

# Geolwulph Close, Warkworth, Morpeth, Northumberland

**Offers Over £475,000**



## Full Description

An incredibly well presented and exceptionally high-quality home near the coast. We are delighted to bring to the market this fabulous 3 bedrooomed semi-detached stone-finished property, currently a 5-star Gold holiday accommodation, located in the Northumberland village of Warkworth. The property, which has been finished to a remarkably high standard, features a shared courtyard to the front which includes allocated parking, a superb rear garden, wooden windows and doors, gas central heating and all the other usual mains connections. This property is perfectly placed to allow you to immerse yourself in coastal and countryside living.

Warkworth is a beautiful village steeped in history and offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. Travel to Newcastle is only half an hour away and the market towns of Alnwick and Morpeth are easily accessible by both bus and car.

Entry is via the front door into an impressive internal hallway which showcases quality oak flooring, extending through to the living-dining area,

and attractive coving, which is a feature in many of the rooms. Various doors lead off and stairs, with coir carpet, ascend to the first floor. There is a useful cupboard beneath the stairs which offers excellent storage potential. The quality of the doors, which have been stained to match the deep skirting boards and architraves throughout, are just one example of the high-quality finish offered by this glorious property.

The stylish ground floor WC is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close-coupled toilet with a push button, a particularly wide pedestal wash hand basin with a delicate mosaic splashback tile behind and a window allowing for natural light.

A second door opens to a stunning and restful lounge which cleverly combines period atmosphere with a modern style of living. The incredible stone fireplace, with a stone hearth housing a gas flame coal effect fire, forms an outstanding focal point. Natural light circulates via two large windows which overlook the front, the wooden windowsills impressing. A pair of French doors open into the dining end of the kitchen.

A circular flow of movement has been carefully planned as you enter the kitchen diner from the living room and can continue from there back to the hallway. This is ideal for entertaining or parties and allows the opulent living spaces to be fully appreciated and enjoyed. The dining end of the room can comfortably accommodate a dining table and accompanying chairs. The light fitting above is attractive and in keeping with the period atmosphere of the home.

The superior kitchen offers plenty of wall and base units, including three illuminated glass display cabinets, with a light-coloured country cottage-style door with pewter-coloured handles complemented by a granite effect work surface and neutral splash back tiling. The well-equipped kitchen includes a large white ceramic sink with a pretty Victorian-style tap above, space for a large range cooker and space and plumbing for a full-sized dishwasher and washing machine. The newly replaced gas boiler is housed in a cupboard in the corner for ease of access. Two windows provide a view into the conservatory which forms an attractive feature with a stone wall base and LVT flooring.

Taking full advantage of the natural light, the conservatory, with glass roof with attached blinds and windows all the way round, is the perfect place in which to relax and enjoy garden views. French doors open to the glorious rear garden allowing the outside to enter inside easily.

Taking the stairs to the first floor, the landing opens out to three bedrooms, two bathrooms and two good-sized storage cupboards. The period atmosphere combined with modern day living continues here as you are impressed by the quality of accommodation which exudes peace and serenity.

The primary bedroom is a spacious double with a built-in wardrobe. Two windows overlook the rear of the property allowing a tremendous amount of natural light to enter this peaceful space. The fully tiled ensuite comprises a close-coupled toilet with a push button, a large pedestal wash hand basin, a double-sized shower cubicle, a fitted wall mirror and a

mirrored wall cabinet. A chrome heated towel rail enhances the comfort offered.

Bedroom 2 is a good-sized double with two windows to the front of the property. Again, exuding a tranquil atmosphere, this equally well-presented room is another wonderful space in which to relax and unwind.

Bedroom 3 is a large single with space for a wardrobe and a cupboard creatively designed to incorporate the head of the stairs. A window takes advantage of the leafy vista to the front of the property.

The family bathroom, featuring a luxury Villeroy & Boch suite, is fully tiled and offers a comfortable bathing experience. There is a double ended whirlpool bath with a separate shower over behind a glass shower screen, a close coupled toilet with a push button, a round electric mirror, a glass fronted cabinet for storage and a chrome heated towel rail.

Externally, the rear garden offers a unique and private space. There is a block-paved patio which is perfect for alfresco dining whilst appreciating the mature hedging and planting surrounding the outside space. The garden is secure, allowing children and family pets to play safely. A path provides external access to the side and a garden shed offers excellent storage of those essential garden accessories. This is the perfect place in which to enjoy the warm summer months and relax after a day exploring the stunning Northumberland coastline or the breath-taking open countryside.

