Montagu Avenue, Warkworth, Morpeth, Northumberland

Offers Over £475,000



Full Description

Elizabeth Humphreys Homes are delighted to present this exceptional four-bedroom detached residence, beautifully positioned within an exclusive cul-de-sac in the highly sought-after coastal village of Warkworth. Thoughtfully enhanced by a stunning rear extension, this elegant family home offers an outstanding blend of contemporary open-plan living and beautifully proportioned reception spaces, creating a home perfectly suited to modern family life.

Floor plans coming soon

Steeped in history and surrounded by some of Northumberland's most spectacular countryside and coastline, Warkworth is widely regarded as one of the county's most desirable villages. Dominated by the magnificent medieval castle and set on a sweeping bend of the River Coquet, the village effortlessly combines historic charm with an exceptional quality of life.

The thriving village centre offers an excellent selection of independent shops, cafés, pubs, restaurants and local amenities, creating a welcoming community atmosphere that appeals to families, retirees, second-home

owners and those looking for a slower pace of life. Everyday essentials are all close at hand, while nearby Amble provides a wider range of supermarkets, leisure facilities and services.

One of Warkworth's greatest attractions is its outstanding access to the outdoors. Scenic riverside walks, beautiful woodland, the expansive sandy beach and the dramatic Northumberland coastline are all within easy reach, making it an ideal location for walkers, cyclists, water sports enthusiasts and dog owners alike. The nearby marina at Amble, nature reserves and miles of unspoilt coastline provide endless opportunities to explore.

Despite its peaceful setting, Warkworth enjoys excellent transport connections. The A1 is easily accessible for commuting throughout the region, while Alnmouth railway station offers direct services to Newcastle, Edinburgh and London, making the village a practical choice for both permanent residents and those seeking a weekend retreat.

Combining stunning scenery, rich heritage, excellent local amenities and a strong sense of community, Warkworth continues to be one of Northumberland's most sought-after locations—a wonderful place to call home whether you're looking for a permanent residence, coastal escape or investment opportunity.

Occupying a prime position overlooking an attractive green to the front, the property enjoys an immediate sense of openness and privacy, while the landscaped rear garden provides a peaceful setting for entertaining and family life alike. The property has been maintained to an exceptional standard and is ready for its next owners to simply move in and enjoy.

The welcoming entrance hall immediately sets the tone, leading to a beautifully presented sitting room where a striking bay window fills the room with natural light. A wood-burning stove, set within an attractive inglenook-style fireplace, creates a wonderful focal point and an inviting atmosphere, making this the perfect retreat throughout the seasons.

To the rear of the property lies the true heart of the home—an impressive open-plan kitchen, dining and family space, significantly enhanced by a thoughtfully designed extension. Created with modern living in mind, this exceptional room offers generous proportions whilst retaining a warm and welcoming feel.

Natural light pours into the space through two large Velux roof windows, additional glazing and bifold doors opening directly onto the garden, creating a seamless connection between inside and out. Whether hosting family celebrations, entertaining friends or simply enjoying everyday life, this superb room effortlessly adapts to every occasion.

The beautifully appointed kitchen combines timeless styling with practicality, offering an extensive range of cabinetry complemented by quality work surfaces and an excellent selection of integrated Bosch appliances, together with a full-height fridge freezer, integrated wine cooler, Zanussi dishwasher and Franke sink. The generous dining area comfortably accommodates a large family table while the adjoining sitting area provides a relaxed space to enjoy views across the garden.

Leading from the kitchen is a lovely Snug/playroom the must have extra room for all parents. This room could have many uses includding an office or hobby room.

Adding further practicality is a separate utility room—an increasingly essential feature for today's busy households—providing additional storage, laundry facilities and allowing the principal living areas to remain calm, uncluttered and effortlessly functional.

A stylish ground floor WC finishes of the ground floor accomodation

Upstairs, the accommodation continues to impress. The principal suite enjoys an elevated outlook across the green from elegant French doors opening onto a Juliet balcony. The room is beautifully proportioned and complemented by a stylish en-suite shower room finished to a high contemporary standard.

