STURTON GRANGE FARMHOUSE
WARKWORTH, NORTHUMBERLAND, NE65 0YB

A VERY PRETTY AND SPACIOUS GRADE II LISTED NORTHUMBRIAN FARMHOUSE
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Situation
Sturton Grange Farmhouse is ideally situated in a particularly pretty area of open countryside only 3 miles from the very popular village of Warkworth and 4 miles from the coast at Amble.

The original farm buildings have been developed into a small and exclusive group of houses but the farmhouse sits on its own in an elevated position surrounded by open fields and woodland.

Warkworth, which lies in a loop of the River Coquet, has all the local amenities as well as many Inns, upmarket shops and galleries, gift shops and tea rooms. The inviting medieval market town of Alnwick offers a wider range of amenities including supermarkets, specialist shops, restaurants, leisure centre, cinema/theatre and the well-known Castle and Gardens. Alnmouth railway station is on the main line and offers regular services to Newcastle, Edinburgh and London. Newcastle upon Tyne with an international airport lies approximately 32 miles to the south. It is a vibrant centre of art and culture with the renowned Sage concert venue, theatres and art galleries including the Baltic.

North Northumberland is arguably one of the most beautiful and unspoilt corners of England and recognised as an area of outstanding natural beauty. As well as glorious scenery and the heritage coastline the area has a huge amount to offer in the way of lifestyle and culture. The magnificent east coast provides a mixture of sandy beaches, historic castles and the world class bird sanctuary of the Farne Islands. The rugged beauty of the Cheviot Hills and renowned River Tweed form a picturesque border with Scotland as well as offering wide open spaces within the National Park. Warkworth has a links golf course and there are several other links and inland courses nearby including Alnmouth, Alnwick and Morpeth.

Description
Sturton Grange is a pretty Grade II listed house built in the late 18th century predominantly of brick with cut sandstone plinth and dressings with a pitched and slate clad roof. The house would benefit from refurbishment throughout.
The house faces south with spacious accommodation over two floors which in principal comprises:

Ground Floor - Hall, sitting room, dining room, study, cloakroom with WC and shower, kitchen, back hall, utility room and larder.

First Floor - Four good double bedrooms, a single bedroom and bathroom.

Flat - bedroom, sitting room, kitchen area and bathroom. Separate access.

To the rear is a small courtyard created by a range of single storey, mainly stone built, outbuildings which include garaging, stores and stables.

The house can be approached from the front over a gravel sweep or from within the courtyard.

There is a further stone building to the rear also fitted out for stabling as well as a small open barn suitable for hay storage.

The house is set in a large area of garden ground with a partially walled garden on the west side and a lovely area of amenity woodland through which runs the Grange Burn.

A paddock of about 0.5 of an acre is also included with the possibility of further land being made available by separate negotiation.

Tenure
Freehold.

Services
Mains electricity. Private water. Private drainage to septic tank. Oil fired central heating.

Local authority
Northumberland County Council, Morpeth.
Tel: 0345 600 6400.

Council tax
Band H.

Rights of way
A right of access is reserved in favour of Sturton Grange over the new access road which runs behind the new development.

Listed Buildings
The farmhouse, stables and walled garden are all listed Grade II.

Viewing
Strictly by appointment with the selling agents Savills on 01668 280806.

Fixtures and fitting
Fitted carpets are included in the sale.

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Total area: approx. 414 sq. metres (4456.2 sq. feet)
Not to scale. For identification only

The plan is published for convenience only. Although thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract.