

Dial Place, Warkworth, Morpeth

£499,000



Full Description

We are delighted to welcome to the market this unique double fronted 17th century stone grade two listed property located in the much sought-after Northumberland village of Warkworth. Currently a popular restaurant and home, and prior to that a delicatessen and butchers, this property offers the ultimate once in a lifetime investment opportunity. Presenting a whole host of exciting prospects, this glorious property could be converted to a 4 bedroomed 2 bathroomed home with a holiday annexe, or it could be a family home with the restaurant area utilised as a shop, a tearoom, an art studio or such like. The property benefits from gas central heating and all the other usual mains connections.

Warkworth is a beautiful village steeped in history offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. Travel to Newcastle is only half an hour away and the market towns of Alnwick and Morpeth are easily accessible by both bus and car.

As this exceptional property was formally two properties, there are two front doors. The existing entry is the main front door which opens into an

internal hallway with a tiled floor. A door straight ahead leads to the domestic accommodation and a door to the left opens to the commercial premises.

Taking the door straight ahead, to the main accommodation, you enter a lovely hallway with a pretty staircase leading to the first floor. The wood floor impresses immediately. The downstairs WC, accessed near the foot of the stairs, comprises a white high gloss vanity unit with a winged sink on top with an unusual designer-looking tap, a mirrored unit above and a white WC with a push button. The space is almost fully tiled in neutral tones.

The lounge is splendid and showcases the same wooden flooring as in the hallway, creating a seamless transition between the two spaces. The stone fireplace, which was originally part of Warkworth Castle, forms the most exquisite focal point, in addition to the stripped stone wall and coving, all of which are fine examples of the historic nature of the property. The bay window, with a deep sill and overlooking the village square, allows lovely views to enter in addition to natural light. The kitchen is entered via one step up through an opening, which gives a sense of the depth of the walls within the property.

The kitchen offers plenty of solid wood wall and base units and a good number of glass display units in addition to a useful storage cupboard. There is space for a free-standing range cooker beneath a chimney-style extractor fan, a good amount of workable wood-effect work surfaces, a bowl and a half stainless steel sink, as well as space for a free-standing fridge freezer. The Worcester gas boiler is housed here for ease of access. A window overlooking the courtyard captures natural light. The floor is fully tiled allowing for easy cleaning and maintenance. There is a door leading from here into the commercial side of the property.

Returning through the lounge to the main hallway and taking the split staircase, which features a window overlooking the rear, to the first floor, the attractive landing with loft access above opens out to four bedrooms and two bathrooms.

The primary bedroom is an incredibly good-sized double offering plenty of fitted wardrobes, showcasing a mix of modern white and mirrored doors. There is also a set of fitted drawers maximising the use of space perfectly. A beautiful sash window allows for natural light and captures views of the centre of Warkworth.

Bedroom 2 is a double with an ensuite. The suite comprises a white bath with an electric shower over behind a glass shower screen, a white close-coupled WC and a pedestal wash hand basin. The space has been finished with neutral white tiling. This room, also with a lovely sash window overlooking the centre of Warkworth, offers a dressing room incorporating a walk-in wardrobe.

Bedroom 3 is another spacious double with a window overlooking the rear. This room offers fitted wardrobes and drawers, again maximising the use of space.

Bedroom 4 is a single bedroom, currently used as a home office, with a

window overlooking the front.

The family bathroom is to the rear of the property. The coloured suite comprises a bath with an electric shower over behind a glass shower screen, a close-coupled WC and a pedestal wash hand basin. Natural light is enhanced by spotlights set within a low maintenance ceiling. The space is finished with Amtico-style flooring and fairly neutral tiling to the walls.

The commercial side of the property is entered from the main hallway via a wooden glass door that opens into the restaurant space. An attractive shop window allows for natural light. This space presents the most exciting of opportunities. It could be, subject to obtaining the relevant planning permission, a holiday annexe, an art studio, a pottery studio, a tearoom, an artisan delicatessen, an apartment facilitating multi-generational living or an extension to the current domestic property. The coving and fireplace are attractive period features and a window towards the rear allows for further light with additional lighting by way of wall lights. There is loft access from this room, and to the rear of the space there is evidence of a second fireplace which is no longer in use although the chimney breast remains an attractive feature. A tiled rear hallway leads from the restaurant and houses a unisex WC for use by patrons of the restaurant. Almost fully tiled and with an extractor fan and light, there is a white WC and a white vanity unit with a sink on top.

