

Grange House, Sturton Grange Steading, Warkworth, Morpeth, Northumberland

Offers Over £475,000



Full Description

A magnificent stone barn conversion nestled amongst the glorious Northumbrian countryside. Elizabeth Humphreys Homes are delighted to welcome to the market this stunning property situated just outside the Northumberland village of Warkworth. This family home is part of an exclusive development of 8 properties and is incredibly well-presented incorporating quality fixtures and fittings throughout. The property benefits from a private rear courtyard, gravelled driveway parking for several cars, uPVC windows and a wooden front door, ground floor underfloor heating, excellent storage, quality oak internal doors, LPG gas central heating, and all the other usual mains connections.

Warkworth is a beautiful village steeped in history 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.

A path, with a lawn to either side, leads to a block paved patio before the

front door which offers an ideal space to sit and catch the sun within this lovely westerly facing garden boasting a peaceful green and leafy outlook with mature shrubs adding texture and depth. The front door opens into a spacious hallway bathed in natural light. You are impressed with the neutral decoration allowing the easy addition of accent colour should you so wish. The space is finished with a Travertine tiled floor which extends throughout most of the ground floor creating a seamless transition between the different spaces. Loft access is available in addition to a double cupboard which offers the ideal space in which to hang coats and store shoes. The hallway provides convenient access to the principal living spaces and stairs ascend to the first-floor bedroom.

Spacious and appealing to modern living, the kitchen-diner is a beautifully sociable room illuminated by a large window to the front which overlooks the garden. There are a good number of wall and base units with a shaker style oak-effect door complemented by a contrasting neutral-coloured granite work surface with matching upstand and splash back. In terms of built-in appliances, there is an oven with a microwave above, a five-burner gas hob beneath a chimney style extractor fan, a bowl and a half stainless steel sink, a dishwasher and a full height fridge freezer. There is plenty of space to sit and dine.

A glazed door opens to a utility room which offers plumbing and space for a washing machine, a single bowl stainless steel sink with a chrome mixer tap above and a good range of wall and base units with a cream-coloured door complemented by a black tiled splashback. The boiler is housed here for ease of access in addition to the electrical consumer unit.

Inviting and bathed in natural light, the lounge is a wonderful room boasting three large windows overlooking the rear courtyard and a pair of French doors opening onto a decked area within the courtyard. Opposite, a further window overlooks the front, and a door opens out to the seating area by the front door. There is plenty of space to accommodate a range of comfortable seating before a log effect gas fire which forms an attractive focal point. The space is finished with oak flooring which adds elegance and charm to this beautiful room.

The hallway, with independent access to the rear courtyard via a pair of glazed doors, continues to the bedroom accommodation.

Bedroom 1 is a large double room with a low-level window overlooking the courtyard forming a pleasant feature. Benefitting from a good amount of built in storage and completed with a sumptuous carpet, this is a lovely relaxing room.

Bedroom 2 is a spacious double room with loft access available. This room also offers a good amount of built in storage. A Velux window allows for natural light.

The ground floor bathroom comprises a P shaped bath with a single shower head over behind a pivot screen, a semi pedestal wall hung hand wash basin, a concealed cistern toilet, a wall hung mirrored unit, and a white heated towel radiator ensures added comfort. The space is attractively tiled, and a Velux window allows for natural light.

Taking the stairs to the first floor, the landing opens out to the principal bedroom with en-suite facilities. This is a lovely characterful and restful room as it is slightly further removed from the main hub of the home. Three windows allow for a wealth of natural light and there is space for comfortable seating in addition to a range of bedroom furniture and built-in wardrobes. The en-suite is completed with Travertine tiling and comprises a wide shower cubicle with a single shower head and a built-in tiled seat behind a sliding door, a semi-pedestal hand wash basin, a wall mounted illuminated mirror and a concealed cistern toilet with a push button behind. A Velux window allows for natural light.

The south facing low maintenance rear courtyard is a private and secluded space which is securely enclosed to allow children and family pets to play safely. The decked area is the ideal space in which to enjoy al fresco dining with family and friends during the warm summer months or for relaxing with a glass of wine or cup of coffee. Other amenities include external power sockets and an outside tap.

Tenure: Freehold
Council Tax Band: E £3129.87
EPC: D

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Stunning stone barn conversion set within the glorious
- Northumberland countryside near Warkworth
- Exclusive development of just eight beautifully presented homes
- Spacious and sociable kitchen-diner with granite worktops and integrated appliances
- Bright dual-aspect lounge with French doors, oak flooring and attractive log-effect gas fire
- Three generous double bedrooms including a characterful first-floor principal suite with en-suite shower room
- Ground floor underfloor heating, quality oak internal doors and Travertine tiled flooring throughout much of the home
- Private south-facing rear courtyard with decking ideal for al fresco dining and entertaining
- Westerly facing front garden with mature shrubs and peaceful green outlook
- Gravelled driveway providing parking for several vehicles

