



North View | Bedlington | NE22 7ED

Offers In Excess Of £275,000

RMS

Rook
Matthews
Sayer



Detached House

Downstairs Wc

Unique period property

Separate Hall Building

Five Bedrooms

Freehold

Kitchen/ Utility Room

EPC: D/Council Tax:D

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



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Sayer



A rare and unique opportunity to acquire a substantial detached period residence together with its own separate hall building and grounds, located in the heart of Bedlington Station.

Offered for sale with no upper chain, this former Vicarage provides spacious and versatile accommodation arranged over three floors. The ground floor briefly comprises three generous reception rooms, a kitchen, utility room and cloakroom/WC. To the first floor are five well-proportioned bedrooms, a family bathroom and a separate WC. The second floor attic accommodation offers a further four bedrooms, providing excellent flexibility for a large family or a variety of alternative uses.

Externally, the property benefits from a driveway and garage to the front, with mature gardens extending to three sides of the home.

A key feature of this exceptional offering is the separate hall building, situated within the grounds and included as part of the sale. The hall benefits from its own kitchen and WC facilities and presents a wealth of potential opportunities, subject to any necessary consents.

Properties of this nature seldom become available, and an internal viewing is essential to fully appreciate the size, character and potential on offer.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: tbc

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: D

EPC RATING: D

BD008837 SB/WE 19/08/2026V3

Entrance

Wooden door, wooden sash windows to side, radiator.

Entrance Hallway:

original turned staircase to the first floor, three quarter height panelling and delft rack, radiator, door to:

Cloak Room/WC 4.58ft x 3.55ft (1.39m x 1.08m) & 4.58ft x 3.11ft (1.39m x 0.94m)

Low level wc, floating wash hand basin, laminate flooring, 2 wood sash windows, double radiator, laminate flooring.

Lounge 18.49ft x 15.88ft (5.63m x 4.84m)

Double glazed window to rear and side, double and single radiator, fire surround with gas fire, coving to ceiling, ceiling rose, picture rail, dado rail.

Dining Room 14.92ft x 14.90ft (4.54m x 4.54m)

Double glazed window to front and side, two double radiators, fire surround, storage cupboard.

Family Room 15.55ft x 14.90ft (4.73m x 4.54m)

Double glazed window to rear, fireplace, dado rail, picture rail, coving to ceiling, built in storage.

Kitchen/Diner 19.13ft x 13.22ft (5.83m x 4.02m)

Wooden windows to front and side, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for freezer, vinyl flooring, door to:

Utility Room 12.18ft x 7.16ft (3.71m x 2.18m)

Double glazed window to front, fitted base units and work surfaces, stainless steel sink unit with mixer taps, plumbed for washing machine, double radiator, pantry, vinyl flooring, door to front garden.

First Floor Landing

Double glazed window to front, built in storage cupboard, single radiator.

Bedroom One 15.51ft x 15.25ft (4.72m x 4.64m)

Single glazed sash window to rear, built in cupboard, sink unit, coving to ceiling, fireplace.



Bedroom Two

Single glazed sash window to rear and side, double radiator, built in cupboard, fireplace.

Bedroom Three 14.69ft x 15.13ft (4.47m x 4.61m)

Double glazed window to rear and side, single radiator, fireplace door to bedroom four.

Bedroom Four 8.72ft x 9.85ft (2.65m x 3.00m)

Double glazed window to side, double radiator.

Bedroom Five 15.45ft x 9.87ft (4.70m x 3.00m)

Sash window to front, double radiator, built in cupboard.

Bathroom 9.80ft x 7.15ft (2.98m x 2.28m)

Three-piece white suite comprising of; panelled bath, pedestal wash hand basin, shower cubicle, double glazed window to side, double radiator, part tiling to walls, laminate flooring, cladding to ceiling, extractor fan.

Separate Wc 5.33ft x 2.59ft (1.62m x 0.78m)

Window to side, low level wc, wash hand basin.

Attic 11.81ft x 9.31ft (3.59m x 2.83m)

Landing

Two cupboards.

Attic Room One 14.37ft x 10.79ft (4.37m x 3.28m)

Wooden window to rear, fireplace.

Attic Room Two 14.99ft x 9.72ft (4.56m x 2.96m)

Wooden window to rear, fireplace.

Attic Room Three 15.08ft x 9.10ft (4.59m x 2.77m)

Wooden window to front, fireplace.

Attic Room Four 13.82ft x 11.68ft (0.55m x 3.56m)

Wooden window to front, fireplace.

External

Hall Building

Hall Space 34.96ft x 17.50ft (10.65m x 5.33m)

Disabled Wc 2.77ft x 1.43ft (0.84m x 0.43m)

Wc, wash basin, window to rear.

Kitchen 3.59ft x 2.83ft (1.09m x 0.86m)

Door and window to rear fitted with base units, space for fridge and cooker.

Front Garden

Laid mainly to lawn, bushes and shrubs, driveway.

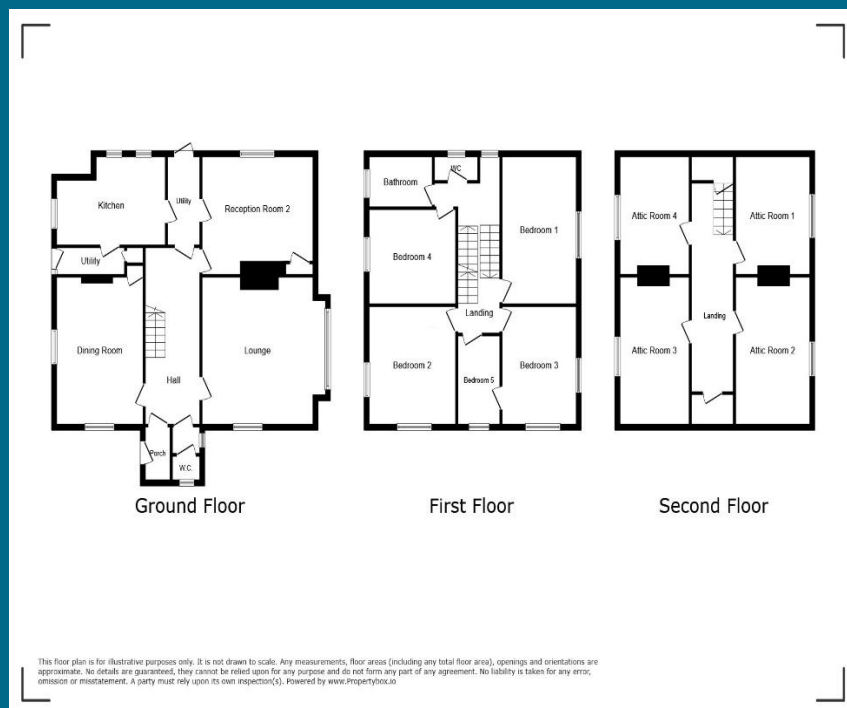
Rear garden

laid mainly to lawn, flower beds, bushes and shrubs.

Garage

Single detached garage

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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.

