St. Lawrence Court, Warkworth, Morpeth, Northumberland

£210,000



Full Description

Tucked away within the heart of the highly sought-after village of Warkworth, Stable Cottage is a delightful stone-built period home offering the rare combination of single-storey living, character and privacy. Currently operating as a highly successful holiday let, the property would equally make a superb permanent residence, offering an attractive alternative to a bungalow whilst enjoying all the charm and convenience of one of Northumberland's most desirable villages.

Accessed from a quiet lane via its own private entrance, the cottage immediately feels welcoming. A practical entrance hall with tiled flooring provides the perfect space for coats, boots and sandy paws after walks along the nearby beach or riverside. Excellent built-in storage includes two generous cupboards together with a further utility cupboard housing space for a washing machine and additional household storage, ensuring the home remains both practical and uncluttered.

The cottage-style kitchen has been thoughtfully designed to maximise both storage and workspace. Fitted with a range of traditional-style wall and base units, it features timber-effect worktops, attractive white brick-style tiled splashbacks, an electric oven, ceramic hob with extractor above,

integrated slimline dishwasher and space for an under-counter fridge freezer. Natural light floods the room through a generous window, creating a bright and welcoming space.

Leading directly from the kitchen is the principal bedroom, a beautifully presented double room. Finished in crisp neutral tones with quality carpeting underfoot, it provides a restful retreat with ample space for freestanding furniture.

The contemporary shower room has been stylishly refurbished to create a luxurious finish. Patterned hexagonal floor tiles complement the sleek high-gloss vanity unit with integrated basin and waterfall tap, while a concealed cistern WC, chrome heated towel rail and generous double-width walk-in shower with rainfall and handheld fittings complete the space. Elegant full-height tiling provides a clean, modern feel.

The spacious sitting and dining room forms the heart of the cottage and is considerably larger than might first be expected. Bathed in natural light from large windows and a glazed rear door opening onto the courtyard, the room offers excellent flexibility for both relaxation and entertaining. An attractive electric feature fireplace creates a natural focal point, while the generous proportions comfortably accommodate multiple sofas together with a dining table.

The second bedroom is positioned within the property's later extension and enjoys an abundance of natural light from two windows, including an attractive arched feature window that adds character and architectural interest. Currently arranged as a twin bedroom, it is equally capable of accommodating a double bed, making it ideal for guests, family members or continued holiday accommodation.

One of Stable Cottage's greatest assets is its delightful shared enclosed courtyard garden. Fully paved for ease of maintenance and enjoying excellent privacy, it provides a wonderfully sheltered suntrap that's perfect for morning coffee, alfresco dining or simply relaxing after a day exploring the Northumberland coast. Secure gated access makes it particularly attractive for dog owners, while the cottage benefits from the unusual advantage of having two separate entrances, adding both flexibility and convenience.

Beautifully presented throughout and flooded with natural light, Stable Cottage offers an increasingly rare opportunity to acquire a characterful single-storey home in the very heart of Warkworth. Whether purchased as a successful holiday investment, an idyllic coastal retreat or a permanent residence, it offers an exceptional blend of charm, practicality and location.

Often regarded as one of Northumberland's most picturesque villages, Warkworth effortlessly combines historic charm with an enviable coastal lifestyle. Dominated by the magnificent medieval castle and set alongside the winding River Coquet, the village is renowned for its beautiful stone buildings, welcoming community and thriving selection of independent cafés, pubs, restaurants and boutique shops.

The nearby golden sands of Warkworth Beach and the spectacular Northumberland coastline are within easy walking distance, while scenic

riverside walks, countryside footpaths and the coastal route provide endless opportunities for outdoor recreation. Golf courses, sailing, wildlife reserves and the bustling harbour town of Amble are all close by.

Despite its tranquil setting, Warkworth enjoys excellent transport connections, with easy access to the A1 providing straightforward routes to Alnwick, Morpeth, Newcastle upon Tyne and beyond. Combining heritage, natural beauty and everyday convenience, Warkworth continues to be one of the county's most sought-after places to live and visit.

Tenure: Leasehold
Council Tax Band: Business rates
EPC: E

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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

- Charming single-storey stone-built period cottage
- Successful established holiday let with excellent lifestyle or investment potential
- Ideal main residence or bungalow alternative
- Spacious sitting and dining room
- Stylish modern shower room
- uPVC double glazing throughout
- Walking distance to Warkworth Castle, the River Coquet, village amenities and the beach
- No chain
- What a nice property!!

