



# *Wellburn Cottage*

OVINGHAM, NE42 6DE

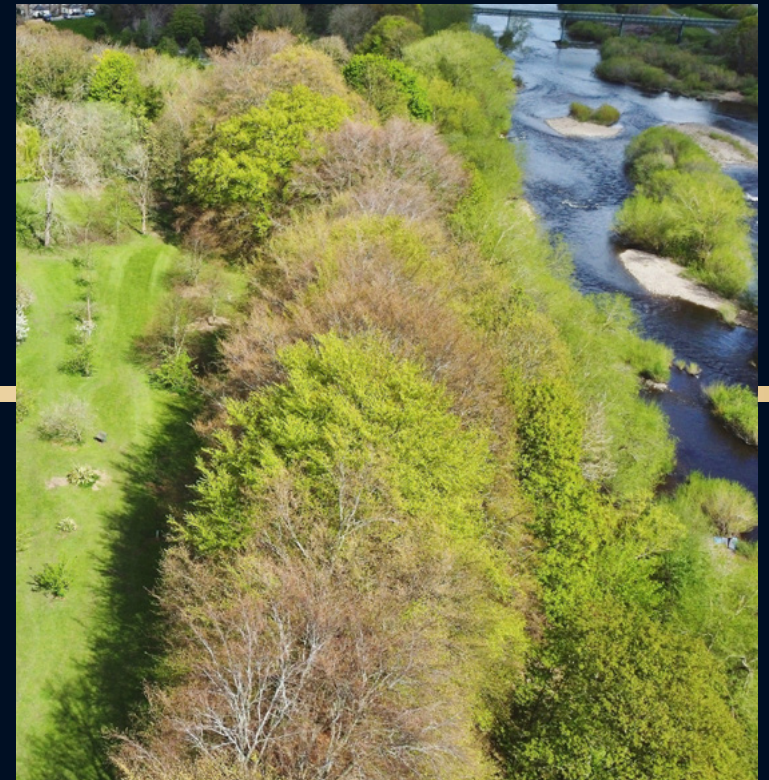
**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



4 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

OFFERS OVER  
**£800,000**



## *Stunning character property*

This stunning character property occupies a very private plot with extensive grounds stretching along the riverside. Benefitting from an elevated position and generous proportions, the house itself has a rich heritage and offers a huge amount of space and options for any future occupier. Originally built as an imposing Dovecote for the local manor, this property has been sympathetically converted, extended and remodelled, creating a spacious family home in a beautiful green private setting with riverside views and an idyllic expanse of gardens.

## *Generous light-filled living room*

The central hallway gives access to all of the main ground floor areas including living rooms, kitchen, WC and stairs to first floor. There is also a generous storage cupboard utilising the space beneath the staircase. The front elevation hosts to the original part of the building and the rooms have retained the fascinating dovecote housing, showing its heritage. Characterful fireplaces, high ceilings, stone tile flooring and deep bay windows make both lounge rooms a pleasure to relax in or the ideal place to host friends and family. A very useful study room is situated off the main lounge and has its own external access point so would make a fantastic garden room, again flooded with natural light through its south facing windows.



# *Impressive country kitchen*

The kitchen is large and currently houses an impressive family dining table to seat 10 diners comfortably. Extensive worktops, a plethora of base cupboard units and dual aspect windows make this room a perfect functional country kitchen. Gas hob, eye level ovens, Belfast sink and stone tiling to the floor are all attractive points of note. The utility room is situated off the kitchen with windows overlooking the parking area. Additional worktops, cupboard space and plumbing for utilities are all found in this spacious room. The utility room currently houses a large butchers block, large fridge freezer, washing machine and dryer, as well as the double width Belfast sink unit. It is worth noting that there is also an external door into this room which leads in from the parking and garaging area. A very handy spacious study room is situated behind the utility room with West facing windows which catch the evening setting sunlight.





## *Spacious bedrooms & bathrooms*

Finishing off the ground floor is the boot room and guest WC, providing more hanging space and a direct access in to the house from the West facing evening patio area. The stairs lead up to the half landing which splits the staircase, ascending to both ends of the house respectively. All four bedrooms are spacious double bedrooms with fitted storage or comfortably enough floor space to accommodate considerable freestanding furniture. The principal bedroom benefits from an en-suite shower room and the family bathroom offers a full suite including bath and separate shower cubicle with a modern twist.



## *Secluded outdoor space*

Externally is where this stunning property comes into its own. Whilst being seated on the edge of Ovingham village, the property's location is secluded and the long sweeping driveway offers a superb degree of privacy from any passing traffic or footfall. Additional grounds have been purchased over the years which have expanded the acreage of the site considerably. To the front of the house itself, is an elevated patio area overlooking the lower grounds on the Southern elevation. The patio hosts two brick built outbuildings which could be utilised further to create a fantastic garden kitchen or bar for entertaining guests in the warmer months. The patio extends around the Western elevation to capture even more of the sweeping sunshine. The driveway is extensive and offers parking for several vehicles, this is as well as the garage

## *Beautiful scenery*

As mentioned, the property is elevated in its position and overlooks the grounds beyond. Lots of various fruit trees sprinkle the lawns with beautiful blossoms and their generous harvest. These grounds provide more than enough space to satisfy family equine interests or maybe even a hobby smallholding, with outbuildings and sheds offering shelter or storage for vehicles.



