



## Barns Road Warkworth

- Traditional Three Bed Semi
- Requires Updating
- A Short Walk to the Castle
- Historic Village Location
- Gardens, Driveway and Garage

**£260,000**



01665 713 358  
56 Queen Street, Amble, NE65 0BZ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)

# Barns Road

## Warkworth NE65 0TS

Situated just a short walk from Warkworth Castle and to the centre of this picturesque and highly regarded village with boutique shops, cafes, pubs and restaurants, the property is close to fields and countryside with lovely walks along the River Coquet. This traditional bay fronted semi detached requires updating and offers a great opportunity to live on a popular and mature residential location. The property offers bright and airy living space and benefits from off road parking and a single attached gardens. The gardens are generous and this property will make a stunning home for the family, mature couple or the retired moving into the area. Briefly comprising to the ground floor: entrance hall, lounge, separate extended dining/sitting room, fitted kitchen with courtesy door to the garage with downstairs w.c. and door to the garden. To the first floor there are three well-proportioned bedrooms and a bathroom. Outside the property stands behind a mature garden with hedging and a driveway which accesses the garage. To the rear the garden is lawned with flowerbeds containing a variety of flowering plants and shrubs and a path leads to the rear of the garden. Warkworth is a pretty historic village with a 13<sup>th</sup> century Castle and Hermitage and the main street reflects the era with period stone terraced properties. There is a huge community spirit with many events taking place at the Castle and various groups meet throughout the week along with a social media facebook page. The nearby traditional harbour town of Amble is just a short drive away or walk along Beal Bank and The Wynd where you will find plenty of shops, cafes and restaurants along with supermarkets and local independent shops. Amble Harbour Village has retail pods, Little Shore Beach and Pier and great fish restaurants and coffee shops. The bus service through Warkworth visits Morpeth, Alnwick and beyond and the local train station in Alnmouth provides services to Newcastle, Edinburgh with connections throughout the country. An early viewing of this delightful property with a superb potential to improve is strongly recommended.

#### ENTRANCE HALL

LOUNGE 13'6" (4.12m) max x 13'4" (4.06m) into bay window

DINING/SITTING ROOM 15'8" (4.78m) max x 10'5" (3.18m) plus alcoves

KITCHEN 12'4" (3.76m) max x 7'6" (2.29m) max

DOWNSTAIRS W.C.

#### LANDING

BEDROOM ONE 11'8" (3.56m) into wardrobes x 11' (3.35m) max

BEDROOM TWO 12' (3.66m) max x 10'11" (3.33m) max

BEDROOM THREE 8' (2.44m) x 7'7" (2.31m)

BATHROOM 7'6" (2.29m) x 6'8" (2.03m)

#### GARAGE, DRIVEWAY AND GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

#### MINING

The property is 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.

#### 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

#### AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

#### COUNCIL TAX BAND: C

EPC RATING: tba

AM0004410/LP/LP/09092024/V.1.



epc

**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

