



## Station House

Station Road, Warkworth





## STATION HOUSE, STATION ROAD, WARKWORTH, MOREPETH, NORTHUMBERLAND, NE65 0YH

A fabulous opportunity to purchase this Grade II Listed home with a self-contained annex, set within the heart of the beautiful Northumbrian countryside, just 1 and a half miles from the much sought-after coastal village of Warkworth. Reputedly designed by the highly respected architect Benjamin Green, this historical home dates back to 1847 as the original Station house, and has retained all of the charm, both internally and externally, one would expect from a property of this age and style. This fabulous home offers generous accommodation of approximately 2,654 sq. ft across two levels and is a unique opportunity for those looking to purchase this superb renovation project, revitalising the original sympathetic conversion of this stunning period home.

The property is approached to the front via a private gravelled driveway providing parking for several cars | The front entrance is approached by a stone staircase to an arched and glazed entrance door | The entrance vestibule has a quarry tiled floor and exposed stone walling | Stone pillared double doors lead through to the lounge. A spacious and characterful reception space, enjoying excellent natural light via a large bay window to the rear. The focal point to the room is an inglenook style stone fireplace with wood burning stove | Lovely dining room, currently utilised as a music room which has cast iron period fireplace with tiled hearth and open grate | A large arched panelled door leads out to the original covered platform area with exposed stone features and original beams. A versatile further reception space ideal as a garden room from which to enjoy the evening sun | Hallway with large pantry/storage cupboard | Large kitchen/breakfast room fitted in a farmhouse style including oak units with granite work surfaces. The Aga is inset to a stone recess and there is an integrated fridge/freezer | Utility room with coordinating units which is plumbed for dishwasher and washing machine | Rear lobby with external door to the side garden and access to; Ground floor bathroom which would require updating and modernisation | Stairs from the main hallway gives access to the first floor | Landing with large linen cupboard | Bedroom 1 is a charming double bedroom with large bay window to the rear and original feature fireplace | Bedroom 2 is a spacious double bedroom to the rear elevation with views across the train line over open countryside | Beautiful tiled family bathroom, designed to be in keeping with the age of the property including free standing art deco style bath and separate large shower cubicle | 3rd double bedroom to the front elevation with original feature fireplace | Bedroom 4 is a pleasant double bedroom with original feature fireplace | Accessed from the lounge is a self-contained annex which has external private access from the side garden, converted to provide a self-contained cottage offering a charming double bedroom with stone inglenook. The original platform door gives access to an en suite shower room/wc which has original stone features and exposed beams | Characterful lounge, including fabulous original stone fireplace incorporating wood burning stove with slate hearth | Modern fitted kitchen with integrated appliances including electric oven and hob, fridge freezer and plumbing for dishwasher | Externally - Arched gravelled driveway with central lawn. To the left of the main entrance is a large external store beneath the property | To the right is an enclosed side courtyard garden with additional storage outbuilding | The main garden area is to the left of the main house which is laid to lawn with stone walled boundary and includes rockeries, small pond and steps to a further raised garden area.

Services: Mains Electric & Water | Private Drainage | Oil Fired Central Heating | Grade II Listed | Tenure: Freehold | Council Tax: Band D

Offers Over £400,000





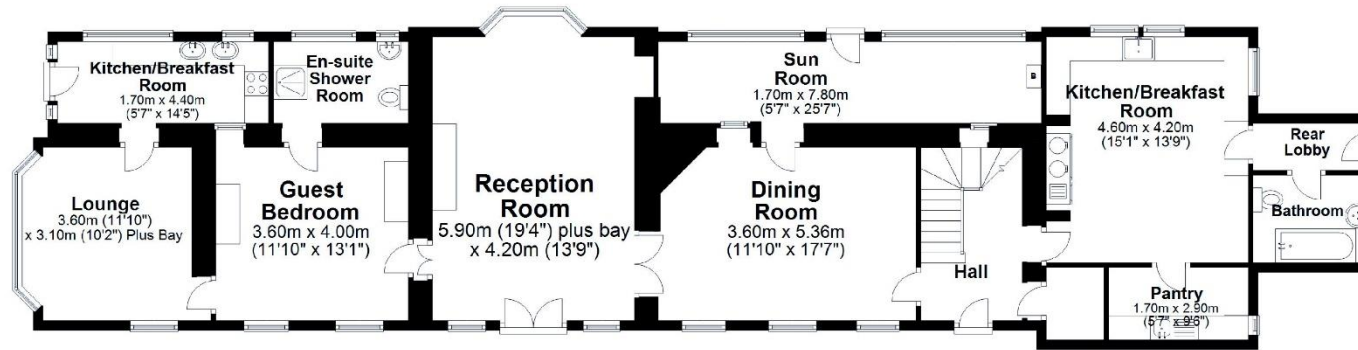






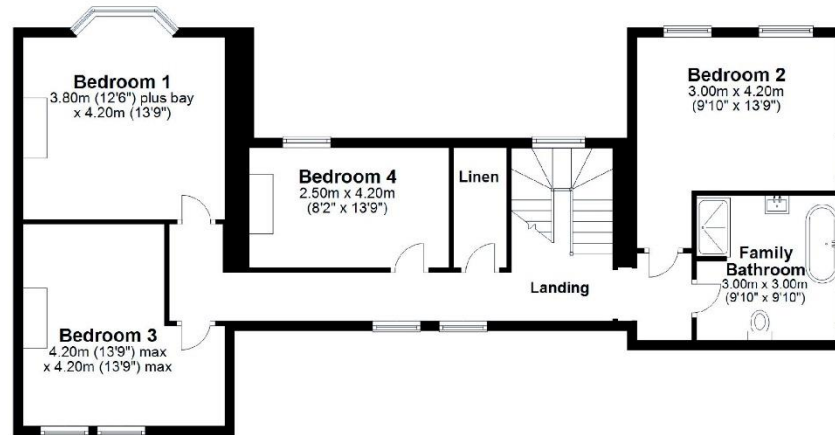
**Ground Floor**

Approx. 154.6 sq. metres (1664.2 sq. feet)



**First Floor**

Approx. 92.0 sq. metres (990.6 sq. feet)



Total area: approx. 246.6 sq. metres (2654.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

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