



Great Lime Road | Forest Hall | NE12 9DH

**£360,000**

A superb opportunity to purchase this Victorian double fronted home 'Circa 1886' on Great Lime Road in Forest Hall. 'Oakfield House' is a splendid detached period property with a stone facade, space in abundance and generous gardens to three sides. Retaining some original features and offering enormous potential for updating to the aspirational buyers own unique taste and style.

Comprising: vestibule leading to central hallway two generous reception rooms to the front both with large windows flooding the rooms with natural light. There is a further reception room currently used as a dining room and good-sized kitchen to the rear with access to a porch area and the lovely wrap around garden. The first-floor landing is both spacious and airy with a double-glazed window to the front and access to the three double bedrooms, a family bathroom completes the accommodation. There are mature boundaries fronting the road and creating private screening, and to the rear an extensive walled garden which is well stocked, with green house, ornamental pond and double timber gates provide convenient off street parking.

Competitively priced to reflect the need for some refurbishment, a fantastic family home situated within close proximity to both Forest Hall and Killingworth providing a wide selection of schools, parks and a wealth of local amenities and restaurant's. There are excellent transport links nearby, Palmersville metro station which will take you to Newcastle City Centre and coastal routes and A19 road links to surrounding areas. Do not miss the chance to make this exceptional property your own.

**RMS** | Rook  
Matthews  
Sayer



3



3



1

**Detached Period Home**

**Prime Village Location**

**Three Reception Rooms**

**Excellent Family Accommodation**

**Gardens to Three Sides**

**EPC: D**

**Council Tax: E**

**Freehold**

**ENTRANCE VESTIBULE AND HALLWAY:** Step through a double-glazed front door into the vestibule, leading into the hallway, which features a staircase to the first floor with an under-stair cupboard and a radiator.

**DOWNSTAIRS CLOAKS/W.C.:** The WC is conveniently located off an inner hallway and features a low-level WC, a wash hand basin, and a heated towel rail. The walls are part tiled and there is a frosted window to the rear.

**LOUNGE:** (front): 13'1 x 13'4, (3.38m x 4.03m), with measurements into alcove, the lounge features a double-glazed window to the front allowing natural light to enter the space, with coving, a picture rail and an alcove all adding character to the space. There is also a double radiator.

**SITTING ROOM:** (front): 13'1 x 13'4, (3.98m x 4.03m) The sitting room benefits from double-glazed windows to the front and side and a double radiator.

**DINING ROOM:** (rear): 12'1 x 10'9, (3.68m x 3.27m) The dining room benefits from two built in cupboards and a double-glazed window to the side. The room is well connected, with doors leading to the inner lobby, the hallway, and the lounge.

**KITCHEN:** (rear): The kitchen is fitted with a range of wall and base units, incorporating a single drainer sink. It is plumbed for a washing machine and provides space for a fridge freezer. There are both gas and electric cooker points, and a partially glazed door leads through to the porch.

**PORCH:** The porch provides access from the kitchen to the rear garden.

**FIRST FLOOR LANDING AREA:** This space features a double-glazed window to the front and a radiator.

**BEDROOM ONE:** (front): 13'5 x 13'4, (4.08m x 4.06m) The principal bedroom features coving, a radiator, and double-glazed windows to the front and side.

**BEDROOM TWO:** (front): 13'5 x 13'1, (4.08m x 3.98m) The second bedroom features a double-glazed window to the front with a wooden frame and a double radiator.

**BEDROOM THREE:** (front): 11'4 x 12'1, (3.45m x 3.68m) The third bedroom features a built-in cupboard, a double-glazed window to the side and rear, and a double radiator.

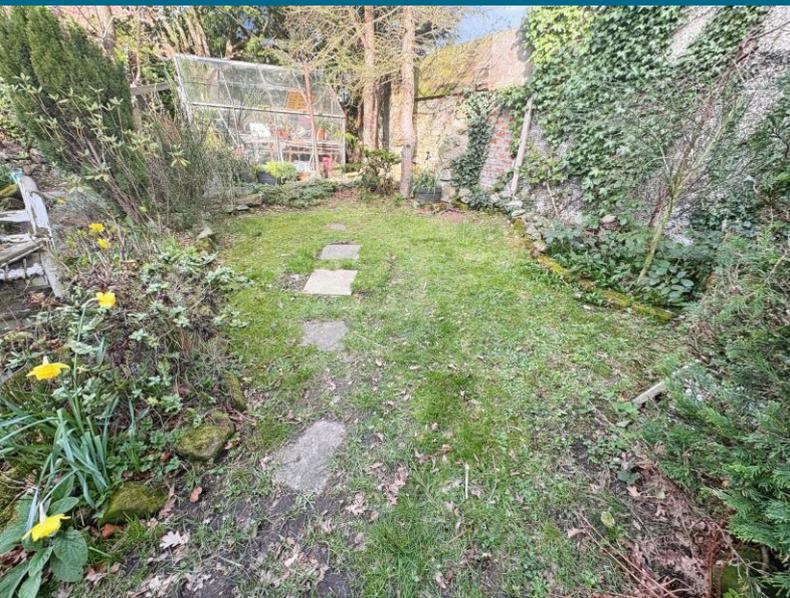
**FAMILY BATHROOM:** The family bathroom features a pedestal wash hand basin, a low-level WC, and a bath. The walls are part-tiled, and there is a double-glazed window to the rear with a wooden frame and a radiator. There is also a cupboard housing a combination boiler.

**EXTERNALLY:** Enter the front garden through a picket gate with hedged boundaries. The front garden features a lawned area and a flower, tree and shrub border, with external lighting located next to the door. The side/rear garden features a lawned area with a pond, as well as a greenhouse and two sheds, with a walled boundary.

**T: 0191 266 7788**

[Foresthall@rmsestateagents.co.uk](mailto:Foresthall@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer



T: 0191 266 7788  
Foresthall@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: 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.

### RESTRICTIONS AND RIGHTS

Listed? NO  
Conservation Area? NO  
Restrictions on property? Tree preservation order.  
Easements, servitudes or wayleaves? NO  
Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO  
Risk of Flooding: ZONE 1  
Any flood defences at the property: NO  
Coastal Erosion Risk: LOW  
Known safety risks at property (asbestos etc...): NO

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO  
Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations:

### 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: D

FH00008922 GO MR 20/03/2026 V.1



T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



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.

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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 relation to this property.



**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.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer