



# St. Patricks Parsonage

Rowlands Gill



SANDERSON  
YOUNG









## St. Patricks Parsonage, including former Church Hall

Rowlands Gill, NE39 2AA

Rare 'lifestyle' opportunity in a stunning woodland setting adjacent to St Patricks' Church, Rowlands Gill - a beautiful period, three bedroom detached house (former vicarage), set in approximately 0.7 acres of gardens and woodland, versatile former Church Hall in the grounds, extensive driveway and detached garage. Viewing is essential to appreciate the special and unique nature of this home.

St Patricks Parsonage, circa 1890, is situated in a very special rural location on an elevated site adjacent to St Patricks' Church, with fantastic views over the surrounding fields and countryside. The house has been refurbished over the last 4 years, with redecoration throughout, recarpeting, a fabulous new kitchen fitted and the opening up of the kitchen and former dining room, three woodburning stoves fitted by 'Stanegate Stoves', and excellent 'Hammonds' fitted wardrobes fitted to two of the bedrooms.

Other works include the addition of lovely bespoke picture windows within the sitting room, to take in the views over the woodland and surrounding countryside and create superb natural light to the room, a new gas central heating system installed, a new shower system in the family bathroom and further landscaping of the beautiful mature gardens. Further bespoke picture windows have been added to the dining room, including French doors to a patio area.

The former Church Hall, currently with multi functional use, offers great potential as either a home office, studio, or annexe for multi generational living. The building could also have potential (subject to normal planning consents and restrictive Covenants) to develop into a separate dwelling as it has its own driveway and access from the main road.

### Price Guide:

Guide Price £795,000

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The house has retained many original features including wood floorboards, built in cabinets and storage in the sitting and dining rooms, stripped pine internal doors, cast iron fireplaces to the bedrooms

#### St Patricks Parsonage

Ground floor - Reception hallway | Sitting room with excellent natural light from large windows to three elevations overlooking the garden and a cast iron multi fuel stove | Dining room/snug with cast iron multi fuel stove, and dual aspect windows and a door to garden | Impressive open plan kitchen/breakfast room, running the full depth of the house, with a cast iron multi fuel stove | Superb newly fitted kitchen with a range of cabinets, gas hob & oven and space for a Fridge/Freezer - a window overlooks the terrace and woodland and a barn style door opens to the side lobby | Lobby with access to a small utility area, with WC and plumbing for washing machine.

First floor - First floor landing | Large double bedroom one with views to the Church and gardens, period fireplace, and range of Hammonds fitted wardrobes to one wall | Step down into the ensuite bathroom - double ended bath, basin and WC | Guest double bedroom with extensive Hammonds fitted wardrobes to one wall and a period fireplace | Bedroom three, overlooking the woodland, is currently used as a study, with period fireplace, and access to the loft | Family bathroom with bath, separate corner mains shower, basin and WC.



