



# THE OLD SCHOOL

The Butts | Warkworth | Northumberland





SANDERSON  
YOUNG

## The Old School

The Butts | Warkworth | Northumberland | NE65 0SP

A fantastic 'Lifestyle', dream home and business opportunity in the historic village of Warkworth, with a prime position overlooking the River Coquet Estuary

**Guide Price: £950,000**

*Warkworth Beach 0.7 miles, Amble 2 miles, Alnmouth 4 miles,  
Alnmouth Railway Station 3.6 miles, Alnwick station 6.9 miles, Alnwick 7.2 miles,  
Morpeth 15.8 miles, Newcastle International Airport 30.3 miles (all distances are approximate)*

- Unique opportunity for a main or second home/business
- River Moorings and private Fishing Rights
- Minutes walk from superb cafes, pubs/restaurants, shops & Gallery
- Excellent direct train links to Newcastle, London & Edinburgh

**Sanderson Young Alnwick Office**

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# DESCRIPTION

The stunning Grade II listed stone conversion is perfect as a main or second home, as well as a successful commercial holiday let/Airbnb, with the potential division of the main School Hall from the western self contained wing of the property, private and sheltered sunny garden, stone terraces, 3 car driveway parking. Regular sightings of seals, herons, deer and birds from the house.

The Old School, circa 1825, is a fabulous stone conversion in the heart of this beautiful coastal village, retaining many original features including the school Bell tower, original school front door with stone arched entrance and original school hall with full height ceiling and beams - with many additional special design and architectural features; an impressive central mezzanine walkway running the full length of the hall, and bespoke ironwork to the side gates, designed by the Master Blacksmith used in the gates in Hulne Park and The Alnwick Garden, commissioned by the Duchess of Northumberland.

The current family home is ideally placed for both leisure pursuits and work, being only 5 minutes drive from the attractive Amble Marina, three excellent links Golf Courses at Warkworth, Alnmouth village and Foxton Hall, and the Main Line railway station at Alnmouth, with direct regular services to London Kings Cross, Edinburgh Waverley and Newcastle Central Station.

The village has an active Cricket Club, located adjacent to Warkworth Castle, and the River Coquet is popular for a number of water activities including kayaking and paddleboarding and boating.

History is both encompassed in the School House and Warkworth village, with a number of historic landmarks only minutes from the house - the imposing Warkworth Castle, St Lawrence Church and the Old Bridge dating back to the 12th - 14th Century, and along the stunning Mill Walk the Hermitage, and English Heritage site accessed via a rowing boat from the southerly side of the River Coquet.











Ground floor - Vestibule | Reception hallway | Impressive and versatile 21ft ground floor bedroom, currently used as a sitting room with excellent natural light from the full height glazed windows and doors overlooking the stone terrace & gardens | Utility/boot room | Laundry/WC | Open plan family living space - a conversion from the original School Hall, with original stone and brick fireplace housing a gas log burner, open full height ceiling with mezzanine walkway connecting the first floor bedroom and bathroom | The 20ft Family room offers great versatility as a self contained holiday let, with a connecting family kitchen and useful study area | Fitted kitchen with a range of cabinets, and integrated hob, oven and fridge/freezer | Ground floor bedroom overlooking the gardens to the river.

First floor - First floor landing with an open storage area | Principal bedroom suite with separate staircase, en-suite, fitted wardrobes and feature double aspect and full height windows giving stunning elevated views over the gardens and river.

Mezzanine gallery walkway linking the first floor bedroom and bathroom with built in storage | Family bathroom/wc.

Externally - Private stone terrace and gardens, ideal for Al Fresco dining and enjoying the river views | Fishing rights and steps down to a small beach area and moorings | Driveway parking for 3 cars and secure gated entrance to the side.

