



Youngers Terrace Warkworth

- Stone Built Two Bed Cottage
- Refurbished Accommodation
- Open Plan Living Space
- Historic Village Location

£195,000 Auction Guide Price

For Sale by Auction

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LIVE ONLINE AUCTION 30th JANUARY 2025

OPTION 2



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Youngers Terrace

Warkworth NE65 0UU

An adorable two bedroom stone built cottage full of charm and character situated in an idyllic tucked away position in the centre of the historic and highly regarded village of Warkworth with its 13th century Castle and Hermitage. Just moments away from the riverside walks along the Coquet and to the boutique shops, cafes and restaurants, this is the perfect opportunity to purchase a little gem in this beautiful coastal location. Refurbished in recent years, the accommodation is very neatly presented, briefly comprising to the ground floor: entrance lobby with stairs to the first floor, open plan lounge with a feature exposed stone and brick open fireplace and attractive fitted kitchen with oven, hob and extractor, space for fridge and plumbing for a washing machine. To the first floor from the landing there are two bedrooms, both with super views of the Castle and a bathroom fitted with a full suite and rainwater shower attachment over the bath. Outside, the property benefits from outbuildings which are opposite the cottage and ideal for storage. There is ample space for a bench to the front which will provide a lovely space to sit and enjoy the warmer months of the year or wander down in the evenings to sit beside the River. Warkworth is a picturesque village boasting a beautiful wide sandy beach attracting people moving into the area looking for a main home or holiday retreat. There is a huge community spirit with social groups meeting during the week and a village facebook page keeps the residents up to date, whilst the Castle holds lots of events throughout the year. The regular bus service to Alnwick and Morpeth visits the towns and village in between with connections further afield and the train station in Alnmouth offers services to Edinburgh, Newcastle and beyond. The neighbouring town of Amble offers a wide range of shops, cafes and restaurants and Amble Harbour Village is well worth a visit with a traditional working harbour, retail pods and fish restaurants along with Little Shore Beach and Pier where dolphins are often spotted. The cottage would suit many types of buyers from the young to the mature and retired singles and couples looking for a cosy cottage in a stunning location and we would strongly recommend an early viewing.



ENTRANCE LOBBY

OPEN PLAN LOUNGE AND KITCHEN WITH UNDERSTAIRS UTILITY AREA 15'10" (4.83m) plus recess understairs x 13'9" (4.19m) max

LANDING

BEDROOM ONE 10'11" (3.33m) into alcove x 9'9" (2.97m) max

BEDROOM TWO 10'6" (3.20m) into door recess x 8'1" (2.46m) max

BATHROOM

OUTBUILDINGS AND COMMUNAL WALKWAY TO FRONT

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING HOWEVER PUBLIC PARKING ON THE RIVERSIDE

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.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: LOW FOR FLOODING – VERY LOW FOR SURFACE WATER

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property NO

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: C

AM000/LP/LP/09122024/v.1.

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

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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



The Property Ombudsman