



East Farm Mews | Backworth | NE27 0FB

£550,000

Beautifully positioned within this fabulous conservation area, East Farm Mews was sympathetically re-developed by Charles Church from what was originally a local farm, creating a small number of stone built property, blending perfectly within this semi-rural village. This stunning, semi-detached cottage has been lovingly re-designed and extended to accommodate a growing family, offering versatility, space, light and elegance throughout. Both luxurious and charming, you are welcomed into this impressive hallway and into the fabulous lounge, which has French doors opening out into the enclosed, South/South-Westerly courtyard garden. Fantastic, open family dining kitchen with central-island and a range of integrated appliances, separate utility room, downstairs cloaks/w.c. Spacious first floor landing with turned stairs up to the second floor. There are three bedrooms to the first floor of exceptional size, the principal bedroom with stylish fitted wardrobes and a luxurious en-suite shower room, there is also a modern family bathroom to the first floor. The second floor conversion is just stunning with a wonderful landing space and two large double bedrooms. Yet another stunning bathroom with shower completes an absolute dream of a property! Front garden and driveway, part converted garage. The property also benefits from owned solar panels and an EV charging point. Freehold. Estate Management Fee: £16 per month EPC: , Council Tax Band: Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Fibre. Mobile Phone Blackspot: No

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive and spacious hallway with feature turned staircase up to the first floor, wood effect flooring, under-stair cupboard, radiator, cornice to ceiling, double doors into dining kitchen, door to lounge, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c. with push button cistern, brick effect tiling, spotlights to ceiling, extractor fan

LOUNGE: (dual aspect): 19'4 x 13'6, (5.89m x 4.12m), a gorgeous, light and airy lounge enjoying a dual aspect, with double glazed window to the front and double glazed French doors opening out to the rear courtyard garden, cornice to ceiling, radiator

DINING KITCHEN: 18'5 x 15'4, (5.61m x 4.67m), outstanding, open family dining kitchen, perfect for the family and entertaining. With a large central island, range of stylish and contemporary base, wall and drawer units, high gloss worktops, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer, microwave, dishwasher and wine cooler, brick effect tiling, two radiators, high gloss tiled floor, double glazed window, sink unit with mixer taps, spotlights to ceiling, door to:

UTILITY ROOM: 8'9 x 7'6, (2.67m x 2.29m) contemporary base units, contrasting worktops, fitted shelving, wood effect flooring, radiator, sink unit with mixer taps, double glazed door



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FIRST FLOOR LANDING AREA: staircase up to the second floor, storage cupboard housing hot water tank, radiator, door to:

FAMILY BATHROOM: stylish white suite comprising of, bath with mixer taps, shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, tiled splashbacks and shower area, spotlights to ceiling, extractor

BEDROOM ONE: (dual aspect): 18'6 x 14'0, (5.64m x 4.27m), a tremendous principal bedroom, with so much space and light throughout, gorgeous fitted wardrobes, two double glazed windows, radiator, door to:

EN-SUITE SHOWER ROOM: 10'0 x 5'6, (3.05m x 1.68m), luxurious en-suite, showcasing, double shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, under-unit lighting, double glazed window, spotlights to ceiling, radiator, extractor

BEDROOM TWO: (front): 18'6 x 10'2, (5.64m x 3.10m), radiator, double glazed window

BEDROOM THREE: (front): 11'3 x 9'8, (3.44m x 2.94m), storage cupboard, radiator, double glazed window, spotlights to ceiling

SECOND FLOOR LANDING AREA: Velux window, radiator, door to:

FAMILY BATHROOM: 8'1 x 6'7, (2.46m x 2.0m), gorgeous family bathroom, boasting, bath with mixer taps, chrome shower, on bench sink with mixer taps, low level w.c. with recessed flush, tiled floor, tiled shower area and splashbacks, spotlights to ceiling, radiator, Velux window

BEDROOM FOUR: (dual aspect): 18'2 x 11'7, (5.53m x 3.53m), two Velux windows, one rear Velux window, spotlights to ceiling, radiator

BEDROOM FIVE: (front): 16'9 x 11'5, (5.11m x 3.48m), two Velux windows, radiator

EXTERNALLY: a delightful, enclosed courtyard at the back is a sun trap protected from the wind creating an idyllic place to sit in, in an evening. with a gorgeous South/South-Westerly aspect, composite decking, patio, artificial lawn and feature gravelling. Lawned area to the front, driveway and part converted garage, side garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Communal parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

ESTATE MANAGEMENT FEE: £16 per month

COUNCIL TAX BAND: D

EPC RATING: C

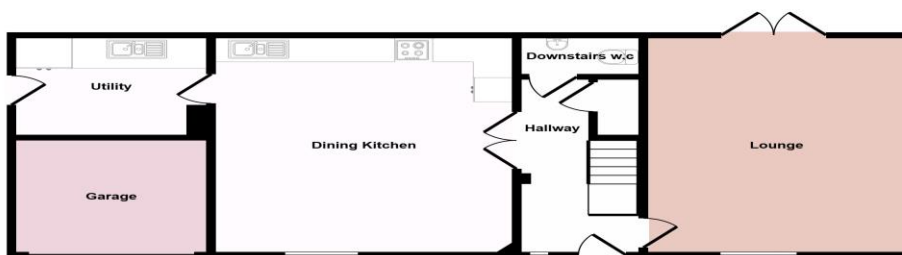
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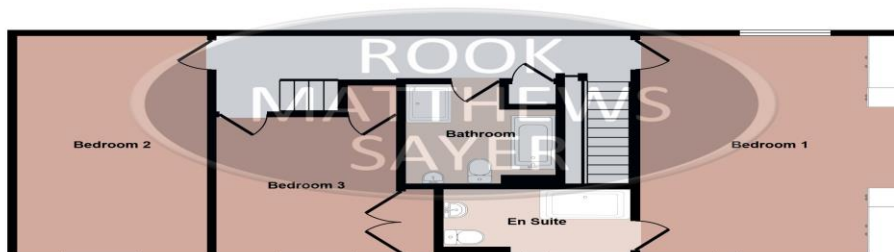
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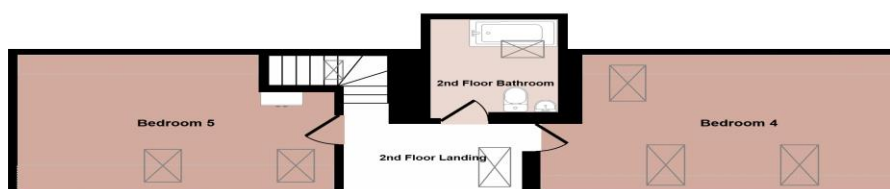
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Ground Floor



First Floor



Second Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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