



Birling Cottage

Birling, Warkworth



SANDERSON
YOUNG





Birling Cottage
Birling, Warkworth, Morpeth,
Northumberland, NE65 0XS

Impressive and versatile six bedroom, detached cottage occupying an approx. 0.56 acre garden site close to the beach and Warkworth Village - the superb family home is only minutes from the village and beach, with views from the first floor over the large private gardens to the sea and coast, useful timber stores/sheds and a courtyard parking area for several cars. NO UPWARD CHAIN

The original Birling Cottage has been substantially extended, to create the opportunity for two separate wings, ideal for those buyers seeking two connected dwellings either for multi generational living, business use or for commercial holiday letting/income stream. The house, deceptively spacious with over 3000 sq. ft of accommodation, has large private gardens, a long gated driveway and generous courtyard parking for several cars. Many traditional and original features have been retained including; beams to the ceilings, stone inglenook fireplace in the sitting room, exposed stone to the walls, and vaulted beamed ceilings to the bedrooms.

Price Guide:

Guide Price £895,000









Ground floor - Vestibule and hallway | Generous Reception hallway | Sitting room with views over the front garden | Formal dining room | Living room French door connecting to the family kitchen/breakfast room | Magnificent kitchen/breakfast room with excellent natural light from the full height vaulted ceiling and picture windows - the kitchen has a range of cabinets with integrated appliances that include; oven, hob & extractor, dishwasher, and fridge/freezer | Utility room and rear lobby | Second galley style kitchen | Front entrance hallway with stairs to the first floor. Master bedroom with French doors to the rear terrace and courtyard | Ensuite shower/WC | Ground floor guest bedroom with access to a Jack and Jill Shower room and separate WC | Third ground floor bedroom | Family bathroom/WC.

First floor - First floor landing | Two spacious double bedrooms with exposed beams | Single bedroom | Bathroom/WC

