces. Appliances include; Dining area and family room with Bi-fold doors onto the gardens | Utility room | Formal lounge to the front | Study | From the first floor landing | Principal bedroom with fitted wardrobes and ensuite shower room/wc | Two double bedrooms with Jack and Jill access to shower room/wc | Two further good sized bedrooms | Family Bathroom/wc finished to a high standard in a heritage style from the 'Harrogate' Collection | Externally - Attractive gardens will surround the property with ample driveway parking leading to an integral double garage.

Located on the edge of the picturesque and much sought after coastal village of Warkworth, in an area of outstanding natural beauty, beautifully positioned for lovely river walks along the meandering River Coquet, whilst being just a short distance from all of Northumberland's Heritage Coastline, with its miles of legendary sandy beaches and castles of historic interest to explore. Local amenities include St. Lawrence Church, Warkworth Church of England Primary School, local shop/post office as well as a number of artisan shops, hotels, restaurants, cafés and welcoming public houses. Just a 15 minute walk from the village, will lead you to the local links golf course and a spectacular sandy beach overlooking Coquet Island.



Guide Price £875,000



# Room Measurements

- Entrance Hall; 5'11" x 16'1" (1.80m x 4.90m)
- Ground Floor WC; 3'11" X 4'11 (1.20m x 1.50m)
- Lounge; 11'4" x 16'11" (3.45m x 5.15m)
- Family Dining Area; 22'0" x 12'10" (6.70m x 3.90m) plus Kitchen; 13'0" x 12'10" (3.95m x 3.90m)
- Utility; 7'7" x 4'11" (2.30m x 1.50m)
- Principal Bedroom; 16'5" x 13'5" (5.00m x 4.10m)
- Principal Bedroom Ensuite; 9'0" x 4'3" (2.75m x 1.30m)
- Bedroom Two; 14'9" x 10'8" (4.50m x 3.25m)
- Bedroom Two Ensuite; 4'1" x 8'6" (1.25m x 2.60m)
- Bedroom Three; 14'9" x 10'8" (4.50m x 3.25m)
- Bedroom Four; 11'2" x 8'10" (3.40m x 2.70m)
- Bedroom Five; 11'2" x 9'0" (3.40m x 2.75m)
- Bathroom; 10'2" x 6'7" (3.10m x 2.00m)
- Garage; 16'5" x 16'11 (5.00m x 5.15m)
- Rear Garden - Approximately 13m x 22m which equates to approximately 0.07 Acres.

## Specification

- Stone Walling
- Slate Roofing
- UPVC Sash-Style Windows
- Feature Staircase
- Generous Ceiling Height
- Kitchen with Range Cooker and Integrated Appliances
- Family Bathroom – 'Harrogate' Collection
- Oak Doors by XL Doors, Newcastle
- Underfloor Heating to Ground Floor
- LABC 10 year insurance New Home Warranty



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