Loft access is available, the loft is half borded for storage.

Three further double bedrooms provide flexible accommodation for family members, guests or those working from home, each beautifully presented and filled with natural light. The luxurious family bathroom continues the home's sophisticated design, featuring quality sanitaryware, contemporary tiling and elegant finishes throughout.

Outside, the rear garden has been thoughtfully landscaped to create a private and secure outdoor sanctuary. A generous patio adjoins the house, it provides an ideal setting for summer entertaining, alfresco dining or simply relaxing in the sunshine. The integral small storage garage, private driveway parking and attractive frontage complete this outstanding home.

Beautifully presented throughout, offering exceptional family living space and occupying one of Warkworth's most desirable modern developments, this is a home that perfectly balances contemporary design with everyday practicality in one of Northumberland's most sought-after coastal villages.

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

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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

- Beautifully presented throughout, floor plans coming soon
- Stunning rear extension creating an exceptional open-plan kitchen, dining and family room
- Four generous double bedrooms, including a luxurious principal suite with en-suite shower room
- Elegant sitting room with bay window and feature wood-burning stove
- Contemporary kitchen with Bosch integrated appliances, wine cooler and quality finishes
- Separate utility room and integral garage offering excellent practical family living
- Landscaped, private rear garden with patio, perfect for outdoor entertaining
- Driveway parking for two vehicles.
- Located within an exclusive cul-de-sac in the highly desirable historic village of Warkworth
- Ready to move straight into with gas central heating, uPVC double glazing and all mains services

Contact Us

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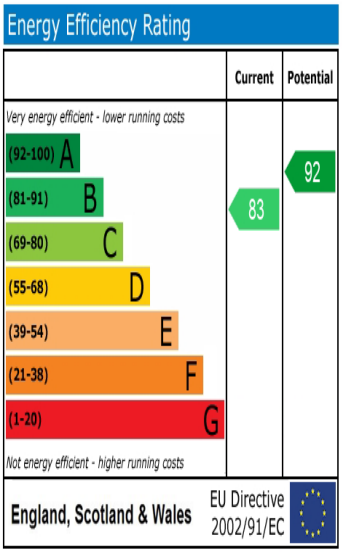