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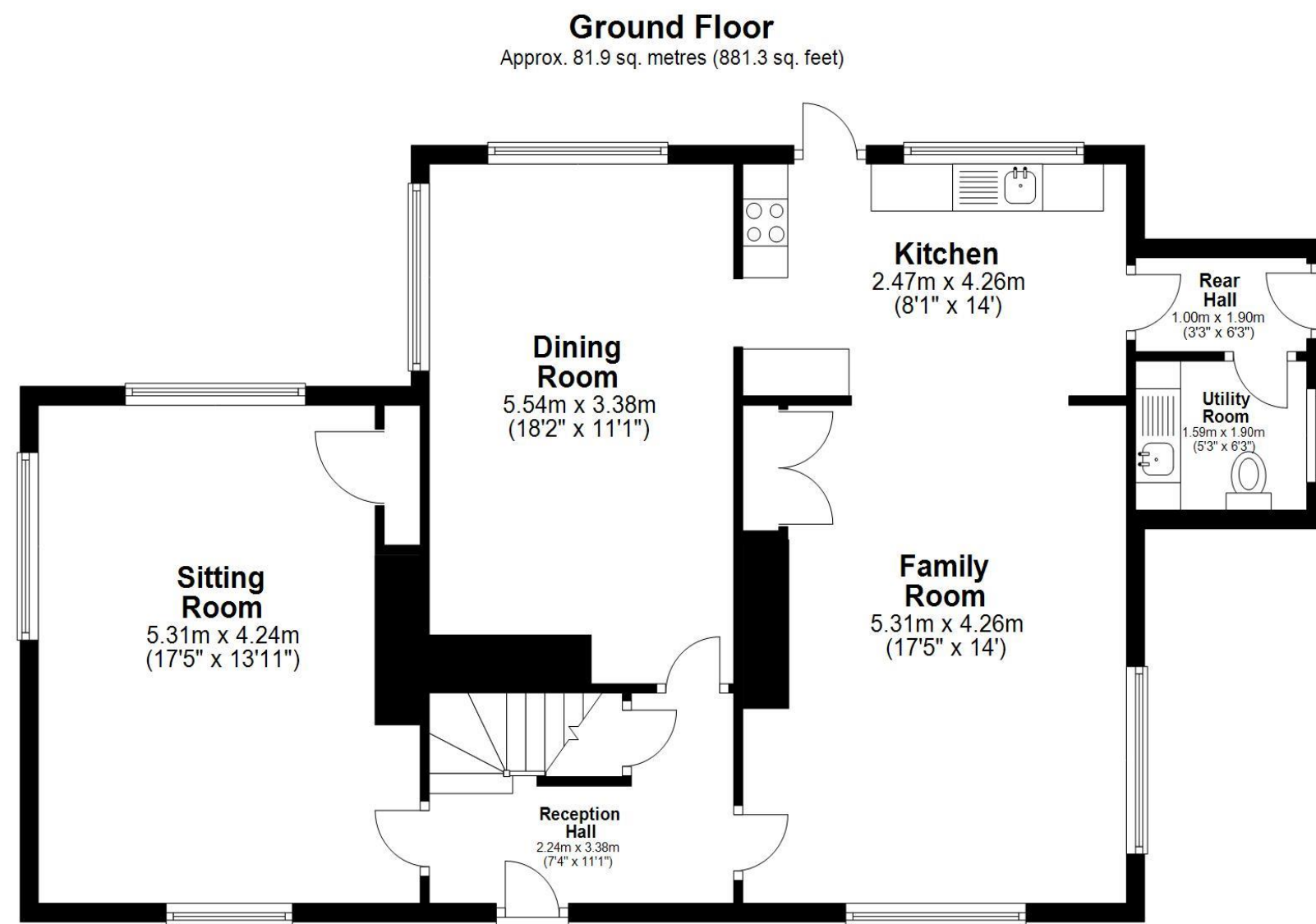


POSTAL TELEGRAPH OFFICE



KAMADO JOE





**Former Church Hall**

A fabulous former Church Hall which could lend itself to a variety of uses - currently comprising of stables, with four loose boxes, three versatile reception rooms to the ground floor, WC and two further reception rooms to the first floor. The Hall had historically been used as an artists studio/gallery, workshop and pop up venue, and great entertaining space.

**Gardens & woodland**

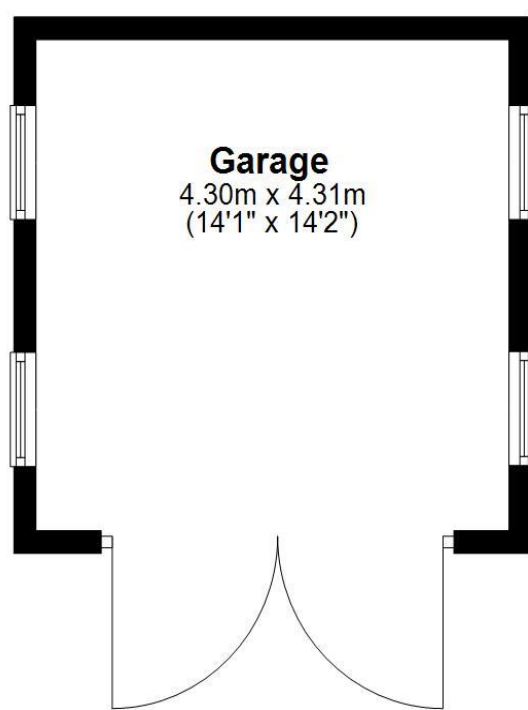
The Parsonage is approached via the gated driveway to the Church, with a large private driveway with parking for several cars | Detached garage | Stunning landscaped gardens, well stocked borders and hedge boundaries | Terraced seating areas to the rear and side of the house, ideal for alfresco dining and barbecues | Fire pit seating area in the woodland | Wood store | Kitchen Garden with mature orchard, greenhouse, soft fruit and raised vegetable beds.

Included in the sale is around ten years worth of logs for the wood burning stoves.

