

Random, Low Buston, Warkworth, Morpeth, Northumberland

£475,000



Full Description

A glorious home near the coast yet surrounded by peaceful countryside. Elizabeth Humphreys Homes are delighted to bring to the market this 4 bedroomed stone cottage extensively renovated and extended in 2008 with reclaimed stone located a short drive from the Northumberland village of Warkworth. The property benefits from driveway parking for up to four cars, a double garage, two former stables, wrap-around gardens, uPVC windows and doors, oil central heating, a septic tank, mains water and mains electricity. This well cared for family home, remodelled by an architect and surveyor, offers spacious light and bright contemporary living.

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.

Entry to this stunning home is via the solid wooden front door which

incorporates a stained-glass panel and is set underneath an attractive covered entrance way. This opens into the main hallway which showcases a glorious flagstone floor, partial wood cladding to the walls, and built-in seating perfect for taking shoes off before entering the main part of the home. The Velux window above allows for natural light and the exposed beams add to the character of this charming property. Various solid oak cottage-style doors with a high-quality black latch lead off.

The kitchen, with a black floor tile, is gloriously light and bright courtesy of four windows each of which capture wonderful views of the countryside vista. There are plenty of wall and base units with an off-white cottage-style door complemented by splashback tiling and a granite-effect work surface. There is space for a large range cooker beneath a black extractor fan, space and plumbing for a full-size washing machine and dishwasher, a bowl and a half stainless steel sink, and space for two further under bench appliances. A large beam adorns the ceiling, and the wooden windowsill matches the beam perfectly. The other end of the kitchen houses a breakfast bar area in addition to a pantry-cupboard which incorporates the oil boiler and hot water cylinder. From the kitchen a wooden door provides access to the rear garden.

Another glorious wooden door opens to part of the lounge area and a garden room with exposed beams. There are two large windows and two Velux windows which take full advantage of the natural light and views. The space is finished with engineered oak flooring which works in harmony with the reclaimed wood furnishing the deep windowsills. An oak door leads to the garden. This room is currently used as a dining room-sitting room and there is plenty of space to accommodate a dining table and accompanying chairs in addition to settees. From here, the lounge can be entered from both sides of a central fireplace. The lounge radiates warmth and coziness and has two windows overlooking the open countryside. The stone fireplace, housing a multi-fuel wood burner, forms an attractive focal point, and the wooden beams to the ceiling add to the atmosphere created by this welcoming space. Two very different rooms but rooms which work in complete harmony creating a wonderfully sociable space.

The primary bedroom is a good-sized double room with new white contemporary fitted wardrobes. The bedroom has sliding doors opening into the garden and with a window overlooking the countryside. A large beam continues the country-cottage atmosphere. A wooden door, with an attractive handle, opens to the ensuite which offers a good amount of additional storage. The suite comprises a vanity unit with a black work surface and a sink set within, a concealed-cistern toilet with a push button, a shower cubicle with wet walling, a chrome heated towel rail, and a window allowing for natural light with additional lighting by way of spotlights. The space is fully tiled in a mix of neutral and grey tones creating a sleek and fresh finish, with underfloor heating being an added bonus.

The other end of the hallway opens to two further bedrooms. Bedroom 2 is another double room with a window overlooking the front garden. This neutrally decorated space is calm and restful and can accommodate plenty of additional bedroom furniture.

Bedroom 3 is a further double, this one overlooking the courtyard. The

pale grey decor creates a calming ambience, and the room offers modern fitted wardrobes.

Bedroom 4 is a single room which is currently used as an office leading from the living room. This is a useful multi-use room which is a superb asset to the property.

The spacious family bathroom captures a Victorian-style look, with black and white floor tiles with dark wall tiles at the bottom leading into lighter wall tiles. The suite comprises a corner quadrant shower cubicle with a black marble-effect wet wall with a waterfall shower head within, a Heritage-style pedestal wash hand basin, and Heritage-style close-coupled toilet with a lever flush, an extractor fan, a double-ended free-standing bath with claw feet and a Victorian-style chrome tap with shower fixture and a chrome heated towel rail and underfloor heating. There is a light pipe allowing for natural light with further lighting by way of spotlights.

The property is set within beautiful grounds. The front garden is gravelled with raised beds and hedges with a potting shed. Curved stone walls lead into two wooden gates which open to the driveway. A wooden gate to the side provides entry to a courtyard which showcases stunning box hedging within the high fences. This is a beautiful sun trap in which you can relax during the warm summer months.

This glorious property boasts two former stables leading from the extensive driveway. The first building is currently used as a storage room. A Velux window allows for natural light. This room opens out into a double garage with eaves storage and a window to the side. The second stable door leads into what is currently used as an office, with natural light entering via a Velux window. This is another incredibly useful space which could be utilised in many ways: kennels, a games room or a hobby room. The configuration of these two stone clad breeze-block buildings is such that if you so wished they could become an annexe to facilitate multi-generational living, a holiday let or a guest suite subject to obtaining the relevant planning permission.

Council Tax Band: A, £1,623.12

EPC: C

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

- No chain
- Cottage-style living
- Modern build that looks period
- Garden
- Outbuildings including office/studio
- Semi-rural location a short drive from the coast
- Very well presented
- Double Garage
- Views

Contact Us

EH Homes

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















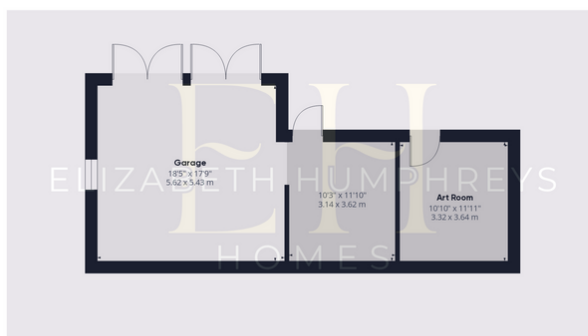
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1762.68 ft²
163.76 m²

(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.

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