



North View | Bellingham | NE48

**Offers Over £250,000**

**RMS** | Rook  
Matthews  
Sayer



3



2



1

Stone Built Cottage

Driveway Parking

Three Bedrooms

Peaceful Village

Grade II Listed

Period Features

Three Storeys

Loft Conversion

For any more information regarding the property please contact us today.



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Occupying a central position within the highly desirable Norh Tyne village of Bellingham, this charming stone-built mid-terrace cottage offers a rare opportunity to acquire a beautifully refurbished home steeped in history. Potentially formerly part of the village granary and partially Grade II Listed, the property successfully combines period character with stylish modern living with necessary upgrades having been done by the current owners.

The accommodation is arranged over three floors and has been tastefully updated throughout while retaining many of its original features and unique charm. The ground floor comprises a welcoming spacious lounge, a separate dining room ideal for entertaining, a useful home office, well-appointed kitchen and a ground floor WC for extra convenience. Excellent storage has been thoughtfully incorporated throughout the property, adding to its superb practicality.

To the first floor are two generous king size bedrooms and a family bathroom, all presented to a high standard. A further staircase from the landing leads to the second-floor loft conversion, creating an impressive third bedroom or studio space with characterful features and a versatile layout. The property offers plenty of features to please all palates including exposed stone and beams, fireplaces and ceiling heights.

Externally, the property benefits from driveway parking for two cars, a valuable asset within the village centre, together with attractive lawned garden and extended patio areas that provide ideal spaces for outdoor dining, entertaining and relaxation. As mentioned above, lots of work has been done to the property in recent years including windows, doors, roof and heating system giving buyers peace of mind.

Situated within walking distance of Bellingham's excellent range of local amenities, including shops, cafés, pubs and leisure facilities, this unique home offers the perfect blend of character, convenience and modern comfort.

Properties of this nature and historical significance rarely become available on the open market, and an early viewing is strongly recommended to avoid disappointment.

## INTERNAL DIMENSIONS

Kitchen: 18'4 max x 9'4 max (5.59m x 2.84m)

Lounge: 18'6 into alcove x 14'4 max (5.64m x 4.37m)

Dining Room: 14'5 max x 9'8 max (4.39m x 2.95m)

Study: 6'5 max x 5'2 max (1.96m x 1.57m)

Bedroom One: 15'1 into alcove x 14'5 max (4.60m x 4.39m)

Bedroom Two: 12'9 into alcove x 14'8 max (3.89m x 4.47m)

Bathroom: 18'5 max x 6'4 max (5.61m x 1.93m)

Bedroom Three: 16'7 plus recess x 10'0 max (5.05m x 3.05m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to Cabinet

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

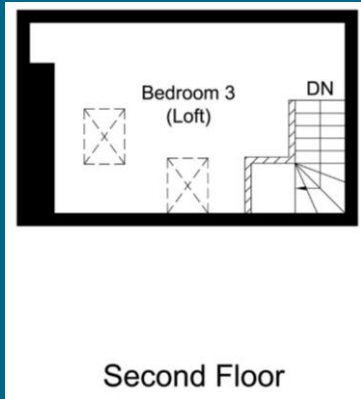
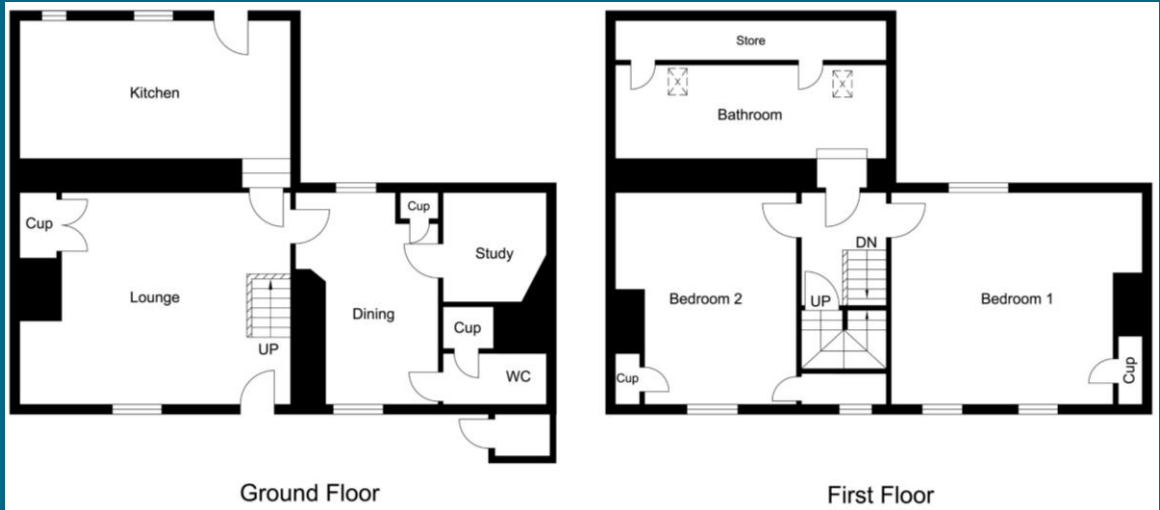
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: C

## EPC RATING: TBC

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EPC TBC



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