# Property Description

**Kitchen/Diner:**

18'9 max x 13'10 max (5.72m x 4.22m)

**Lounge One:**

17'6 into bay x 11'2 max (5.33m x 3.40m)

**Lounge Two:**

12'5 max 16'11 into alcove + bay (3.78m x 5.16m)

**Garden Room:**

11'2 max 7'2 max (3.40m x 2.18m)

**Utility Room:**

10'4 max x 9'11 max (3.15m x 3.02m)

**Study:** 10'3 max x 8'4 max (3.12m x 2.54m)

**Boot Room:**

5'7 max x 5'1 max (1.70m x 1.55m)

**Bedroom One:**

13'0 max x 12'8 plus robes (3.96m x 3.86m)

**En-Suite:** 7'8 max x 4'11 max (2.34m x 1.50m)

**Bedroom Two:**

12'2 including robes x 12'4 max (3.71m x 3.76m)

**Family Bathroom:**

10'5 max 8'1 max (3.18m x 2.46m)

**Bedroom Three:**

11'2 into alcove x 13'10 max (3.40m x 4.22m)

**Bedroom Four:**

9'7 plus robes x 9'4 max (2.92m x 2.84m)

**PRIMARY SERVICES SUPPLY**

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** GAS CENTRAL & WOOD  
BURNER/OPEN FIRE

**Broadband:** CABLE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** DRIVEWAY

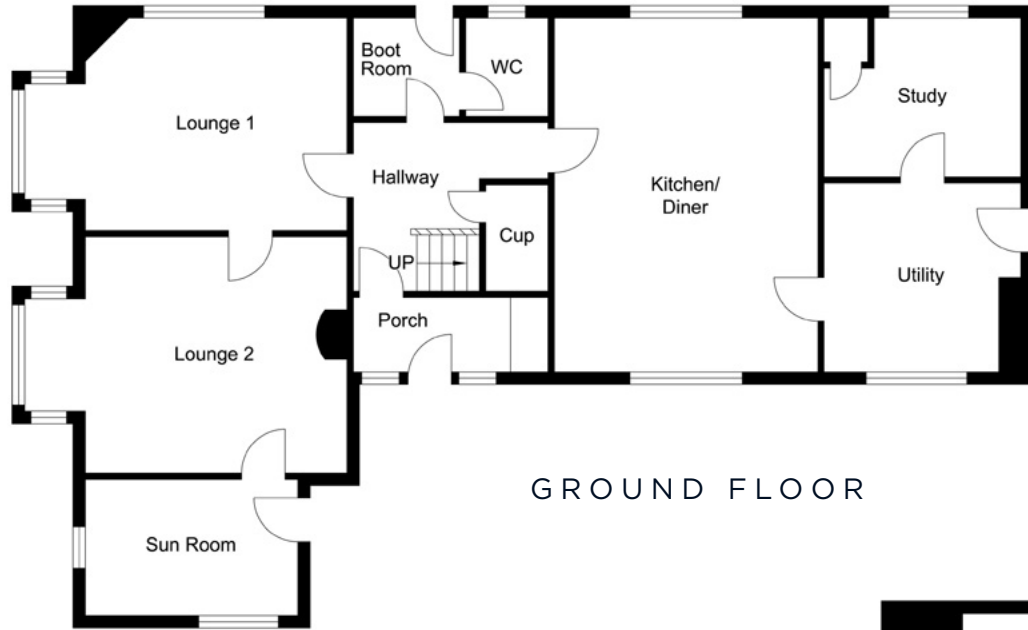
**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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

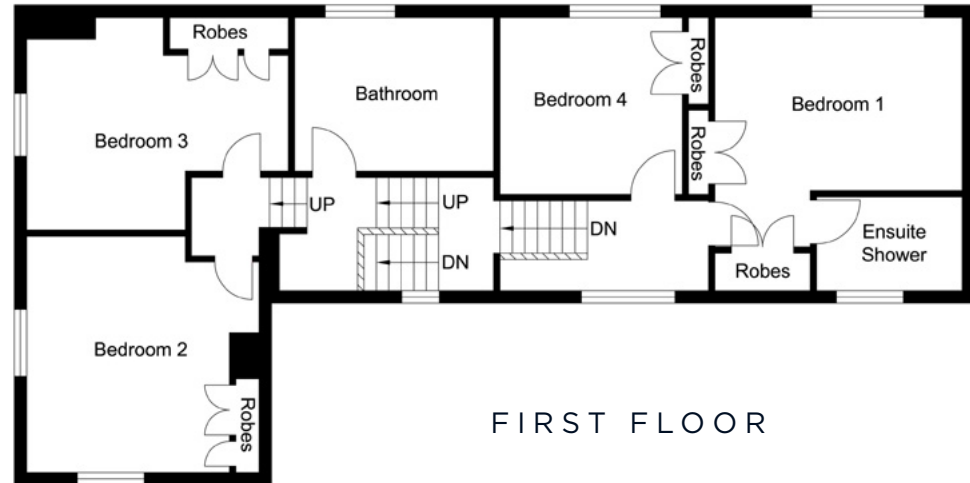
**Council Tax Band:** F

**EPC Rating:** TBC

HX00006632..JR.SM.24/4/26.V.1



GROUND FLOOR



FIRST FLOOR



EPC TBC



For more information please contact our branch today via:

**T: 01434 601616**    **hexham@rmsestateagents.co.uk**

**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.