

# Watershaugh Road, Warkworth, Morpeth, Northumberland

Offers Over £375,000



## Full Description

A uniquely designed detached white rendered home offering light and bright country living. Elizabeth Humphreys Homes are delighted to bring to the market this wonderful 3 bedroomed property located in the Northumberland village of Warkworth. The property, in need of some modernisation, benefits from a gravelled double entry driveway, beautiful wrap around cottage style gardens, wooden windows and doors, gas central heating and all the other usual mains connections. This charming property is perfectly located in one of the most sought-after areas in the village.

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.

The floral borders are inviting as you approach the front door which opens into a wide and airy internal hallway with various doors leading off,

excellent storage, and large windows capturing glorious views of the front garden. The ground floor WC is conveniently placed and comprises a white Heritage-style toilet and a wooden-built vanity unit with a hand wash basin on top. A window to the side allows for natural light. At the far end of the hallway stairs ascend to the first floor.

The first main door opens to an attractive snug/library with a window overlooking the gorgeous rear garden. A fire surround with a tiled hearth incorporating a wood burner forms an attractive focal point and the space has been fitted with bookshelves making this an ideal space for a library or home office.

A wood and glass door opens into a gloriously light and bright spacious lounge with uPVC French doors opening into the rear garden forming a seamless transition between indoor and outdoor living. Two double glazed wooden windows allow further natural light to circulate, and a dado rail adds charm to this inviting space. An open fireplace, with a stone surround and cast-iron insert, is an exquisite focal point enticing you to sit before it during the cooler months.

There is plenty of space to sit and dine within the farmhouse style kitchen, with wooden beams adorning the ceiling and a wooden plate rack adding further charm. The kitchen offers plenty of wall and base units with a solid wood door complemented by a mix of tiled and Formica work surfaces and racing green splash back tiling. There is a centre island with a ceiling hung extractor fan, there is a four-burner gas hob and a single bowl stainless steel sink with a drainer at the side. Natural light enters via two windows overlooking the rear garden and one window taking advantage of views to the front all of which illuminate the natural wood toned parquet flooring perfectly and allow those lovely cottage style garden views to enter inside. A conveniently placed Rayburn facilitates the hot water and central heating. French doors lead out to an al fresco patio at the rear which is surrounded by beautiful flowers making it the perfect place in which to entertain family and friends during the warm summer months.

The utility space at the rear of the property offers further wall and base units, a large bowl and a half sink, plumbing and space for a washing machine and access to the rear garden. A door opens to the storage garage which is the ideal space in which to house garden accessories, and a second door leads to a useful office space with two windows for natural light capturing views over the beautiful rear garden.

Taking the stairs to the first floor, the landing, with a window allowing for natural light and exposed beams within the shaped ceiling, opens out to 3 bedrooms and 2 bathrooms. The country cottage theme is enhanced by the stripped wood floorboards on the landing and the tastefully decorated bedrooms. There is plenty of storage available.

The primary bedroom is a large super king-sized room with fitted wardrobes and en-suite facilities. This light and bright room takes advantage of pleasant views via four windows enabling a wealth of natural light to circulate. The en-suite, with a wooden floor, semi-vaulted ceiling and a Velux allowing for natural light, comprises a built-in vanity unit with a hand wash basin on top set into a tiled surface, a fully tiled double sized shower cubicle and a heritage style toilet.



Bedroom 2 is a good-sized double with a shaped ceiling adding charm. This room overlooks the side of the property and offers built-in storage with a carpet adding comfort as you move throughout.

Bedroom 3 is a double bedroom with a lovely dormer window capturing views to the rear. Loft access is available. All the bedrooms are stunning restful rooms and capture the country cottage theme perfectly.

The family bathroom is a good size and showcases a beautiful white Heritage style suite which is in keeping with the style of the property. There is a pedestal hand wash basin, a toilet, a bidet and a large claw foot cast iron bath with wall mounted copper-coloured taps. Partial tiling and wood panelling to the walls create a classic look and loft access is available.

The private wrap around cottage style gardens are lovely and peaceful. Brightly planted borders and bushes form an attractive backdrop, and the greenhouse is the ideal space in which to while away the hours planting seeds which can then be transferred into the large vegetable patch. This is a glorious outside space in which you can relax and unwind after the hustle and bustle of the day.

