



STATION COTTAGES, WARKWORTH, NE65

Offers Over £269,950

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL





Brunton Residential are delighted to present this charming two-bedroom railway cottage, situated in the desirable area of Station Cottages, Warkworth.

The property features two double bedrooms, a well-appointed family bathroom, a WC/utility room, a front garden and rear yard. A further pleasant garden is located over the rear lane and provides parking.

Having been much improved by the current owners and is an ideal second home with holiday let potential.

Located close to the sought after village of Warkworth, this home provides easy access to local shops, schools, and cafés, as well as excellent transport links and access to the beautiful Northumberland coast line.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance lobby with space for shoe and coat storage, leading to a ground floor WC with a utility area. The breakfast kitchen features a range of fitted units, complemented by wood work surfaces and a ceramic sink unit, and a fireplace with a log burner.

The lounge, overlooking the front garden, includes a fire alcove with a recently installed wood burning stove and a storage cupboard beneath the stairs. The hall provides access to the front garden and stairs leading to the first-floor landing. The loft is boarded and accessible via a pull-down ladder.

Upstairs, there are two double bedrooms and a well-appointed family bathroom, which includes a separate shower cubicle and a bath positioned to take advantage of a scenic view.

Externally, the property benefits from a private rear yard and an adjacent garden area, which includes parking spaces, a lawn, and a seating area.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

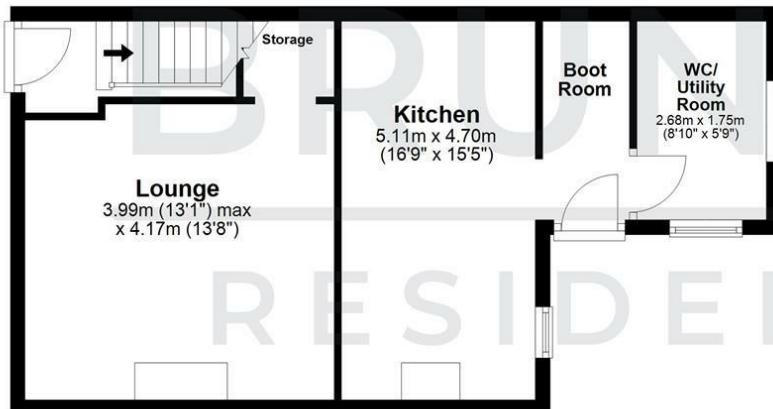
COUNCIL TAX BAND : A

EPC RATING : F

A

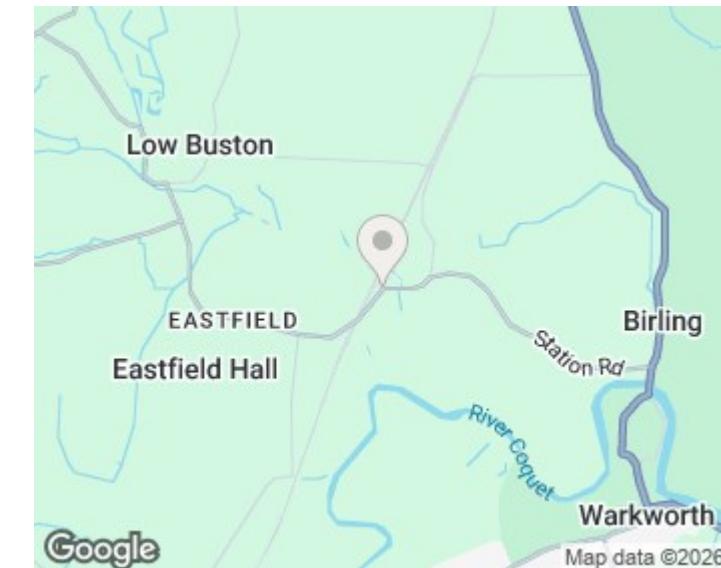
Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.9 sq. feet)



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

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