From the rear hallway, a door opens into the commercial kitchen and storage area. Within the storage area complex there is plumbing and space for a washing machine and additional storage units, an area that offers shelving and space for a fridge, and a door that leads to an attractive private courtyard. From here, the commercial kitchen, with a chiller room, is entered. There are stainless steel cookers and fryers and a stainless steel centre island, a twin stainless steel sink, and a wash hand sink. To the opposite side there are a set of domestic units and ample space to house further appliances if required. There is a suspended ceiling, ample lighting and a quaint window overlooking the unique and private courtyard garden. A door provides external access to the lane at the side of the property.

Freehold

Council Tax Band: D for no 2 £2127.73

EPC: Exempt as Grade 2 listed

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

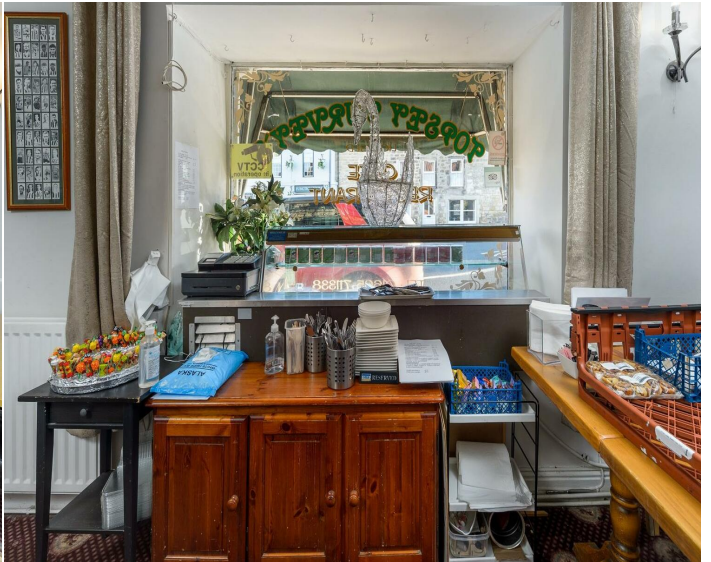
Features

- Tea rooms and home, great business opportunity
- Great lifestyle business. No Chain.
- Escape from the rat race, be your own boss
- Very well established café/restaurant, running for 36 years, lots of good will in the business
- Good transport locations to surrounding areas
- Village location
- Grade 2 listed building
- Stunning home, or home and business

