



Fairfield House, Station Road

Warkworth, Morpeth, Northumberland NE65 0XP

SITUATION AND DESCRIPTION

Fairfield House is an impressive stone built Victorian home, occupying a beautiful elevated position with views towards the River Coquet and Warkworth Castle on the much sought after Station Road within the village of Warkworth. The property has undergone considerable renovation to provide superbly presented accommodation set out over three levels, whilst retaining many of its original features including marble fireplaces to the reception rooms, cast iron fireplaces to the family room and bedrooms, traditional sash windows, cornicing, dado rails and pitch pine internal doors with original door furniture.

This impressive property is further complemented by the stunning landscaped gardens which have been set out over three levels to include a stone flagged terrace, well stocked rockeries and planting beds with central water feature as well as extensive lawns and pond, surrounded by mature trees and shrubs.

To the main entrance the property is approached via a large gravelled driveway providing parking for several vehicles and leading to a large attached garage.

To the ground floor the main entrance is accessed via a substantial Victorian conservatory, which runs the depth of the property with access to both the main entrance door and rear gardens. An impressive entrance hallway with cast iron period fireplace and original staircase to the first floor. The principal lounge has an original marble fireplace with decorative inset and French doors which give access onto the rear terrace and gardens beyond, a beautiful formal dining room with original marble fireplace and French doors giving access onto the terrace and gardens. From the dining room there is an access door to a large storage area, with internal access door to the garden cottage. Study/snug to the front of the property with original feature fireplace and an open plan archway to an impressive kitchen/breakfast room including a comprehensive range of fitted units with granite work surfaces, Aga and further integrated appliances, laundry. From the kitchen and entrance hallway with access to a rear lobby, with fitted accommodation including understairs cloaks cupboard, cloakroom/wc and further walk-in cloaks. In addition to the main ground floor accommodation there is Garden Apartment, which offers an open plan living space including lounge, bedroom area and fully fitted kitchen including integrated appliances with separate walk-in wet room, ideally suited to an additional income.

From the half landing there is access to a family bathroom with traditional suite including large roll top bath. From the main first floor landing there are four well appointed generous bedrooms all with traditional feature fireplace and ensuite shower room or bathroom. From the main landing an access door leads to a staircase to the second floor where there are three further dormer style bedrooms, one of which includes additional seating/dressing area, shower room and walk-in wardrobe with separate cloaks/wc.

Warkworth village has a variety of shops, cafes and pubs/restaurants, including specialist shops such as a Patisserie and Chocolatier, and a village First School, with Middle and High

schools in Amble and Alnwick. The village, famed for its Medieval Castle, has lovely river walks and easy access to the beach and links Golf course.

The property comprises:

CONSERVATORY

44'0 x 7'10 (13.41m x 2.39m)

The main access to the property is via an original Victorian conservatory which runs the full width of the property with a tiled floor, planted beds, further access doors to the rear terrace and gardens, as well as the main entrance door to the property.

ENTRANCE HALL

An impressive reception hallway, with a focal point of a traditional cast iron period fireplace with an open grate, wood flooring, decorative cornice, picture rail, dado rail, traditional style radiator and a staircase giving access to the first floor.

LOUNGE

18'7 x 14'9 (5.66m x 4.50m)

The principal reception room has an original marble fireplace with decorative inset and grate with tiled hearth, traditional ceiling cornice, picture rail and dado rail, two radiators and additional access door giving access onto the conservatory. There are French doors with glazed sidelights which give access onto the rear terrace and gardens beyond.

DINING ROOM

8'10 x 14'7 (2.69m x 4.44m)

An elegant formal dining room which has as its focal point an original marble fireplace with decorative tiled insert and grate, ceiling cornice, picture rail, dado rail, two radiators and French doors with glazed sidelights which give access onto the rear terrace and gardens beyond.

PANTRY/STORAGE AREA

7'7 x 9'2 (2.31m x 2.79m)

Accessed from the dining room with panelled walls, radiator, shelving and internal access door to the Garden Apartment.

STUDY/SNUG

11'10 x 13'11 (3.61m x 4.24m)

A comfortable and traditional family space with a feature fireplace including cast iron inset and decorative tiling, dado rail, cornice, traditional access door to the conservatory, sash style window to the front, telephone point, TV point, radiator and open plan archway to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

23'10 x 13'11 (7.26m x 4.24m)

The kitchen area has been fitted with a comprehensive range of cream wall and base units including display cabinets and plate rack, complemented by granite work surfaces, a window seat and additional central island with circular sink unit and drainer, as well as a two ring electric hob, integrated dishwasher, sash style windows to the front. There is an exposed stone chimney breast with an inset Aga and walk-in shelved pantry from the breakfasting area.



