



## Castle Street Warkworth

- Period Four Bedroom Stone Property
- Separate Cottage to Rear
- Fabulous Opportunity
- Generous Garden with Views of Castle
- Viewing Strongly Recommended

**£695,000**



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)

# Castle Street

## Warkworth NE65 0UN

This is a fabulous opportunity to purchase a characterful four bedroom double fronted stone period property with four bedrooms and two reception rooms together with a stone cottage to the rear. The properties offer spacious accommodation throughout and the stone cottage currently has one bedroom but could be split to create further bedroom/s. Situated in the highly sought after location just moments from the Castle, an early viewing of these superb properties is strongly recommended to fully appreciate the accommodation being offered. The main house briefly comprises to the ground floor: entrance hall, lounge, dining room, fitted kitchen, rear hall giving access to the rear porch, utility room with pantry off and there is a downstairs shower room. To the first floor, the bedrooms are a great size with bedroom four having countryside views beyond the garden and from the split landing there is a separate sitting area and bathroom with roll top bath. The cottage adjoins the main house however has a separate entrance to the lobby, the accommodation to the ground floor: entrance lobby, generous open plan fitted kitchen/dining room/sitting, study and downstairs w.c. The inner hall leads to a dog leg staircase and from the landing there is a large bedroom/lounge which could be split creating further bedrooms with the side window having a view of the Castle and the rear window views across the garden to the countryside beyond. The spacious bathroom has a separate shower cubicle. From the side windows there are superb views of Warkworth Castle. Outside, a side gated ginnel leads to the substantial rear garden with a patio area to sit and enjoy the warmer months of the year and views to the Castle. The Cottage has a patio and steps lead down to the garden with lawns and planted borders teeming with mature plants and shrubs. The garden is bordered by stone walling and a rear gate opens to a pathway along the rear of the property. Warkworth is a picturesque village with the 13<sup>th</sup> century Castle and Hermitage along with boutique shops, cafes and restaurants. The River Coquet meanders through the village with lovely riverside walks and Warkworth boasts its own sandy beach. The neighbouring harbour town of Amble provides a larger array of shops and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. There is a local bus service to Alnwick, Morpeth and beyond and the train station in Alnmouth provides services to Edinburgh, Newcastle with connections throughout the country.

#### MAIN HOUSE:

##### ENTRANCE HALL

LOUNGE 15'11" (4.85m) into bay x 13'2" (4.01m) max

DINING ROOM 15' (4.57m) max x 13'8" (4.17m) max

KITCHEN 12'6" (3.81m) into door recess x 10'9" (3.28m) into door recess

##### REAR HALL

##### DOWNSTAIRS SHOWER ROOM

REAR LOBBY 6'8" (2.03m) max x 5'11" (1.80m) max

UTILITY ROOM 9'8" (2.95m) max x 6'7" (2.00m) max

##### PANTRY

##### HALF LANDING

SITTING AREA 7'8" (2.33m) max x 5'11" (1.80m) max

BATHROOM 10'7" (3.22m) max x 9'1" (2.77m) max

##### LANDING

BEDROOM ONE 14'9" (4.50m) plus recess x 12'9" (3.89m) max

BEDROOM TWO 14'11" (4.55m) max x 10'1" (3.07m) max

BEDROOM THREE 11'11" (3.63m) max x 11'5" (3.48m) max

BEDROOM FOUR 17'3" (5.26m) max x 8'11" (2.72m) max

#### COTTAGE:

##### ENTRANCE LOBBY

KITCHEN/DINING/SITTING ROOM 16'9" (5.11m) max x 15'4" (4.67m) max plus 6'10" (2.08m) x 6' (1.83m)

STUDY 10'7" (3.22m) max x 8'5" (2.57m) max

##### INNER HALL

##### LANDING

BEDROOM/LOUNGE 21'8" (6.60m) max x 15' (4.57m) max

BATHROOM 13'1" (3.99m) max x 9'1" (2.77m) max

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: NO PARKING

#### 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

**COUNCIL TAX BAND:** Main House: E – Cottage: A

**EPC RATING:** tbc

AM0004209/LP/LP/120624/V.1./170624/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	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

