



Church Street, Winlaton, Tyne And Wear, NE21 6AP

A truly unique opportunity to own a piece of village history! This four bedroom detached family home has bags of character and simply MUST be viewed! The property comprises of entrance lobby, hallway, two reception room, spacious kitchen/dining room, utility, further utility/office and shower room to the ground floor. To the first floor are four bedrooms, a bathroom and separate W/C. Externally the property has a fabulous stone built workshop which could be converted for a variety of uses (subject to relevant consents), as well as off street parking, large garage and walled wrap around gardens. Viewing highly recommended. Awaiting EPC rating.



Detached Stone Period House

Four Bedrooms

Walled Wrap Around Gardens

Detached Stone Outbuilding

Viewing Highly Recommended

Awaiting EPC Rating

£400,000

Entrance lobby 9' 3" x 7' 1" (2.82m x 2.16m)

Reception Room 1 17' 4" x 12' 8" (5.28m x 3.86m) *max*
Feature fireplace.

Reception Room 2 14' 1" x 13' 0" (4.30m x 3.96m) *max*
Feature fireplace and storage.

Kitchen/Diner 27' 3" x 18' 5" (8.30m x 5.61m) *L shaped room*
Fitted with a range of wall and base units, built in oven and hob. Space for dining table and chairs (not included).

Utility/Office 9' 8" x 6' 5" (2.94m x 1.96m) *max*

Utility 9' 8" x 3' 10" (2.94m x 1.16m)

Plumbing and power for washing machine and tumble dryer (not included). Gas fired combi boiler.

Shower Room 6' 8" x 5' 10" (2.03m x 1.77m)

Shower cubicle, wash basin, W/C.

Bedroom 1 15' 10" x 13' 6" (4.82m x 4.12m)

Dual aspect windows with pleasant outlook over Chruch, built in storage. Access to large storage area (see floorplan).

Bedroom 2 15' 7" x 12' 0" (4.76m x 3.67m) *max*

Built in storage.

Bedroom 3 14' 1" x 13' 0" (4.30m x 3.96m) *max*

Built in storage.

Bedroom 4 9' 6" x 7' 5" (2.90m x 2.27m)

Bathroom 6' 11" x 5' 9" (2.11m x 1.76m) *max*

Bath with shower over, wash basin.

W/C 2' 11" x 4' 2" (0.88m x 1.26m) W/C.

Outbuilding 31' 5" x 20' 9" (9.57m x 6.33m) *approx*

This stone built detached building has been used as a workshop. It could be converted for use as a separate house, annex or studio (subject to relevant consents).

Garage 29' 1" x 16' 2" (8.87m x 4.92m)

Has been used as a workshop. Inspection pit below.

Externally

Warp around gardens with stone wall boundary. Off street parking leading to garage.

Additional information

Council tax band: B We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





Floorplan



Total area: approx. 301.1 sq. metres (3240.9 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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