

# Old Helsay Cottage, Old Helsay, Warkworth, Northumberland NE65 0SN



Offers Over £825,000

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## ACCOMMODATION IN BRIEF

Entrance Hall | Kitchen/Breakfast Room | Pantry | Lounge | Sitting Room | Garden Room | Office | Laundry Room | Three Double Bedrooms

Bathroom | En-Suite Shower Room | Oil Central Heating | Double Glazing

## Externally

Ample Off Road Parking | Garage | Large Gardens

## Approximate Mileages

Alnwick 20 miles | Berwick 35 miles | Newcastle 33 miles | Edinburgh 92 miles

**Offers Over £825,000**



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A once in a lifetime opportunity to buy this stunning detached stone built traditional cottage, which was originally built in 1873 and has since been extended in 2006, 2017 and 2022. The current owner has painstakingly renovated, upgraded and extended Old Helsay Cottage, with top quality fixtures and fittings, which has ensured that the character and charm has been retained. The cottage has all the original features and character, with beamed ceilings, oak and sandstone flooring, oak window sills, solid oak doors, deep skirting boards and inglenook fireplaces.

The cottage has a wonderful position with unrivalled open views over the Coquet river, the medieval Warkworth castle, the village and surrounding countryside.

The beautifully presented interior has a lounge with a large inglenook fireplace with stove and a beamed ceiling, a farmhouse style traditional kitchen with freestanding pine dressers, a range and a pantry. In 2017 the owner extended the cottage to create a magnificent open plan split level extension, which has a large vaulted ceiling with a garden room on the lower level, a sitting room on the ground floor with a large sandstone inglenook fireplace with a stove and a gallery above which is currently being used as an office. The extension takes advantage of the views. The cottage has a useful laundry room and family bathroom. The owner has recently extended the property to create a stunning main bedroom with a vaulted ceiling and original arched opening with a French door. As part of the extension is a large en-suite bathroom with a top quality four-piece suite featuring a roll top bath. There are two further generous double bedrooms.

Stunning landscaped gardens and grounds to the side and rear of the cottage which include a large raised sandstone patio to take advantage of the views, terraced flowerbeds and shrubberies, a greenhouse and secluded sitting areas with pergolas. There is a garage and log store. Double glazing and oil central heating.

Must be viewed internally to be fully appreciated.

The village of Warkworth borders the River Coquet and is dominated by the magnificent Warkworth Castle. The village has a population of around 1,600 which is well equipped with artisan shops, restaurants, cafés and welcoming public houses. The village has a 14th century chapel which is hewn from the rock face. Once the home of monks who prayed for the souls of the Dukes of Northumberland, today you might catch sight of seals and otters swimming up to this curious cave-like chapel. Warkworth has an excellent golf course and a spectacular sandy beach overlooking the RSPB reserve of Coquet Island.

The nearest town is Alnwick some 7 miles away, where there is more varied shopping and the nearest railway is at Alnmouth, some 4 miles away, which is on the east coast mainline. The nearest airport is in Newcastle 29 miles away.

## **PROPERTY DESCRIPTION**

### **Entrance Hall: 7'2 x 3'3 (2.18m x 0.99m)**

A solid oak door giving access to the entrance hall, which has sandstone flooring, a central heating radiator and a stable door to the kitchen.

### **Kitchen/Breakfast Room: 22'3 x 15'1 (6.78m x 4.60m)**

A stunning traditional kitchen which is beautifully equipped with freestanding pine dressers offering ample storage. The kitchen has a beamed ceiling and sandstone flooring giving it tremendous character. Leisure electric range cooker with a cooker hood above. One and a half bowl white ceramic sink and drainer, a window to the side and rear along with two light tunnels. Central heating radiator and ten power points.

### **Pantry: 7'8 x 4'8 (2.34m x 1.42m)**

Offering space for a freezer with storage space above. Cloaks hanging area and six power points.

### **Lounge: 15'4 x 16'8 (4.67m x 5.08m)**

A beautifully presented reception room with solid oak flooring, an oak beamed ceiling and an attractive sandstone inglenook fireplace with oak beam and multi-fuel stove. Built-in pine display cabinet to the side of the fireplace with concealed lighting. Window to the front and a light tunnel. Two central heating radiators, a television point and ten power points. Partially glazed door to the stairs down to the sitting room.