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk

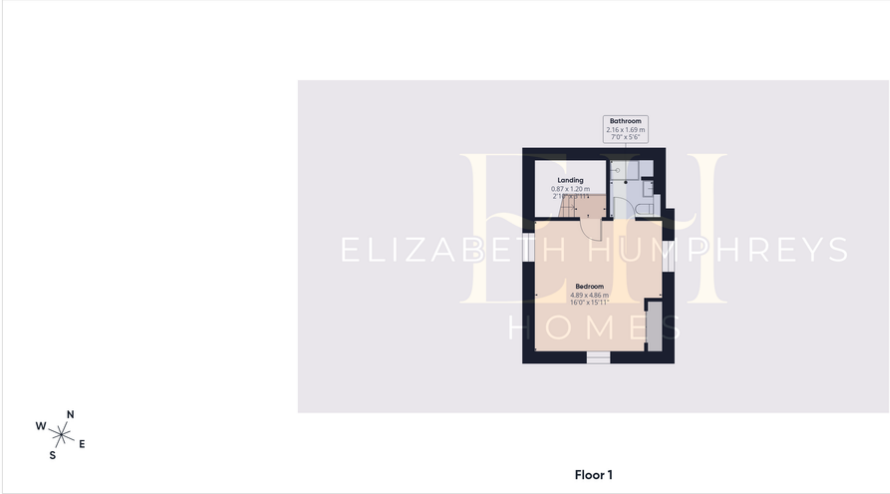
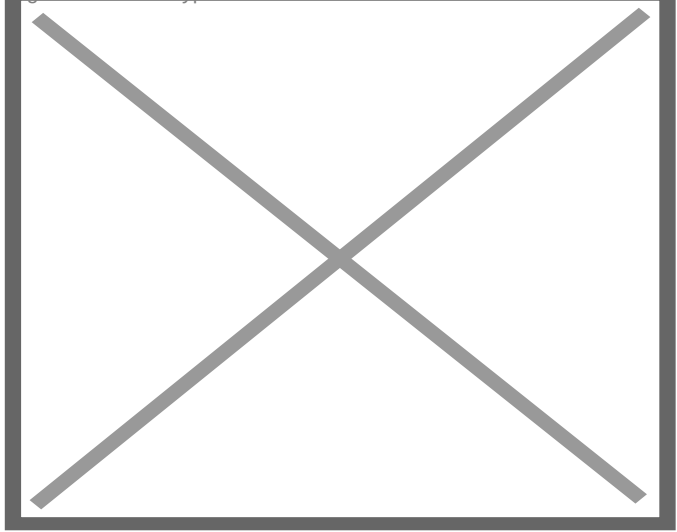
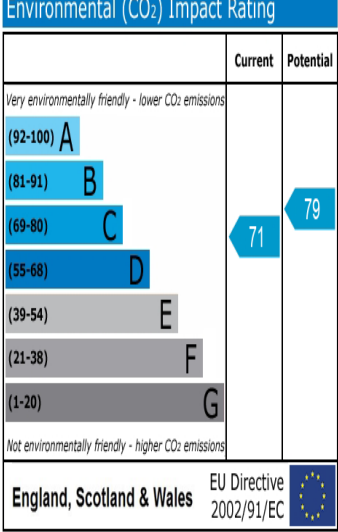
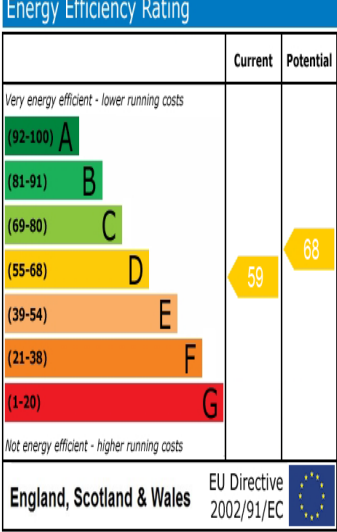












Approximate total area^m

137 m²
1474 ft²

Reduced headroom

0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾
108.9 m²
1171 ft²

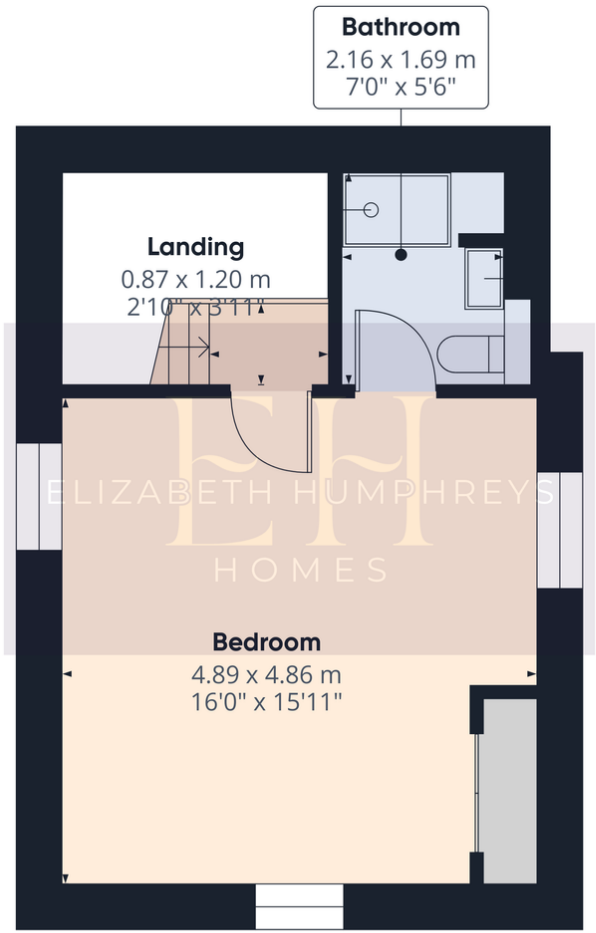
Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾
28.1 m²
303 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360