

Rochester | Newcastle | NE19

Offers Over £130,000

RMS | Rook Matthews Sayer





2 1 1

End Terrace Home

Village Location

Two Bedrooms

Modernisation Opportunity

Detached Workshop

Large Garden Plot

Countryside Views

No Onward Chain

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



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Nestled within the picturesque village of Rochester and enjoying far-reaching views across the surrounding Northumberland countryside, this characterful end-terrace stone cottage presents a rare opportunity to acquire a property with significant potential, extensive outside space and excellent workshop facilities.

The accommodation is arranged over two floors and retains much of its traditional charm. The ground floor is centred around a spacious lounge featuring an impressive modern multi-fuel burning stove set within a substantial stone fireplace, creating a striking focal point and a warm, welcoming living space. To the rear of the lounge is a large understairs storage room providing excellent practical space.

The kitchen and bathroom are both located on the ground floor, together with a separate WC. Whilst functional, these areas would benefit from modernisation, allowing purchasers the opportunity to create a home tailored to their own tastes and requirements.

To the first floor are two well-proportioned bedrooms, both enjoying pleasant outlooks towards the surrounding countryside.

Externally, the property benefits from generous tiered gardens to the front, side and rear, predominantly laid to lawn and offering excellent scope for landscaping, gardening or simply enjoying the peaceful setting.

Adding further appeal is a substantial South facing wild garden situated across the road, together with one of a row of traditional stone-built coal outhouses.

A particularly unique feature of this property is the extensive additional land located adjacent to the larger garden plot. Accessed via a large vehicular gate, the plot provides parking for numerous vehicles and includes a large detached workshop equipped with power, lighting and an inspection pit, making it ideal for vehicle enthusiasts, tradespeople or those seeking substantial workshop space. There are also two additional detached garages offering further storage and flexibility.

Requiring a programme of modernisation yet offering tremendous potential, this is an increasingly rare opportunity to acquire a character stone property with substantial gardens, outbuildings, workshop facilities and land, all set against the backdrop of some of Northumberland's most beautiful countryside.

Rochester is a sought-after rural village situated within the Northumberland National Park, renowned for its stunning scenery, dark skies and excellent walking, cycling and outdoor pursuits. Despite its idyllic setting, the village enjoys convenient access to the A68, providing links to Corbridge, Hexham, Newcastle and the Scottish Borders, making it an attractive location for those seeking a peaceful country lifestyle whilst remaining well-connected.

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INTERNAL DIMENSIONS
Lounge: 17'3 plus door recess x 11'2 max (5.26m x 3.40m)
Kitchen: 8'9 max x 5'10 max (2.67m x 1.78m)
Bathroom: 5'6 max x 5'2 max (1.68m x 1.57m)
WC: 3'5 max x 3'4 max (1.04m x 1.02m)
Pantry: 16'8 max x 2'11 max (5.08m x 0.89m)
Bedroom One: 11'3 max x 11'1 max (3.43m x 3.38m)
Bedroom Two: 14'6 max x 7'6 max (4.42m x 2.29m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Wood Burner
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage & On Street

MINING
The Northeast 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.

AGENTS NOTE
Please note that an 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.

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: "A to G / N/A"
EPC RATING: "A to G"

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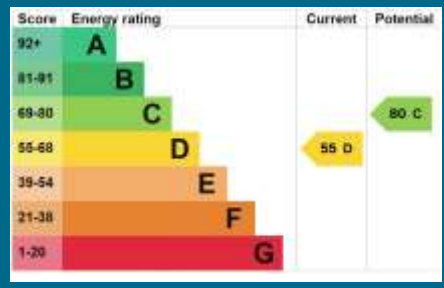




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FLOORPLAN TBC



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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.

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