



Phoenix Cottage, Front Street | Earsdon Village | NE25 9JT

**£420,000**

A rare and unique opportunity to purchase this fabulous period cottage, with origins dating back to the 18th Century. Immerse yourself in the charm and history of this family home, dating back to 1841 when it served the village as the local Phoenix Inn. Thoughtfully and sympathetically re-designed and converted into two wonderful cottages, Phoenix Cottage can remain part of the Village history long into the future! Earsdon Village has conservation status and enjoys iconic walks/trails, pubs and an excellent proximity to local schools, bus routes and it also benefits from being in the middle of two convenient metro stations. Whitley Bay centre and beach are approximately a five minute drive from the Cottage, making the village a perfect location to blend semi-rural with a town/beach home. Beautifully presented throughout with charm, space, elegance and fabulous room sizes. There is a welcoming and spacious hallway with Herringbone Style flooring, the lounge showcases a stunning multi-fuel stove fire with rustic fireplace plinth and tiled hearth, feature Georgian Bar bow window allowing wonderful natural light into the room, feature beamed ceilings and double doors opening into the dining kitchen, which you will absolutely love. This fantastic, country style family dining kitchen with Inglenook and Range cooker, integrated appliances and French doors out to the rear communal courtyard area and garage. Impressive and spacious landing opening to three bedrooms, the principal bedroom with feature panelling. Luxurious Victorian style bathroom with freestanding bath and separate shower cubicle. South facing front split level garden, offering excellent outdoor space, detached garage.

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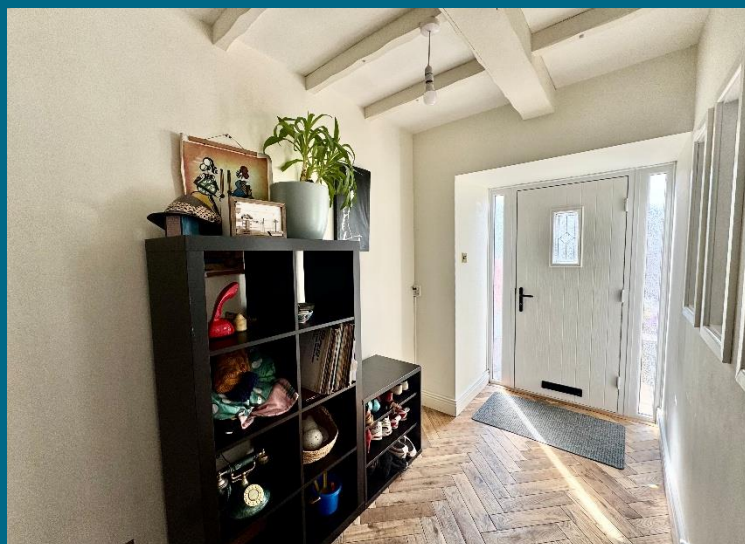


Composite Entrance Door into:

**ENTRANCE HALLWAY:** a Stunning and spacious hallway with Herringbone Style flooring, staircase up to the first floor, beamed ceiling, door to:

**LOUNGE:** (front): 20'0 x 16'8, (6.30m x 5.08m), into feature Georgian Bar double glazed window, allowing maximum light into the room and enjoying views over the front garden and village, due to the elevated aspect, Herringbone Style flooring, beamed ceiling, rustic feature plinth, recessed hearth, stunning multi-fuel wood burning stove, tiled hearth, radiator, double doors through to:

**DINING KITCHEN:** (rear): 20'0 x 14'1, (6.10m x 4.29m), a rustic, country style family dining kitchen with a gorgeous range of base, wall and drawer units, granite worktops, Inglenook with Range cooker, cooker hood, integrated fridge, freezer, washing machine and dryer, Belfast sink with mixer taps, spotlights to ceiling, cornice, two vertical radiators, French doors out to the rear courtyard area, tile effect flooring, under-stair storage recess



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**FIRST FLOOR LANDING AREA:** loft access, pull down ladders, fully boarded for storage purposes with shelving and lights, door to:

**FAMILY BATHROOM:** 9'3 x 7'5, (2.82m x 2.26m), luxurious, Victorian style bathroom, showcasing, freestanding bath with claw feet and mixer taps with shower spray, shower cubicle, period style vanity sink unit, w.c. with high level cistern, chain and flush, spotlights to ceiling, half height panelling, tiled floor and shower area, white and chrome Victorian style radiator, double glazed Georgian Bar window

**BEDROOM ONE:** (front): 17'5 x 13'3, (5.31m x 4.04m), superb sized principal bedroom with feature panelling, double glazed Georgian Bar window with views over the village, wood effect laminate flooring, radiator

**BEDROOM TWO:** (rear): 14'6 x 10'4, (4.42m x 3.15m), radiator, cornice to ceiling, Georgian Bar double glazed window, storage cupboard housing combination boiler

**BEDROOM THREE:** (front): 10'5 x 7'0, (3.18m x 2.13m), double glazed Georgian Bar window with views over the village, radiator

**EXTERNALLY:** delightful, South facing front garden, split level, lawn, borders, fencing, paving, walled front with gated access. Detached rear garage

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **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

#### **COUNCIL TAX BAND: E**

#### **EPC RATING: TBC**

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## AWAITING FLOORPLAN APPROVAL

## AWAITING EPC RATING

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