Warkworth village offers a range of local amenities, with a number of independent shops, cafes/restaurants, pubs and hotels, Village shop/post office and Paris trained chocolatier, Art Gallery and Warkworth village First School, with schooling for all ages in both Amble and Alnwick.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | Grade II Listed



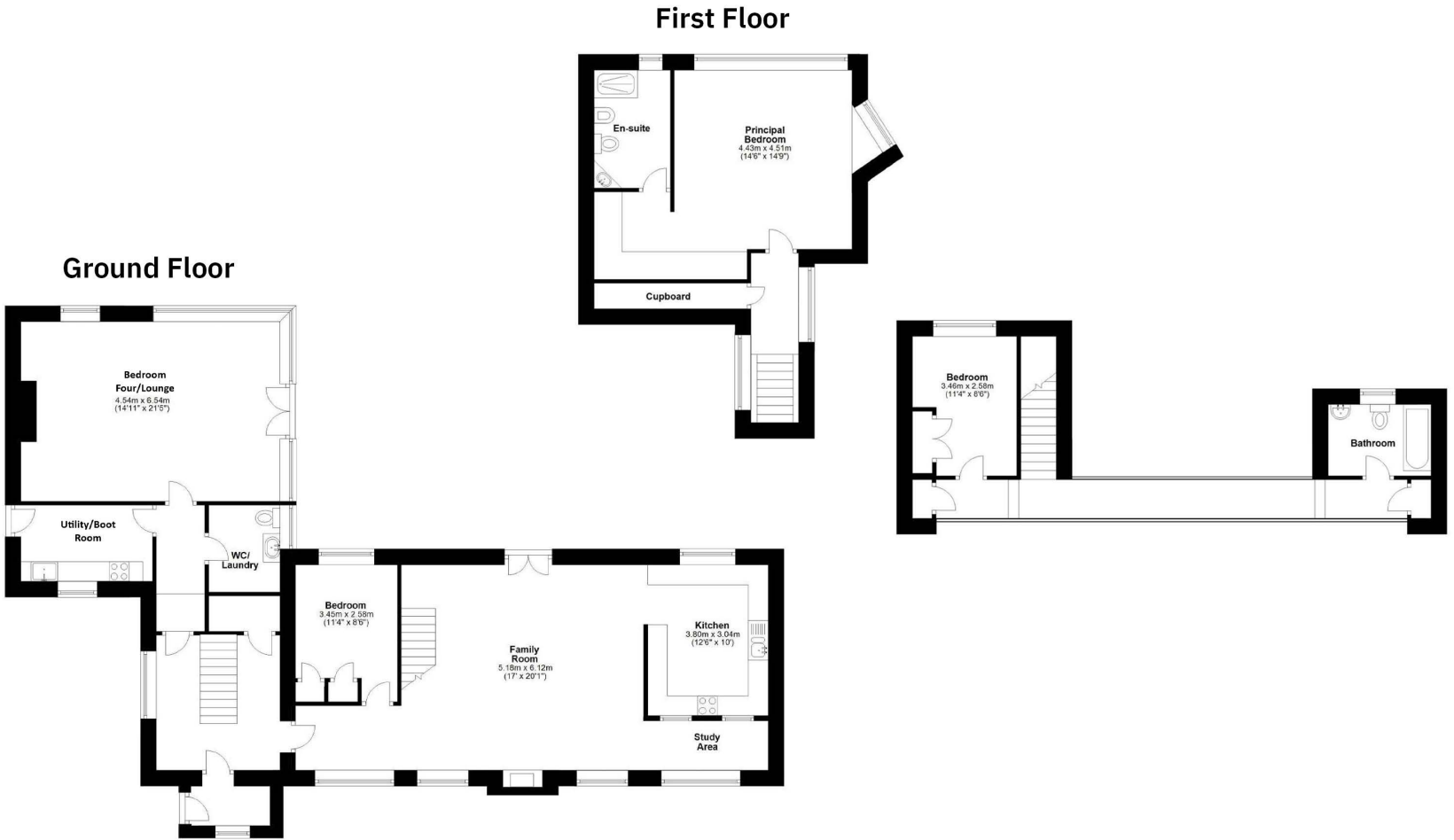






FLOORPLANS

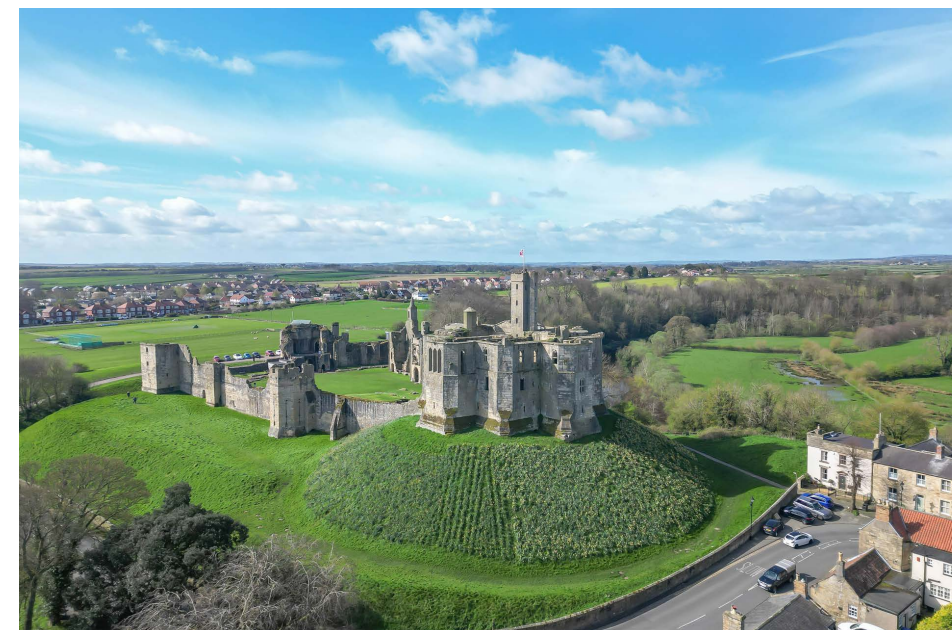
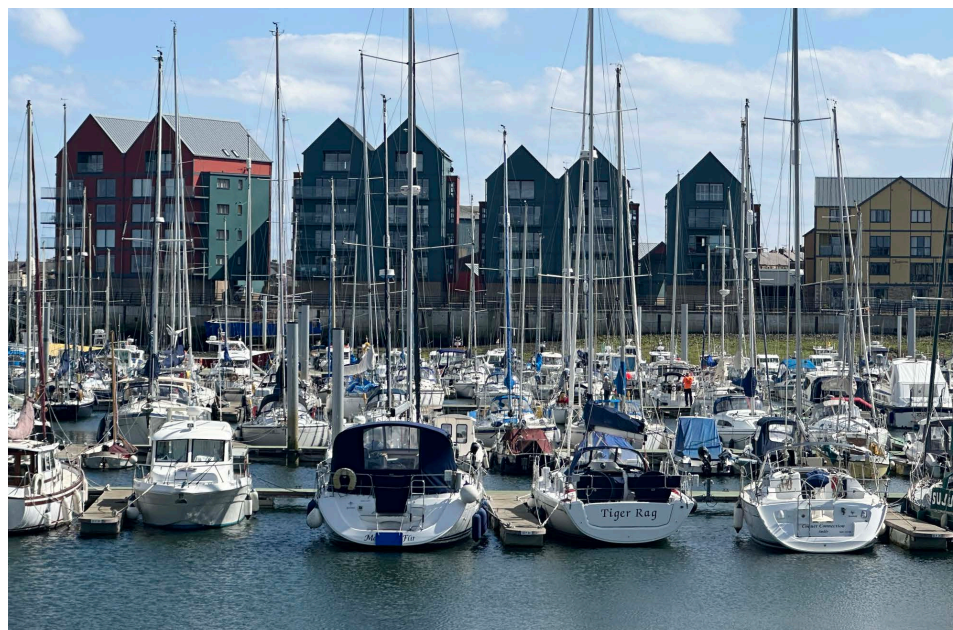
The Old School, The Butts, Warkworth, Northumberland



Total area: approx. 195.2 sq. metres (2100.6 sq. feet)











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