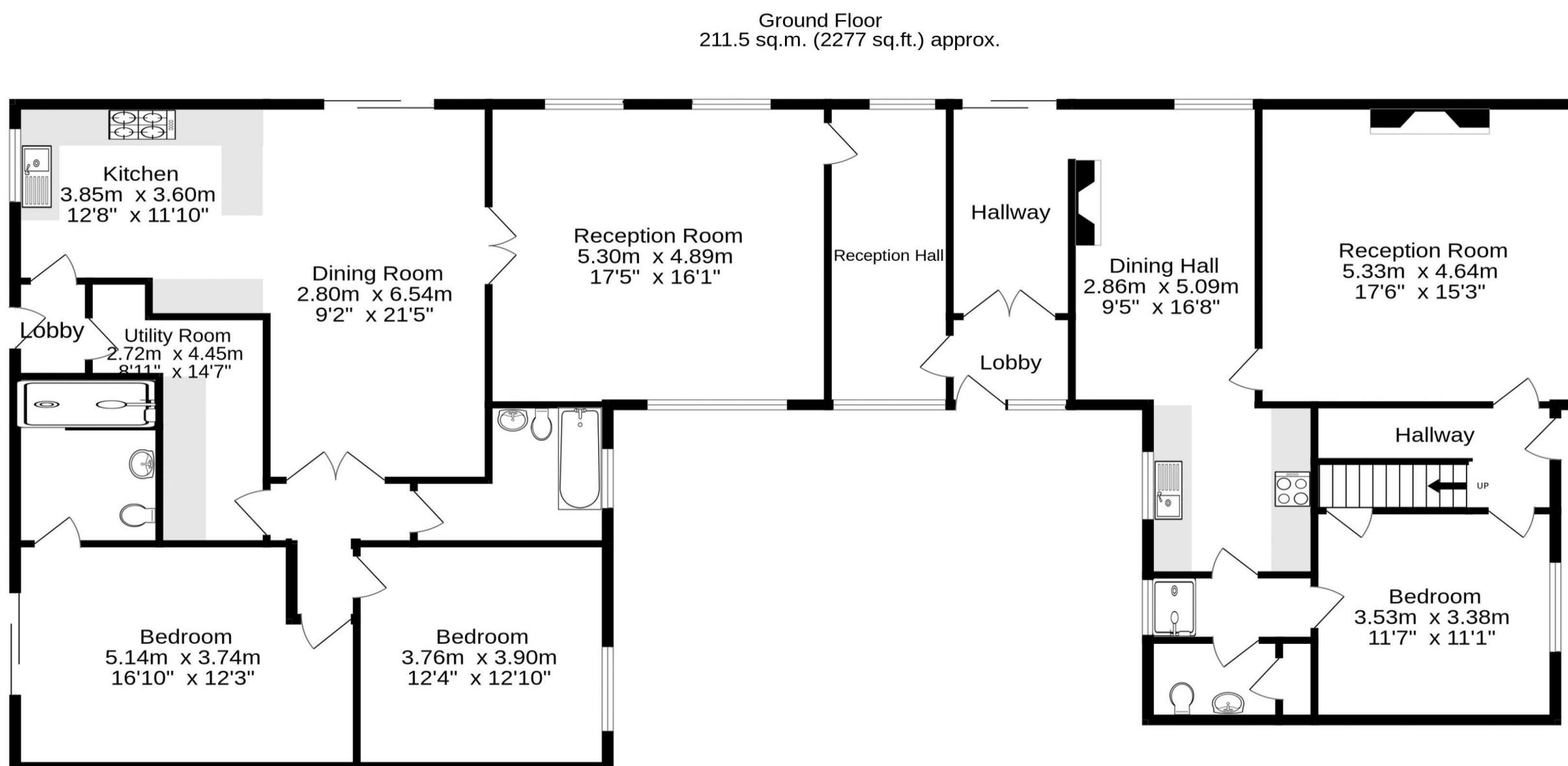


Lizzie Beattie
01665 600 170
lizzie.beattie@sandersonyoung.co.uk

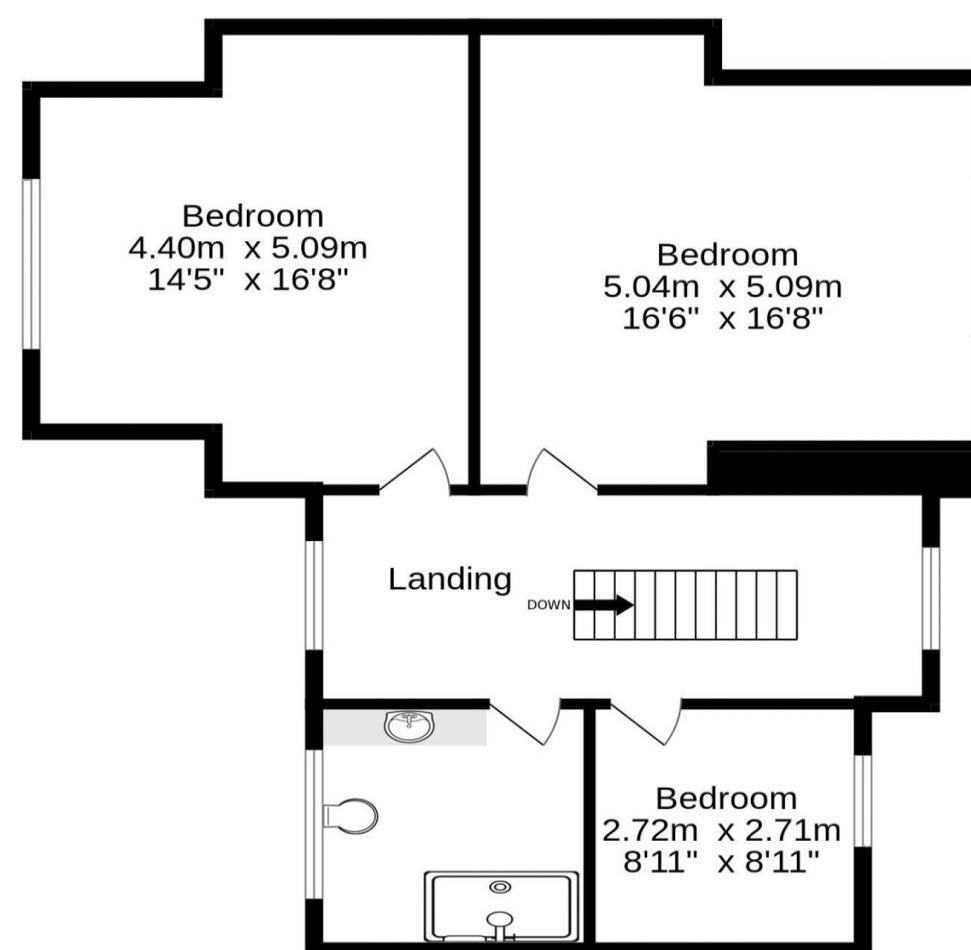








1st Floor
72.4 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA : 283.9 sq.m. (3056 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally - The property has well maintained, landscaped gardens with an attractive tiered garden to the front, lawned with a stone retaining wall and rockery | The rear garden has an extensive lawn with a timber fence to the boundary, with a gated driveway from the rear lane leading to a large courtyard parking area.

AGENTS NOTE - the vendors currently pay an annual charge of £360 to the Northumberland Estates for use of the driveway.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating & Oil Central Heating | **Tenure:** Freehold | **Council Tax:** Band G | **EPC:** E



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