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THE LARGEST NORTH EAST HYBRID ESTATE AGENCY
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SELLING & LETTING ACROSS THE REGION

Woodcroft, Morwick Road, Warkworth

****SUPERB PERIOD DETACHED PROPERTY in prestigious location with MAGNIFICENT CASTLE & NORTH SEA VIEWS and a development opportunity with FULL PLANNING PERMISSION FOR AN ADDITIONAL PROPERTY****

Woodcroft is a magnificent example of an individually designed 1920s property in a prime location in the prestigious and very pretty village of Warkworth. The property enjoys magnificent views of Warkworth Castle & the North sea both from the gardens, conservatory, kitchen and some of the first floor bedrooms. Warkworth village with its shopping facilities, popular pubs and riverside walks is a pleasant stroll or just two minutes away by car.

Another prime feature of this property is the full planning permission obtained by our clients for the erection of a three bed detached house in the grounds of Woodcroft. This development would involve removing the current outbuildings and garage, adding a new garage to Woodcroft and using the garden and area to the west for the new property.

Depending on the final building design and cost we estimate that a gross profit in the region of c£100,000 could be achieved should a prospective buyer exercise the planning permission. Plans are available for inspection and interested parties must undertake their own due diligence regarding cost and profit calculations. Woodcroft is finished in the classic white rendered wall and red roof style of the period and internally the property is wonderfully designed and proportioned with a beautiful and spacious conservatory extension offering magnificent Warkworth Castle views.

Entrance to the property is off Morwick Road into an extensive gravel driveway currently providing parking for numerous vehicles. There are gardens with mature trees and shrubs to both sides of the drive and a garage and outbuildings to the side of the property. Internally the classic period style of Woodcroft continues. The bright and inviting hall has an open staircase with panel doors off into the living room, second reception room, kitchen & cloakroom/W.C. The spacious and light living room features a wonderful brick fireplace, coved ceiling and dual aspect windows with the second reception room also having a feature fireplace and a coved ceiling with light flooding in from a window and French doors which lead out into the conservatory. The double glazed UPVC conservatory is in a raised position giving views not only to the castle & North Sea but across the gardens and open fields to the north. The conservatory is a splendid extension to the living space of Woodcroft and our clients have easily accommodated a six place dining table and a four piece cane furniture set into the floor area. Solid wood wall and floor units feature in the kitchen which has room for a breakfast area and again benefits from dual aspect windows and views across to Warkworth Castle, open fields & the North sea. Our clients had considered extending the kitchen and there is ample space to do this subject to the necessary permissions. From the hall a fine period staircase leads to the first floor landing, three double bedrooms and family bathroom. The Master bedroom is beautifully decorated in pastel shades and the angled ceiling adds to the ambience of this room. A walk in wardrobe and en suite also feature. There are two further bedrooms both with fitted wardrobes and views across to the castle & North sea. The half tiled family bathroom has a classic white suite, heated towel rail and a wash basin set in a mirrored alcove.

Externally Woodcroft has delightful well kept garden and patio areas to all elevations with a greenhouse and pond also featuring. The property would still retain the main gardens and the castle & sea views if the additional property was added.

We believe this is an outstanding opportunity to purchase a fine period property in a prime location with the additional benefit of a potential profit from exercising the planning permission obtained for the erection of a three bed property.

Offers in the region of £495,000

EPC Rating F





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



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