

Park House, 23 Low Road East, Warmsworth



Offers In Region Of £380,000

Welcome to this stunning three bedroom period cottage, where rustic character and charm meets modern comforts, featuring three reception rooms, this home provides flexibility for both family living and formal entertaining. This unique property offers spacious living accommodation throughout and enjoys a very pleasant position within the highly regarded village of Old Warsworth and includes a bespoke garden bar, a separate stone built summer room annex with its own shower room, a utility out building , large garage and off road parking. We strongly encourage an internal viewing of this fabulous property to fully appreciate what is being offered and briefly comprises of;

Entrance hall, Two front facing sitting rooms, Formal dining room, Kitchen, First floor landing, Main bedroom with ensuite, Two further good sized bedrooms, Family bathroom, Bar, Summer room with ensuite, Utility outbuilding.

This immaculate and individual property is full of character, featuring period beams and architectural charm throughout and benefits from a modern kitchen finished in cream with contrasting quartz worktops and access to an attractive formal dining room, The spacious lounge enjoys a feature fire place with wood burning stove and the sitting room is a great size too. Upstairs benefits from a wonderful main bedroom with an ensuite shower room and two further well presented bedrooms are served by a stylish family bathroom.

Outside benefits from double wrought iron gates that open to a block paved driveway which provides ample off road parking and access to a double garage.

A secondary gate opens into a private landscaped party garden, incorporating various paved seating areas and access to a bespoke (Park Inn) garden bar ideal for entertaining family and friends, A separate stone built garden/summer room has many potential uses and boasts a vaulted ceiling, power, lighting and access into the ensuite shower room, and an additional outbuilding is currently used as a utility wash room with power, lighting and plumbing for a washer and dryer, this impressive outdoor space offers a very good degree of privacy and will see plenty of sunshine throughout the summer months.



KITCHEN

12' 5" x 5' 4" (3.78m x 1.63m)



LOUNGE

14' 11" x 14' 2" (4.55m x 4.32m)



LOUNGE



SITTING ROOM

14' 5" x 14' 2+ 8' 3x8' 2" (4.39m x 4.32m)



SITTING ROOM



DINING ROOM

12' 4" x 9' 3" (3.76m x 2.82m)



DINING ROOM



BEDROOM 1

15' 9" x 11' 1" (4.8m x 3.38m)



BEDROOM 1



ENSUITE



BEDROOM 2

15' 10" x 8' 11" (4.83m x 2.72m)



BEDROOM 3

12' 6" x 8' 1" reducing to 4' 6" (3.81m x 2.46m)



BATHROOM

8' 11" x 5' 1" (2.72m x 1.55m)



BATHROOM

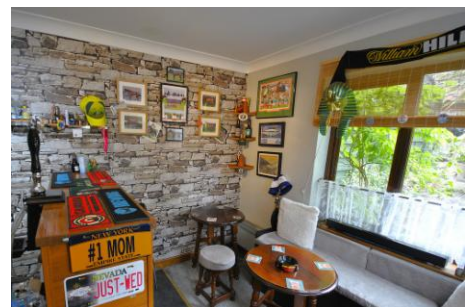


GARDEN BAR

9' 1" x 8' 2" (2.77m x 2.49m)



GARDEN BAR



SUMMER ROOM

13' 7" x 9' 11" (4.14m x 3.02m)



SUMMER ROOM



SUMMER ROOM ENSUITE

9' 9" x 5' 6" (2.97m x 1.68m)



UTILITY WAS ROOM

8' 2" x 6' 5" (2.49m x 1.96m)



GARDEN



GARDEN



GARDEN



GARDEN



DATED - 24/06/2025

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be

passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.