



Grange House
Sturton Grange Steading Warkworth, Morpeth

An attractive stone built family home in a small rural steading. Rural charm within reach of the coast.

A semi-detached stone-built property forming part of a Grade II listed 18th-century range of converted outbuildings in a former farm steading. It now offers a delightful family and entertainment space, with potential for use as a high-quality holiday let. The property is located near local village amenities and surrounded by stunning countryside



1 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



OUTSIDE



FRONT AND REAR GARDEN



FREEHOLD



RURAL



1,571 SQ FT



**GUIDE PRICE
£500,000**



The property

One of only nine properties on an exclusive former farm steading, Grange House is an attractive stone-built home offering light-filled flexible accommodation arranged predominantly over a single floor. It is ideal for use as a main family home or as a second rural home or holiday let. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with useful storage and a door to the rear courtyard garden. The main sitting room has a wooden covered floor and a contemporary inset feature fireplace, full-height glazing and glazed doors to both front and rear. A modern kitchen has a good range of wall and base units, modern integrated appliances, space for a dining table and a useful adjoining fitted utility room. The ground floor accommodation is completed by a bedroom wing providing a modern fully-tiled family bathroom and two double bedrooms, both double-height and with built-in storage.

Stairs rise from the reception hall to the first floor principal bedroom which benefits from built-in storage and a contemporary fully-tiled en suite shower room.

Outside

Having plenty of kerb appeal, Grange House is approached through wooden gates set into a traditional stone wall boundary over a large gravelled forecourt, providing ample private parking, all bordered by areas of level lawn and a front aspect terrace. To the rear, the property benefits from an enclosed walled courtyard garden with a large decked terrace area edged by gravel, ideal for entertaining and relaxing in equal measure.









Location

Sturton Grange itself is in a beautiful rural spot from which one can enjoy country walks and bike rides. The nearby historic village of Warkworth, encircled by a loop of the River Coquet, offers a good range of amenities including artisan shops, public houses, restaurants and primary schooling together with the remains of an eponymous castle, featured in Shakespeare's Henry IV.

The fishing village of Amble is also close and has various independent shops, bars and restaurants whilst it also hosts a large Morrison's supermarket and petrol filling stations.

Nearby Alnmouth, named one of the "best places to live by the sea" by The Times in July 2017, provides village shopping, public houses, restaurants, gift shops, a village hall and village golf club.

The historic market town of Alnwick offers a wider range of amenities including shops, supermarkets, public houses, restaurants, schooling, hospital, GP and

dentist surgeries and leisure facilities. Not to mention the world-famous tourist attractions of mediaeval Alnwick Castle, Alnwick Garden and Barter Books. The A1 trunk road (3.2 miles) offers excellent links north to Berwick and Scotland and south to Morpeth and Newcastle, while Alnmouth station offers regular services to Newcastle, York, Edinburgh and London being on the East Coast Mainline.

The area offers a wide range of state primary and secondary schooling with independent schools available in Newcastle upon Tyne, including Newcastle School for Boys, Westfield, Newcastle High School for Girls, Dame Allan's Schools and Royal Grammar School.



Distances

- Warkworth 3.1 miles
- Alnmouth 5.0 miles
- Alnwick 7.7 miles
- Morpeth 17.0 miles
- Newcastle upon Tyne 32.7 miles
- Newcastle International Airport 32.3 miles

Nearby Stations

- Alnmouth
- Acklington

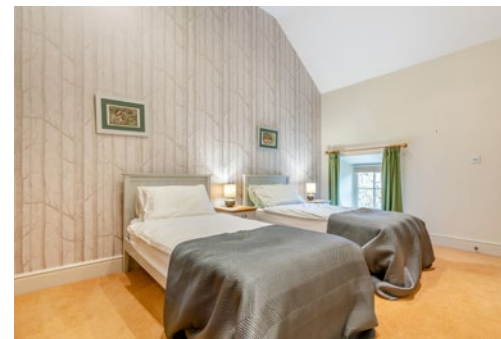
Key Locations

- River Coquet
- Druridge Bay
- Warkworth Castle
- Amble Dunes
- Northumberland Heritage Coast
- Northumberland National Park
- Alnwick Castle
- Alnwick Garden