Tenure: Freehold  
Council Tax Band:  
EPC: Ordered

#### 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

- Driveway parking
- Wrap around gardens
- Period features
- Light and spacious
- Sought after location
- Ensuite
- Utility
- Kitchen Diner

## Contact Us

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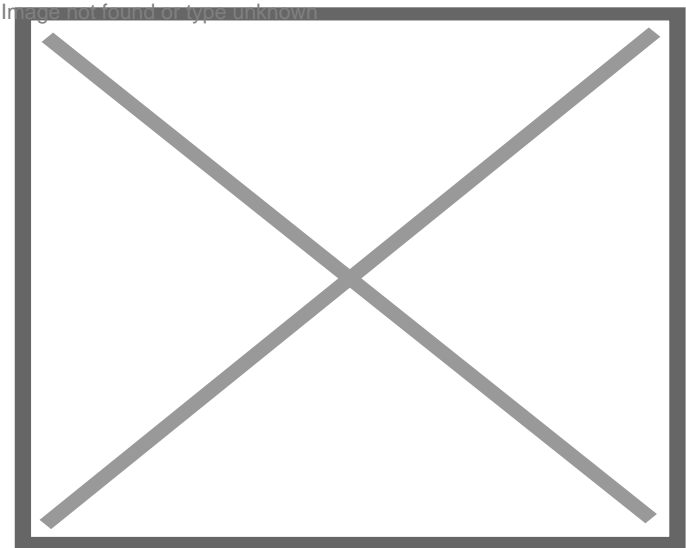


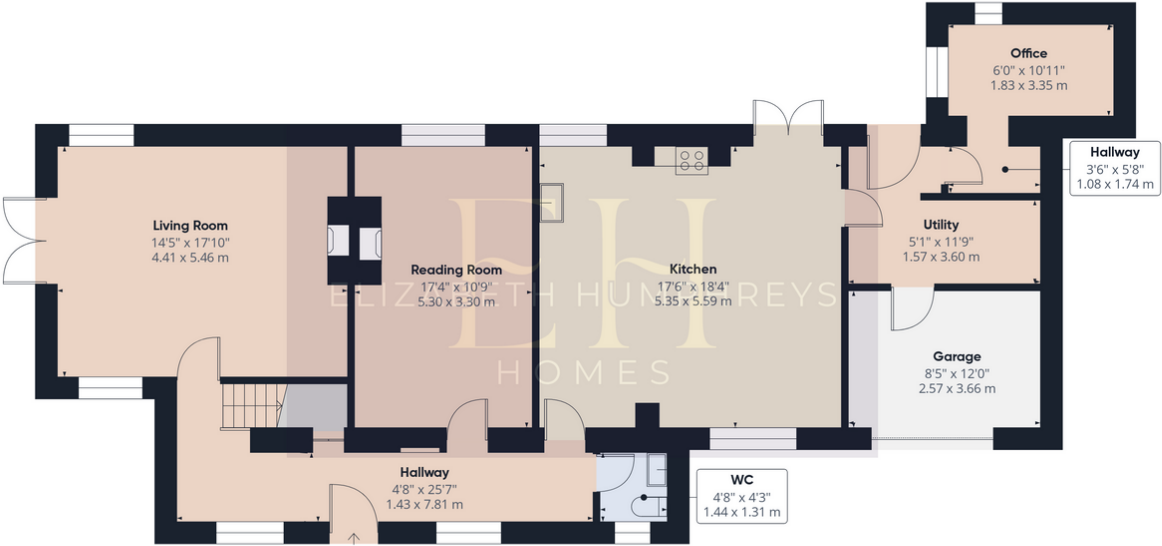












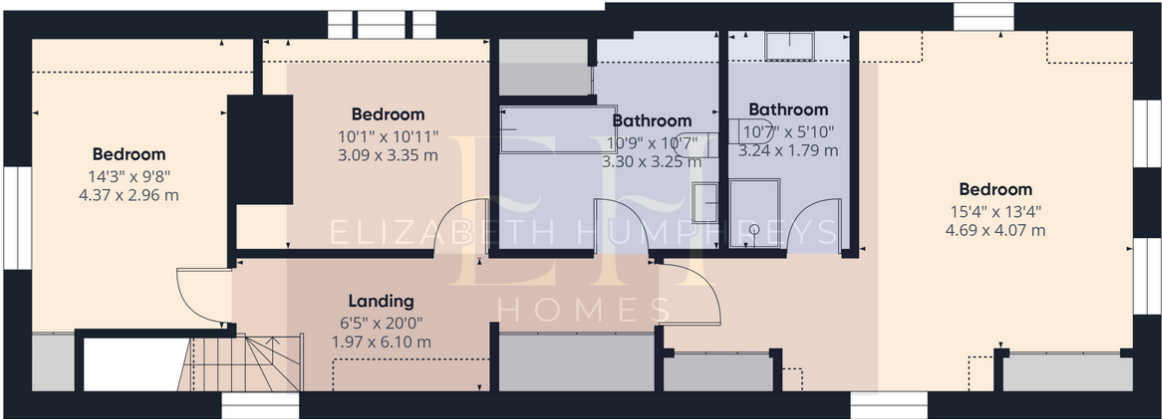
Approximate total area<sup>m</sup>  
1224 ft<sup>2</sup>  
113.7 m<sup>2</sup>

(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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Ground Floor



Approximate total area<sup>m</sup>  
842 ft<sup>2</sup>  
78.2 m<sup>2</sup>

Reduced headroom  
69 ft<sup>2</sup>  
6.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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Floor 1