



## Station Cottages Warkworth

- End of Terrace
- Two Double Bedrooms
- Rural Location with Views
- Generous Garden/Off Road Parking
- Viewing Recommended

**£240,000**



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# Station Cottages

Warkworth NE65 0YH

Occupying an idyllic location surrounded by fields and countryside yet within easy reach of the historic village of Warkworth with its 13<sup>th</sup> century Castle and Hermitage, this two double bedroom end of terrace offers spacious accommodation with bright and airy living space with a generous cottage garden to the rear. The property benefits from double glazing and LPG central heating and off road parking to the rear. Briefly comprising to the ground floor: entrance lobby, lounge with attractive fireplace with stove, fitted dining kitchen, inner lobby, downstairs w.c. and a useful and versatile room to the rear which could be a study/boot room/utility. To the first floor there are two double bedrooms and a fabulously appointed shower room with double walk in shower. Outside to the front there is a seating area and to the rear a lawned garden with mature trees and shrubs, greenhouses, vegetable/fruit beds and a lovely space to sit and enjoy the warmer months of the year. Warkworth is a characterful and picturesque village with the River Coquet meandering through the centre offering excellent riverside walks and a welcome coffee break at one of the popular cafes. There are boutique shops, pubs and restaurants and the neighbouring harbour town of Amble offers a further range of shops, supermarkets, cafes and restaurants. The regular bus service visits Alnwick, Morpeth and to towns and villages further afield and the train station in the village of Alnmouth provides an excellent service to Newcastle, Edinburgh and beyond. The property is impeccably presented throughout and an early viewing is strongly recommended. This is a great purchase for anyone looking for a rural setting yet within easy reach of local amenities and the glorious coastline.

#### ENTRANCE LOBBY

**LOUNGE 13'5" (4.09m) max x 12'1" (3.68m) max**

**DINING KITCHEN 16'5" (5m) max x 8'5" (2.57m) max**

#### INNER LOBBY

#### DOWNSTAIRS W.C.

**STUDY/BOOT ROOM/UTILITY 7'8" (2.33) max x 5'3" (1.60m) max**

#### LANDING

**BEDROOM ONE 14'7" (4.45m) max to wardrobe door x 10'5" (3.18m) max**

**BEDROOM TWO 11'6" (3.51m) max x 8'11" (2.72m) max**

#### SHOWER ROOM

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: LPG

Broadband: ADSL MODEM

Mobile Signal Coverage Blackspot: NO

Parking: OFF ROAD TO REAR OF PROPERTY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RESTRICTIONS:

There is mention of a covenant to be observed on the Title which must be verified by your Legal Adviser.

#### AGENTS NOTE:

There is a yearly charge for the emptying of the septic tank which is used by nrs. 6 – 10 Station Cottages (inclusive)

#### 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

**AM0004372/LP/LP/19022024/V.1. TW/TW/08/03/2024 V1 Amended Price**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	35 F	
1-20	G		

**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.

**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.

**16 Branches across the North-East**

