



**Gate House**  
32 Watershaugh Road  
Warkworth



# Gate House, 32 Watershaugh Road, Warkworth, Morpeth, Northumberland, NE65 0TX

A unique opportunity to purchase this beautifully presented, stone built detached home, occupying a generous garden site of approximately 1/4 acre on Watershaugh Road in the much sought after historic coastal village of Warkworth. The property was individually designed and constructed by the current owner in 2018, offering spacious living accommodation in excess of 2,500 sq. ft, finished to a lovely standard internally, with the added benefits of driveway parking for several cars and integrated double garage, whilst enjoying lovely views from the rear over the adjoining open countryside.

Entrance hall which has Amtico flooring, understair cloaks and oak staircase with glass balustrade to the first floor | Large lounge to front which has as its focal point, brick inset fireplug with timber mantle and wood burning stove, whilst enjoying lovely natural light via windows to two elevations | Extending across the rear of the property, is a fabulous open plan kitchen/dining room with snug. The kitchen has been fitted in a modern style with grey high gloss units and complimentary oak work surfaces, which extends to a central island. The kitchen offers integrated fridge, freezer and dishwasher with Rangemaster electric stove style oven and co-ordinating extractor hood. Generous dining area with ample space for table and chairs which extends to the snug, with French doors set to a glazed bay onto the rear gardens | Utility room, which in turn gives access to the lobby, including side access door, door to garage and access to the ground floor WC | To the first floor, is a galleried landing including glass balustrade giving access to; | Master bedroom which has walk in wardrobe and French doors onto a roof top balcony with glass balustrade | Ensuite bathrooom/wc incorporating double ended bath and separate shower | Second double bedroom with ensuite shower room/wc | Third large double bedroom which has lovely natural light from two elevations | Fourth double bedroom with ensuite wc and built in wardrobe. | Externally, Gate House is approached to the front via double timber access gates, leading onto a gravelled driveway and parking for several cars, which in turn gives access to a double integral garage with electric roller door. The gardens to the front are lawned with rockery and borders, and side access gates lead to a large lawned rear garden with patio and raised beds. There is a fully insulated summerhouse and storage with power and lighting.

Services: Mains Electric, Gas, Water & Drainage | Tenure: Freehold | Council Tax: Band F | EPC: C