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LAUNDRY

19'0 x 14'1 (5.79m x 4.29m)

A large utility area /laundry which is plumbed for an automatic washing machine, two radiators, extensive shelving, double glazed window and access door to the garage.

Accessed from both the kitchen and the main entrance hall is the rear lobby.

REAR LOBBY

With panelled walls, tiled floor and access to an under stairs cloaks cupboard, additional walk-in cloaks cupboard with a radiator, tiled floor and hanging space, as well as a cloakroom/wc.

CLOAKROOM/WC

With low level wc, pedestal wash hand basin, towel radiator, and panelled walls to dado rail height.

HALF LANDING

To the half landing there is a very attractive feature stained glass window providing natural light as well as access to a bathroom/wc.

BATHROOM/WC

9'0 x 7'8 (2.74m x 2.34m)

A traditional bathroom suite which includes a large free standing roll top bath, period wash hand basin, close coupled wc, extractor fan, radiator, panelled walls to dado rail height, tiled floor and leaded windows to two elevations.

FIRST FLOOR LANDING

With ceiling cornice, picture rail, radiator, and generous walk-in shelved storage cupboard.



BEDROOM ONE

15'6 x 14'7 (4.72m x 4.44m)

A traditional double bedroom including original feature fireplace with decorative cast iron and tiled inset, picture rail, cornice, TV point, two radiators and sash style window overlooking the garden with window seat.

ENSUITE SHOWER ROOM

6'7 x 7'5 (2.01m x 2.26m)

Comprising corner tiled shower cubicle, wash hand basin set into vanity unit with vanity mirror and storage, close coupled wc, chrome towel radiator, shaver point, tiled floor, ceiling cornice and window overlooking the rear.

BEDROOM TWO

14'0 x 14'7 (4.27m x 4.44m)

A lovely double bedroom which has sash style windows to both side and rear elevations. There is picture rail, cornice, original feature fireplace with tiled cast iron inset, radiator and TV point.

ENSUITE SHOWER ROOM

7'8 x 7'7 (2.34m x 2.31m)

Comprising large corner shower unit with electric shower, pedestal wash hand basin, low level wc, chrome towel radiator, tiled floor, tiled walls, shaver point and window.

BEDROOM THREE

13'11 x 11'10 (4.24m x 3.61m)

An attractive and generous double bedroom with original feature fireplace with cast iron and tiled inset, built-in wardrobes providing hanging space, picture rail, cornice, radiator, TV point and sash windows to two elevations.

ENSUITE BATHROOM

7'2 x 12'7 (2.18m x 3.84m)

Comprising panelled bath with shower over and screen, wash hand basin and wc set into vanity unit with granite display shelf



and vanity mirror. Traditional towel radiator, picture rail, cornice, extractor fan and window.

BEDROOM FOUR

12'6 x 13'11 (3.81m x 4.24m)

A double bedroom with sash style windows to two elevations, feature fireplace with cast iron and tiled inset, walk-in wardrobes providing hanging and shelving space, TV point, and radiator with cover/.

ENSUITE BATHROOM/WC

7'2 x 10'3 (2.18m x 3.12m)

Comprising panelled bath with shower over and screen, pedestal wash hand basin and wc set into vanity unit with granite work surface and vanity mirror, shaver point, tiled floor, feature fireplace with cast iron grate, picture rail, cornice, radiator, extractor fan and traditional towel radiator.

SECOND FLOOR LANDING

With a radiator, traditional roof light giving natural light.

BEDROOM FIVE

14'0 x 12'3 (4.26m x 3.73m) into dormer

With storage cupboard into the eaves, radiator, and sash style window overlooking the rear garden.

BEDROOM SIX

12'9 x 12'8 (3.89m x 3.86m)

Plus additional dressing area or snug

8'7 x 12'9 (2.62m x 3.89m)

A generous dormer style bedroom with traditional roof light, radiator, and additional dressing area which has a further radiator, TV point and two sash style windows overlooking the rear of the property.

BEDROOM SEVEN

11'9 x 16'8 (3.58m x 5.08m) Plus 6'2 x 7'2 (1.88m x 2.18m)

A generous dormer style bedroom with two radiators, TV point and two sash style dormer windows overlooking the rear gardens.

SHOWER ROOM

4'3 x 11'11 (1.29m x 3.63m)

Comprising tiled shower cubicle, wash hand basin set into vanity unit, extractor fan, chrome towel radiator and Velux style window.

DRESSING ROOM

Providing ample hanging space, radiator and sash style window to the front. Accessed from the dressing room is a separate WC.

WC

With close coupled wc, wall mounted wash hand basin, extractor fan and storage cupboard.