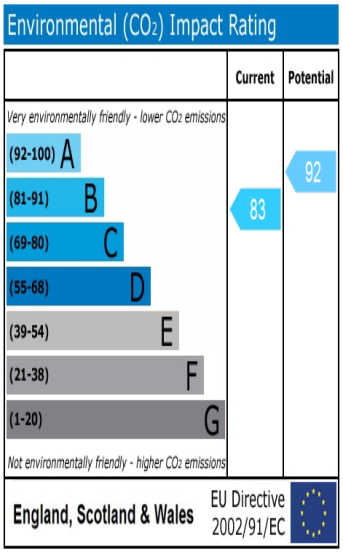

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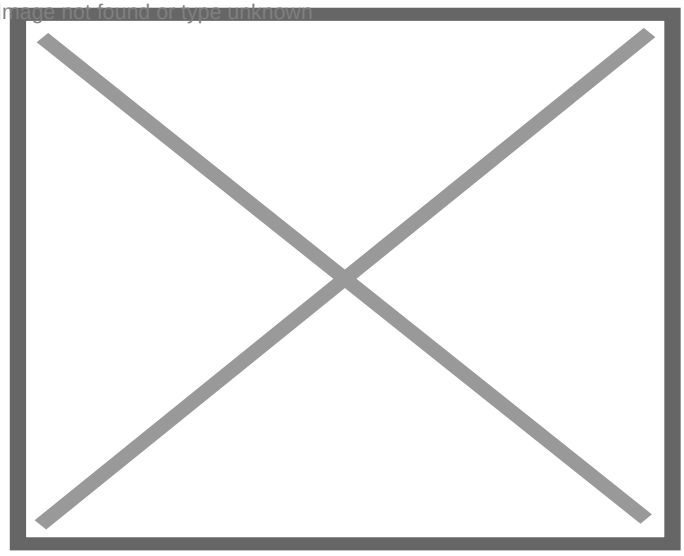
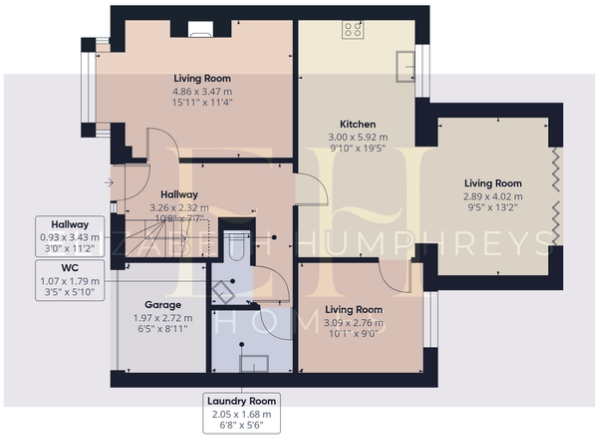
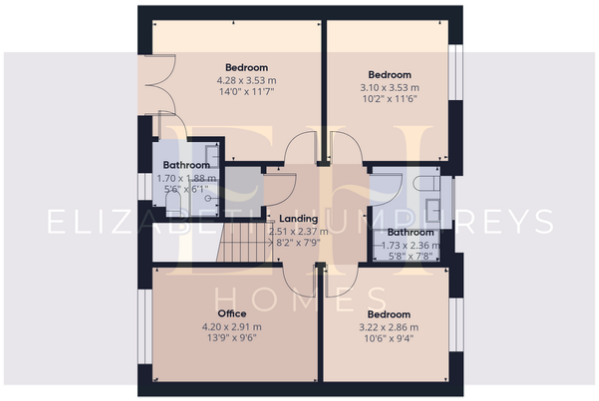




Ground Floor



Floor 1

Approximate total area(1)
137 m²
1474 ft²

Reduced headroom
1 m²
11 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.

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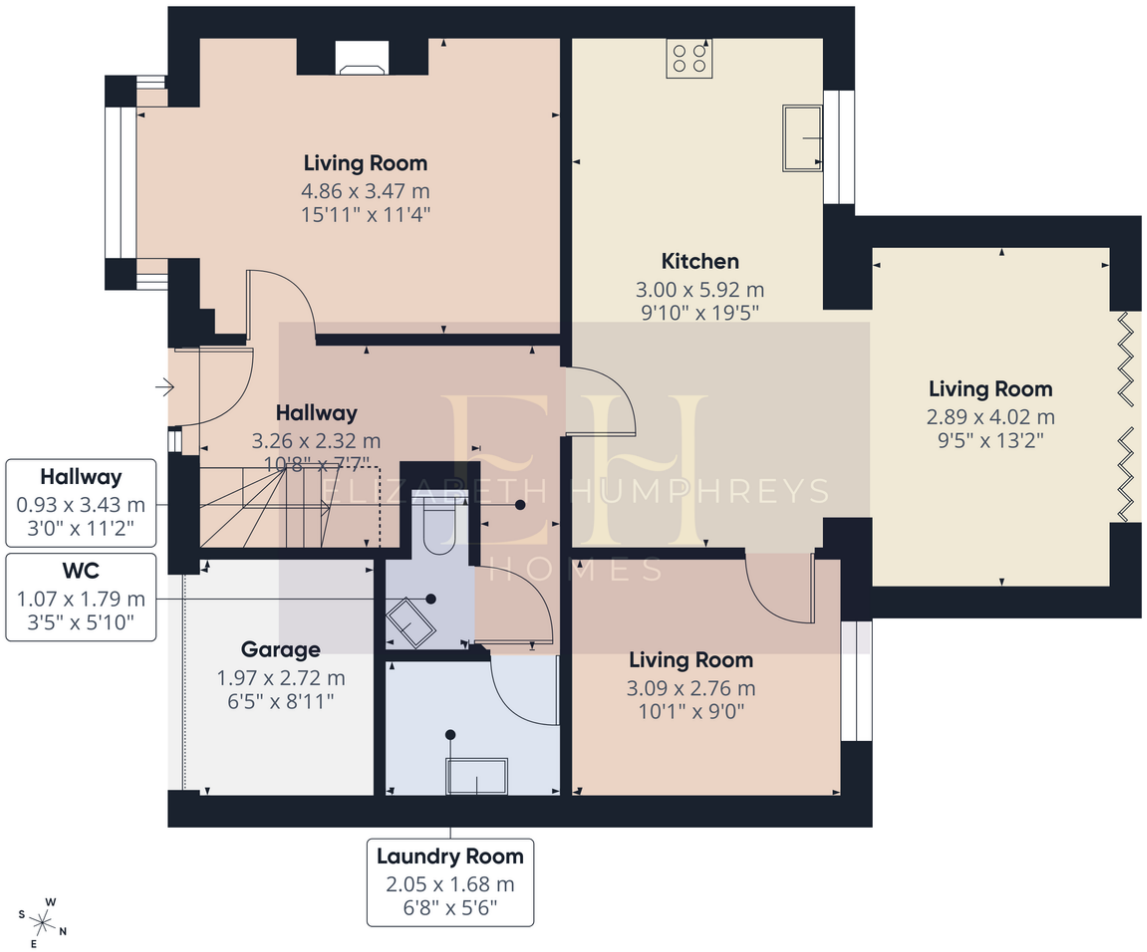