Guide Price £750,000

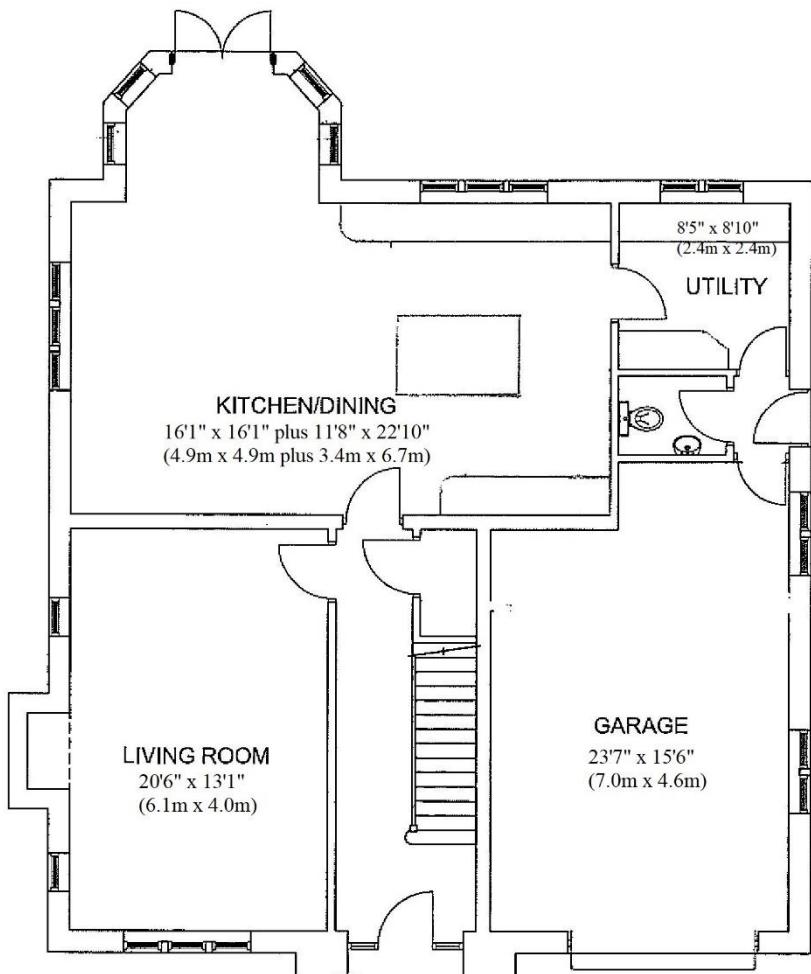




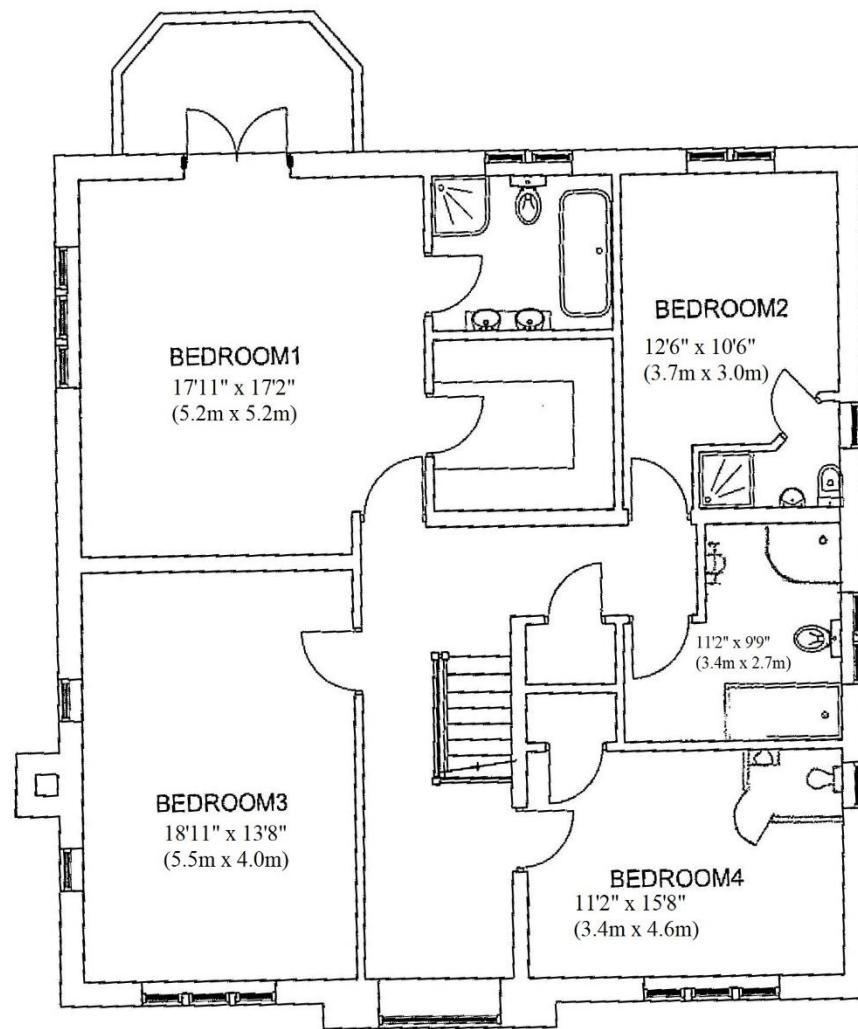








GROUND FLOOR PLAN



FIRST FLOOR PLAN





All enquiries to our Alnwick Office | 35 Bondgate Without, Alnwick, Northumberland NE66 1PR

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