## **Open Plan Sitting Room/Gallery/Garden Room**

### **Sitting Room: 14'2 x 12'7 (4.32m x 3.84m)**

A stunning reception room with a vaulted ceiling and an attractive sandstone fireplace with a log burning stove. Log store to the side of the fireplace. Solid oak flooring and two windows to the rear. Partially glazed entrance door to the front of the cottage. Cloaks hanging area, three walls lights and ceiling lighting. Eight power points. Oak staircase to the upper gallery and the garden room.

### **Upper Gallery: 12' x 10' (3.66m x 3.05m)**

Currently being used as an office, however, this area has a multifunctional use. The gallery overlooks the sitting room and has a vaulted ceiling with a Velux window to the front and rear and a window to the side with stunning open views. Solid oak flooring, a central heating radiator and six power points.

### **Garden Room: 9'2 x 12'7 (2.79m x 3.84m)**

With a window to the front and rear and two windows to the side of the cottage, with open views of the surrounding countryside and Warkworth Castle. The garden room has oak flooring, an electric stove sitting on a marble hearth and a central heating radiator. Three wall lights and eight power points.





**Internal Hall: 3'1 x 22'3 (0.94m x 6.78m)**

The hall has oak flooring and two windows to the rear. Central heating radiator and six power points.

**Laundry Room: 10' x 4'6 (3.05m x 1.37m)**

Fitted with solid pine wall and floor storage cupboards with granite effect worktop surfaces. Central heating boiler, a cupboard housing the hot water tank and a heated towel rail. Stainless steel sink and drainer and plumbing for an automatic washing machine. Window to the front and four power points.

**Bathroom: 10' x 5'8 (3.05m x 1.73m)**

Fitted with a quality four piece bathroom suite, which includes a bath with a shower attachment, a corner shower cubicle, a toilet and a wash hand basin with a shelf, tilt mirror and shaver light and socket above. Central heating radiator with a heated towel rail. Frosted window to the front.

**Bedroom 3: 10' x 9'3 (3.05m x 2.82m)**

Another double bedroom with oak flooring and a window to the front. Cloaks hanging area, a central heating radiator and eight power points.

**Bedroom 2: 9'7 x 9'3 (2.92m x 2.82m)**

A generous double bedroom with oak flooring, display shelving over the bed position and a window to the front of the cottage. Six power points, a television point and a telephone point.

**En-Suite Bathroom: 13' x 8'6 (3.96m x 2.59m)**

A fully tiled bathroom with a top quality white four piece suite which includes a freestanding bath with a shower attachment, a wash hand basin below the frosted window to the front and a frosted window to the rear. Large shower cubicle and a toilet. Oak bathroom cupboard, a central heating radiator and a heated towel rail.

**Bedroom 1: 13' x 13'1 (3.96m x 3.99m)**

A stunning main bedroom with a vaulted and beamed ceiling, the bedroom has an arched opening which incorporates a French entrance door and windows. Oak flooring and two central heating radiators. Four wall lights, a television point and a telephone point. Nine power points.

**Garage: 16'8 x 10' (5.08m x 3.05m)**

With an up and over door to the garage, offering ample parking and storage.

**Gardens**

Stunning landscaped gardens and grounds to the side and rear of the cottage which have been landscaped to take advantage of the breathtaking views over the surrounding countryside, the river, Warkworth castle and the town itself. There are steps down the front of the cottage to a terraced garden with a large raised sandstone patio with stunning views. The gardens are terraced with well stocked flowerbeds and shrubberies and pathways that lead to secluded sitting areas to enjoy the plants and the views. There is a greenhouse and pergolas. This is a gardeners dream property.

**General Information**

Full double glazing.  
Full oil fired central heating.  
Drainage into a septic tank. Mains water and electric.  
Tenure - Freehold.  
Energy Rating c.  
Council tax band A.

**Agency Information**

OFFICE OPENING HOURS  
Monday - Friday 9.00 - 16.30  
Saturday - By Appointment

**FIXTURES & FITTINGS**

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

**VIEWING**

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



BASEMENT  
109 sq.ft. (10.1 sq.m.) approx.



GROUND FLOOR  
1413 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) 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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