Contact Us

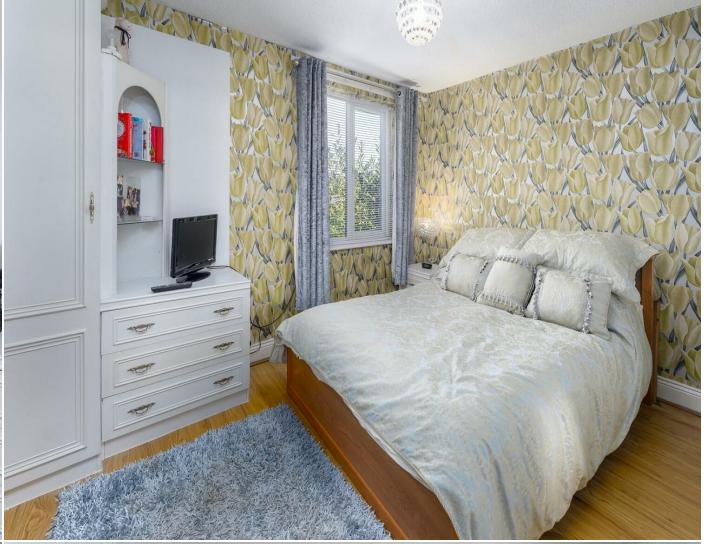
EH Homes

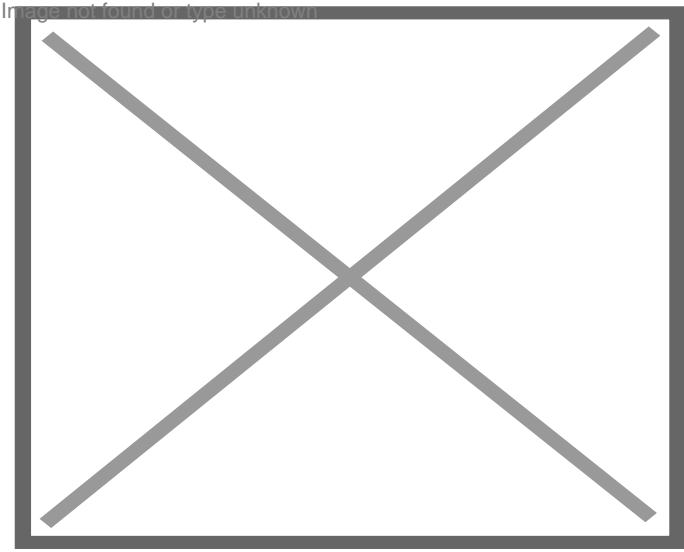
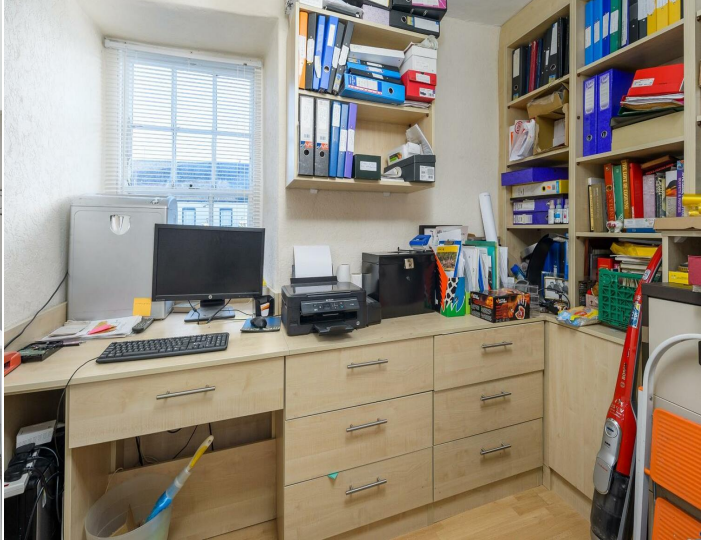
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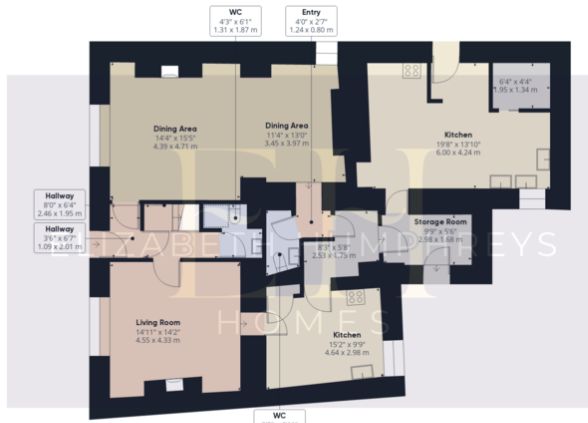








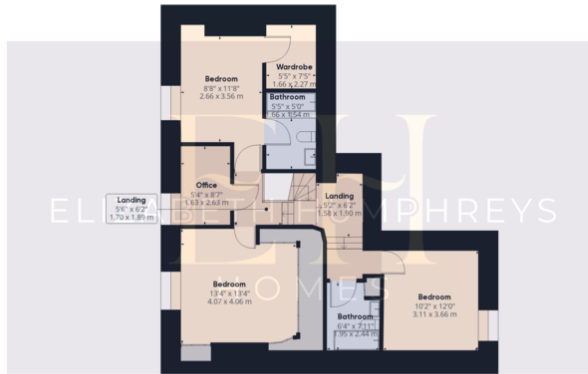




Ground Floor

Approximate total area⁽¹⁾
2002.87 ft²
186.07 m²

Reduced headroom
7.97 ft²
0.74 m²



Floor 1

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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