Council Tax Band:

EPC:

Tenure: Freehold

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- A successful holiday let
- Very well presented
- Quality fixtures and fittings
- Parking
- Garden
- Quiet residential area
- Investment opportunity
- No chain
- Village location
- Sought after location
- Walk to the beach

## Contact Us

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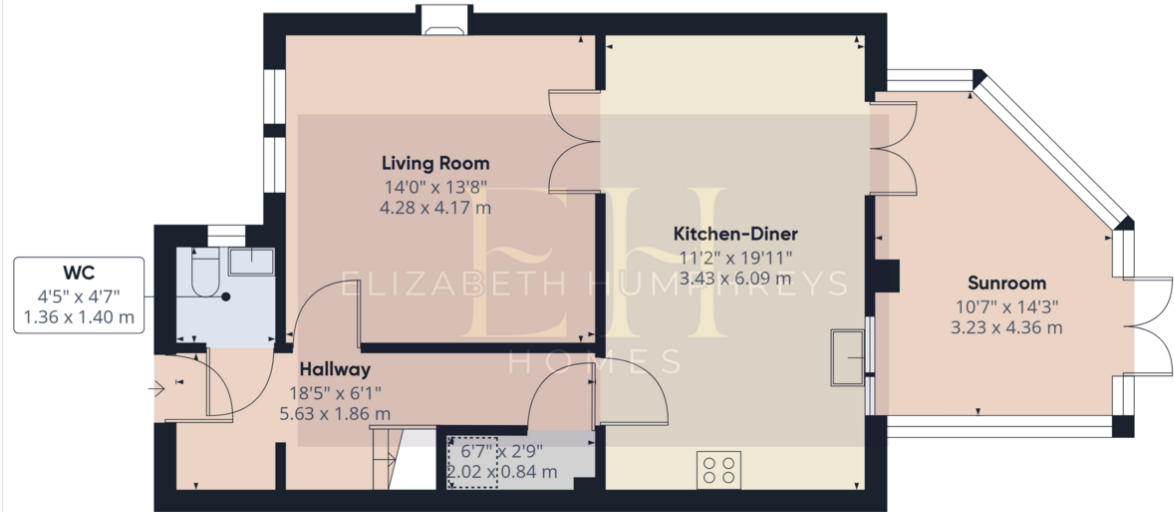
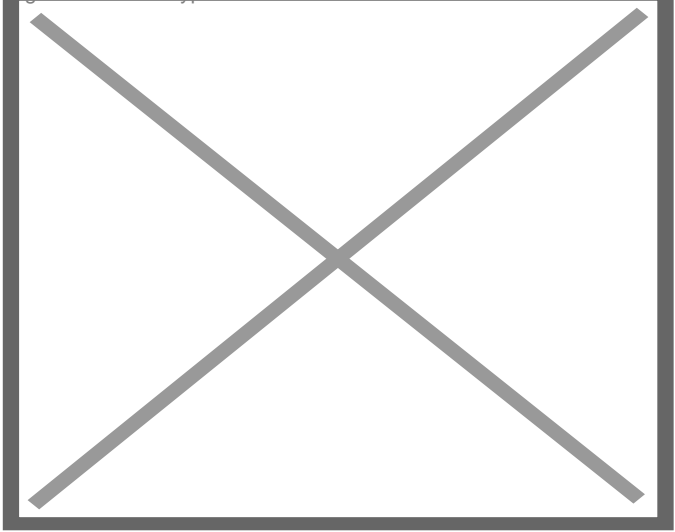
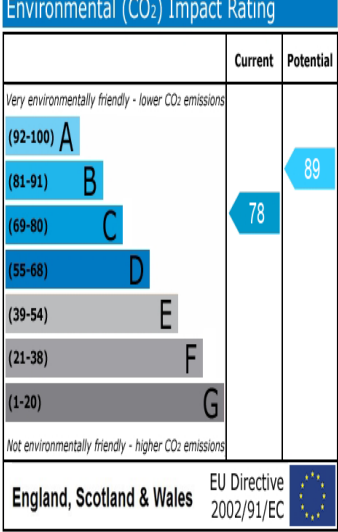
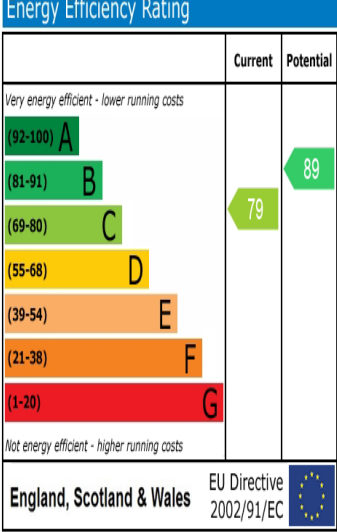












Ground Floor



Approximate total area<sup>(1)</sup>  
713.84 ft<sup>2</sup>  
66.32 m<sup>2</sup>

Reduced headroom  
5.65 ft<sup>2</sup>  
0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Approximate total area<sup>(1)</sup>  
467.53 ft<sup>2</sup>  
43.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

1'11" x 7'2"  
0.59 x 2.19 m

**Bedroom**  
11'1" x 10'9"  
3.39 x 3.29 m

**Bedroom**  
11'8" x 10'9"  
3.58 x 3.30 m

**Bedroom**  
9'9" x 5'8"  
2.99 x 1.75 m

**Bathroom**  
7'5" x 5'7"  
2.27 x 1.72 m

**Bathroom**  
3'11" x 9'0"  
1.21 x 2.76 m

**Landing / Hallway**  
6'8" x 3'0"  
2.04 x 0.92 m

Floor 1