Contact Us

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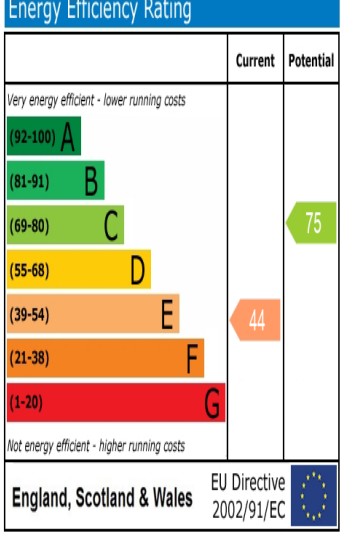



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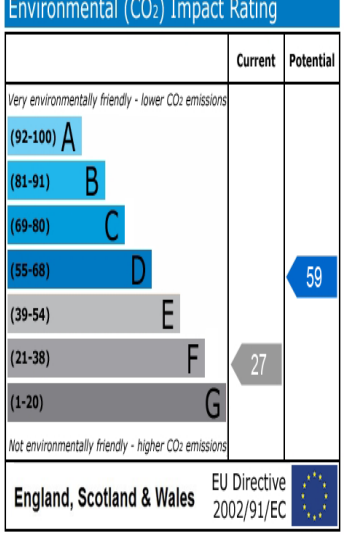
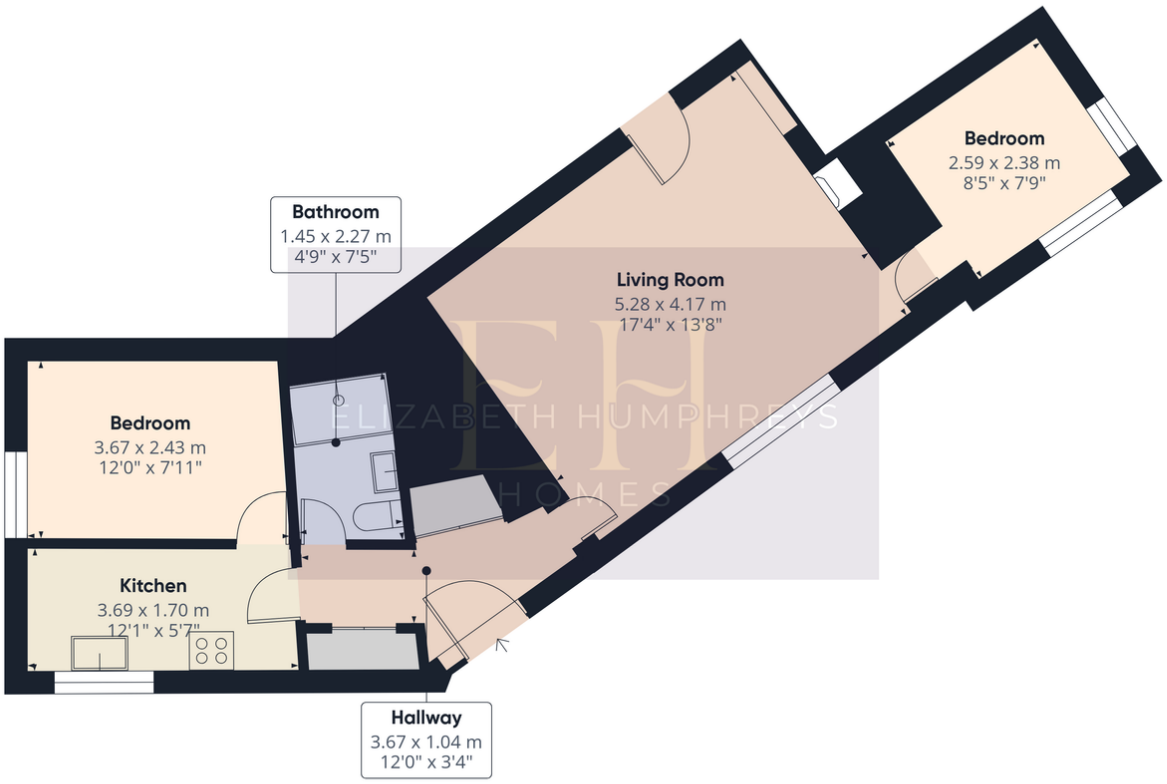


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Approximate total area(1)

54.1 m²

583 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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