EXTERNALLY

A pillared entrance gives access to Fairfield House via a shared gravelled driveway which provides ample parking for several cars and leads to an adjacent attached garage.

DOUBLE GARAGE

With power, lighting and traditional folding access doors.

From the driveway access to the main entrance is via a Victorian conservatory, with an adjacent mature garden area giving access to the principal gardens to the rear of the property. The gardens have been landscaped to provide stunning traditional gardens set out over three levels, including a large stone terrace running the width of the property with dwarf hedging and access steps to the lower level, where there is an ornamental garden including water feature and finally two stunning generous lawned gardens with gravelled pathways, pond, feature bridge, a wealth of flowers and shrubs surrounded by mature trees giving a good deal of privacy and shelter.

In addition to the main ground floor accommodation there is Garden Apartment.

GARDEN APARTMENT

With an open plan living space accessed externally via French doors from a timber veranda on the main rear terrace.

The main living space has oak flooring throughout, beamed and vaulted ceiling, wall light fittings, two radiators, and TV point.

Fitted kitchen which includes a quality range of modern wall and base units with coordinating work surfaces and tiled splashbacks, incorporating displays, integrated electric hob and oven, integrated fridge, one and a half bowl stainless steel sink unit and drainer with mixer tap, wall light fittings and Velux style window to the roof space.

Separate tiled wetroom which includes wash hand basin with vanity unit, storage and mirror, close coupled wc, shaver point, chrome towel radiator, tiled floor and Velux style window to the roof space.

SERVICES

The property has mains electricity, water and drainage, and oil fired central heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

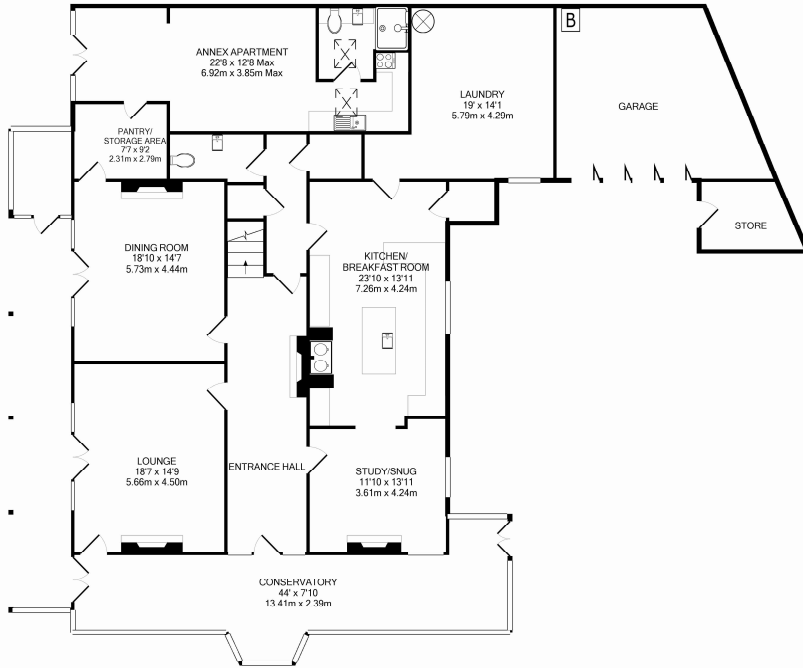
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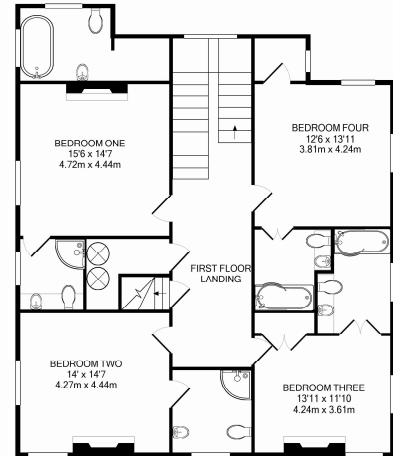
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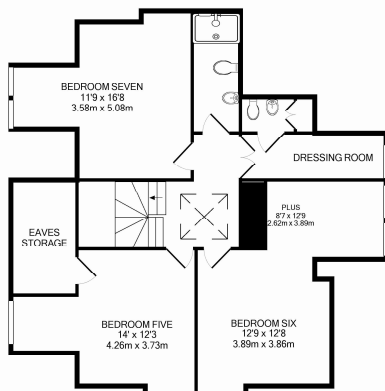


GROUND FLOOR



1ST FLOOR

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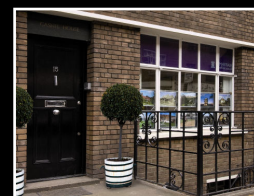
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ANNEX APARTMENT





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Price Guide: £895,000