Ground Floor

Approximate total area(1)
75.7 m²
815 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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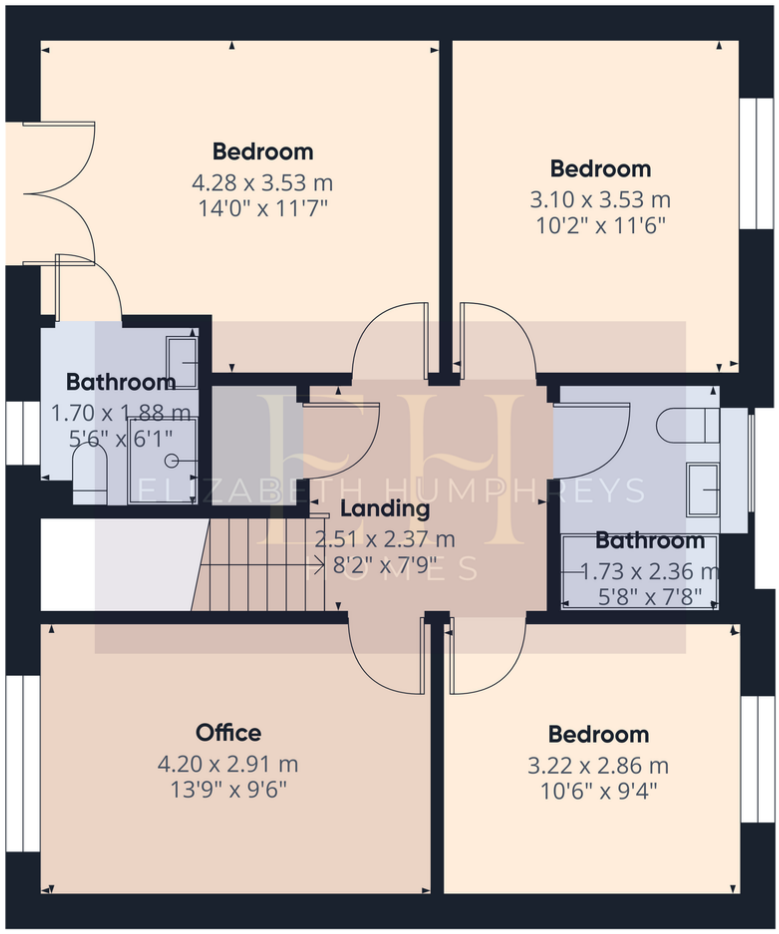

Floor 1

Approximate total area(1)

61.3 m²

659 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.

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