



Garden House, 1 Sturton Grange Mill , Warkworth
Northumberland

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Garden House

1 Sturton Grange Mill

Warkworth, Northumberland

NE65 0EZ

A charming end-terrace stone cottage with contemporary interiors in an idyllic rural setting

Warkworth 3 miles, Alnmouth railway station 4.2 miles (London Kings Cross 3 hours 19 minutes), Alnwick 7.7 miles, Morpeth 17.8 miles, Newcastle International Airport 29 miles, Newcastle upon Tyne 32 miles

Reception hall | Sitting room | Study | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room & dressing room | 3 Further bedrooms, 2 en suite | Family bathroom | Garage | Garden | EPC rating D

The property

A former mill which has been transformed into a light-filled, stylish, modern home. A generous centre-piece reception hall showcases a curved steel and oak stairway with double-height ceiling affording glimpses to the floor above. The neutral décor, with ceramic tiled and exposed oak flooring, creates an oasis of calm simplicity ideally suited to present-day lifestyles. At the heart of the home is a spacious kitchen/breakfast room with two sets of French doors on opposite aspects providing a seamless connection with the garden extending the living environment to the outside. Fitted with Gary Mowlem designed walnut cabinetry, topped with stone work surfaces, the kitchen has an island unit which along with the two floor coverings defines the zones within the room with ample space for dining and casual seating. Double doors open into the sitting room which is reached via a step level change and enjoys the warming ambience of a feature fireplace, whilst

a tucked-away study to the front aspect offers the perfect home-working room. On the first floor, exposed rafters create a design feature and the roomy landing gives access to the four bedrooms. The principal room has a dressing area and smart en suite facilities, whilst two further bedrooms also benefit from en suite shower rooms with modern fittings. A well-appointed family bathroom offers a bathtub and separate shower cubicle, complementing the cloakroom on the lower level.

Outside

Low stone walling fronts the lane with a timber five-bar gate opening onto the gravelled driveway which provides a parking area for several vehicles. Level changes within the garden are delineated by stone walls and a series of steps within an area of lawn with post-and-rail fencing to the rear and side boundaries affords views beyond the immediate garden to a wooded area. A paved terrace adjoins the cottage offering opportunities for outdoor dining and relaxation, whilst an additional paved platform provides a further spot to sit and enjoy the al fresco setting.

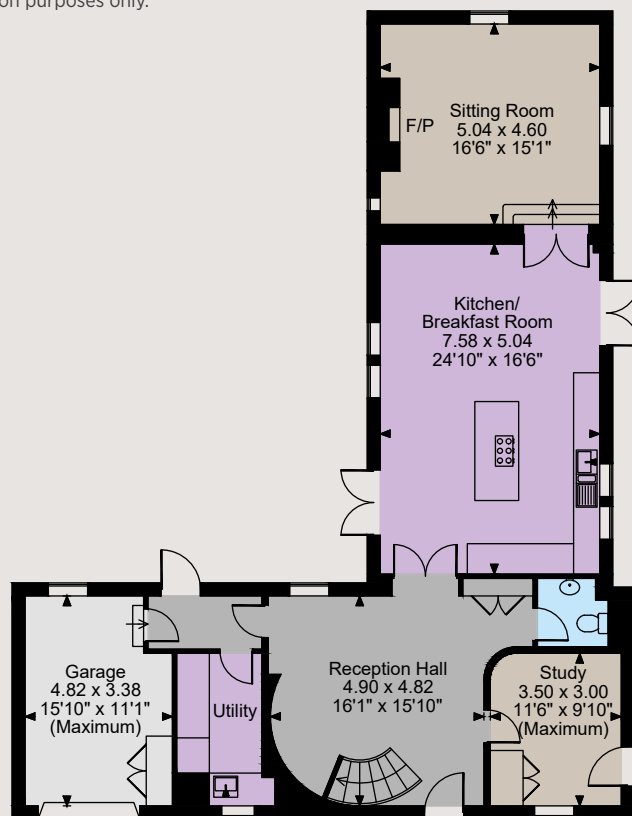
Location

The property is situated in a small enclave of similar homes surrounded by farmland to the north-east of Warkworth. The historic village is situated on the Northumberland coast with the beach being nearby. Dominated by Warkworth Castle and with a market place at its centre, the village is surrounded on three sides by the River Croquet, and local amenities include artisan shops, restaurants, cafés, public houses and a primary school. For road-users there is easy access to the A1 for journeys north to Berwick and south to Newcastle and the International Airport, whilst the A1068 links the coastal towns and villages to the east. The market town of Alnwick provides a wide range of facilities, including supermarkets, independent shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema, hospital and Alnwick Castle and Gardens.

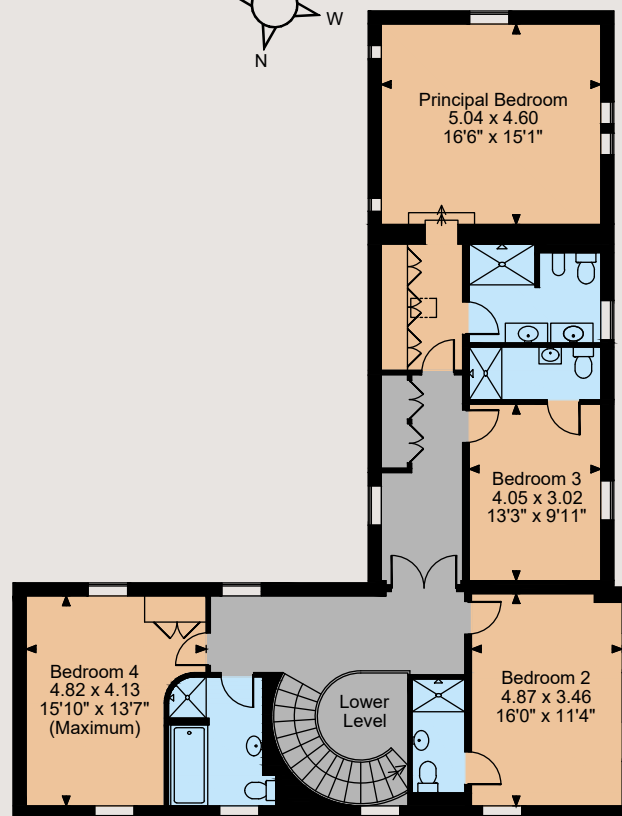




Floorplans
House internal area 2,587 sq ft (240 sq m)
Garage internal area 166 sq ft (15 sq m)
Total internal area 2,753 sq ft (256 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the A1, exit the dual carriageway at the turning for Shilbottle and after a short distance take the right turn sign posted for Warkworth. Continue to follow the road for approximately 2.6 miles and take the left turn to join the roadway where the property is located towards the end of the lane.

Schooling

The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools including Well-regarded Newcastle School for Boys, Westfield School and Newcastle High School for Girls.

General

Local Authority: Northumberland County Council

Services: Mains electric and water, LPG tank gas and private drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £850,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.'

Morpeth

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