- Barter Books

Nearby Schools

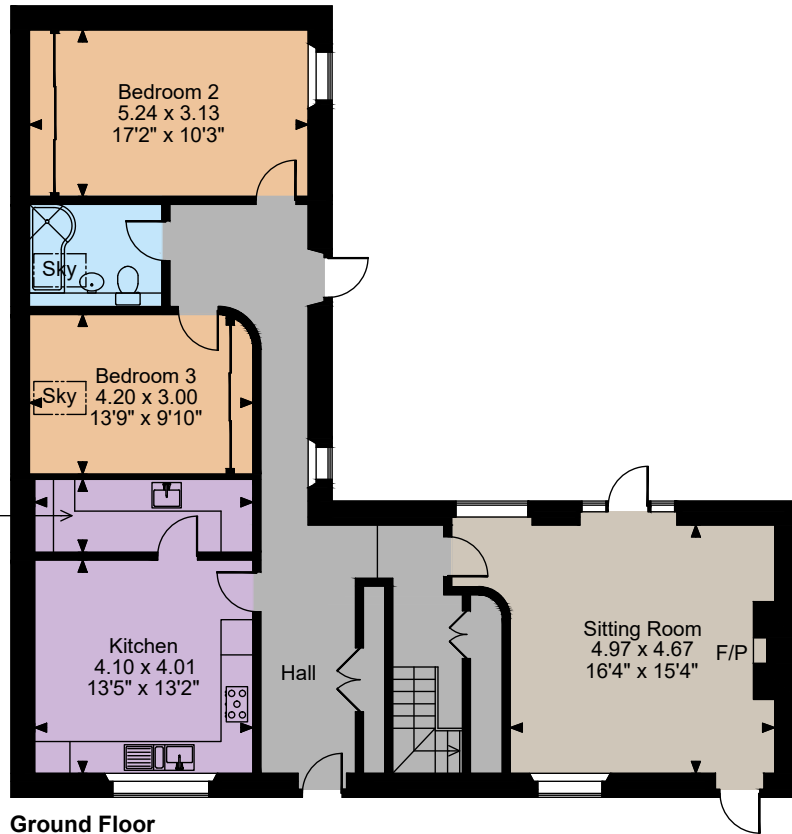
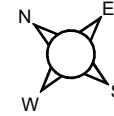
- Shilbottle Primary School
- NCEA Warkworth CofE Primary School
- Amble Links Primary School
- Swarland Primary School
- The Duchess's Community High School
- St. Paul's Catholic Primary School, Alnwick
- Broomhill Primary School
- Swansfield Park Primary School
- James Calvert Spence College
- Felton CofE Primary School
- King Edwin Primary School



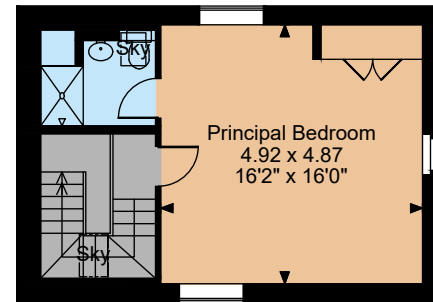
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Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 1,571 sq ft (146 sq m)
Total internal area 1,571 sq ft (146 sq m)
For identification purposes only.

Directions

Sat Nav Postcode: NE65 0YF

what3words: ///miles.tadpole.occupiers

General

Local Authority: Northumberland County Council

Services: Mains Water. Mains Electricity. LPG Supply. Waste Water Treatment Plant. A Management charge is levied to cover the communal charges such as grounds maintenance and the waste water plant. The charge can fluctuate and was £792 for 2024.

Broadband: Full Fibre (Source: openreach)

Council Tax: Band E

EPC Rating: D

Wayleaves and easements :he property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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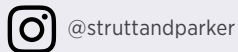
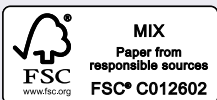
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