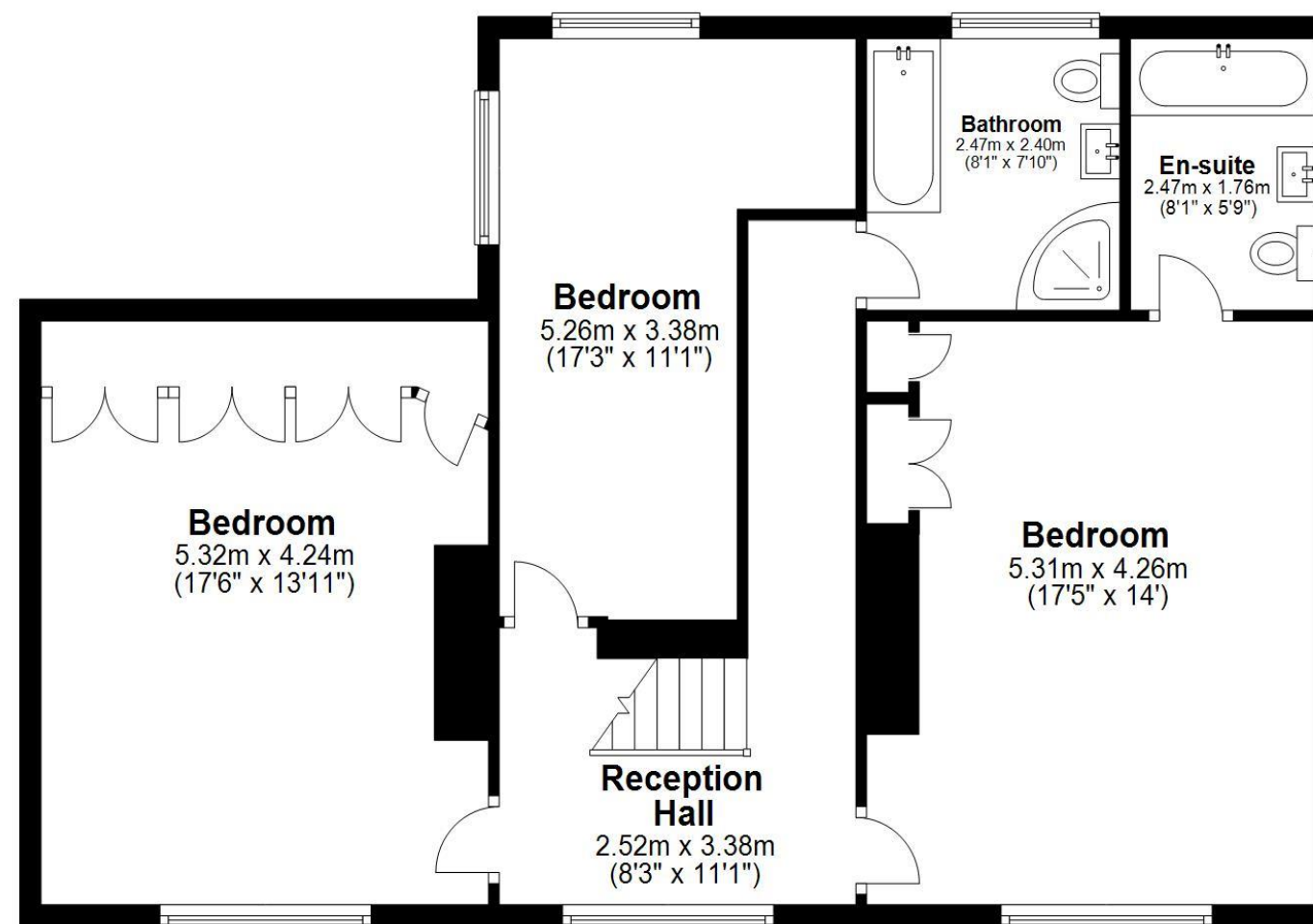
The property is surrounded by beautiful countryside, with easy access to the Derwent Valley and Chopwell Woods for walking and National Trusts Gibside estate. There are excellent road links to the A1 approx 6 miles away, with easy access to Newcastle, Durham and Shotley Bridge. Rowlands Gill & High Spen offer a range of local amenities including; a choice of primary schools, shops/supermarket, Medical centre/pharmacy, post office, Gym and Park.

Approx. distances - High Spen 1 miles | Rowlands Gill 2 miles | Newcastle city centre - 10 miles | Newcastle International Airport - 12 miles

**Garage**  
Approx. 18.5 sq. metres (199.5 sq. feet)



**First Floor**  
Approx. 84.0 sq. metres (904.6 sq. feet)



Total area: approx. 184.5 sq. metres (1985.4 sq. feet)

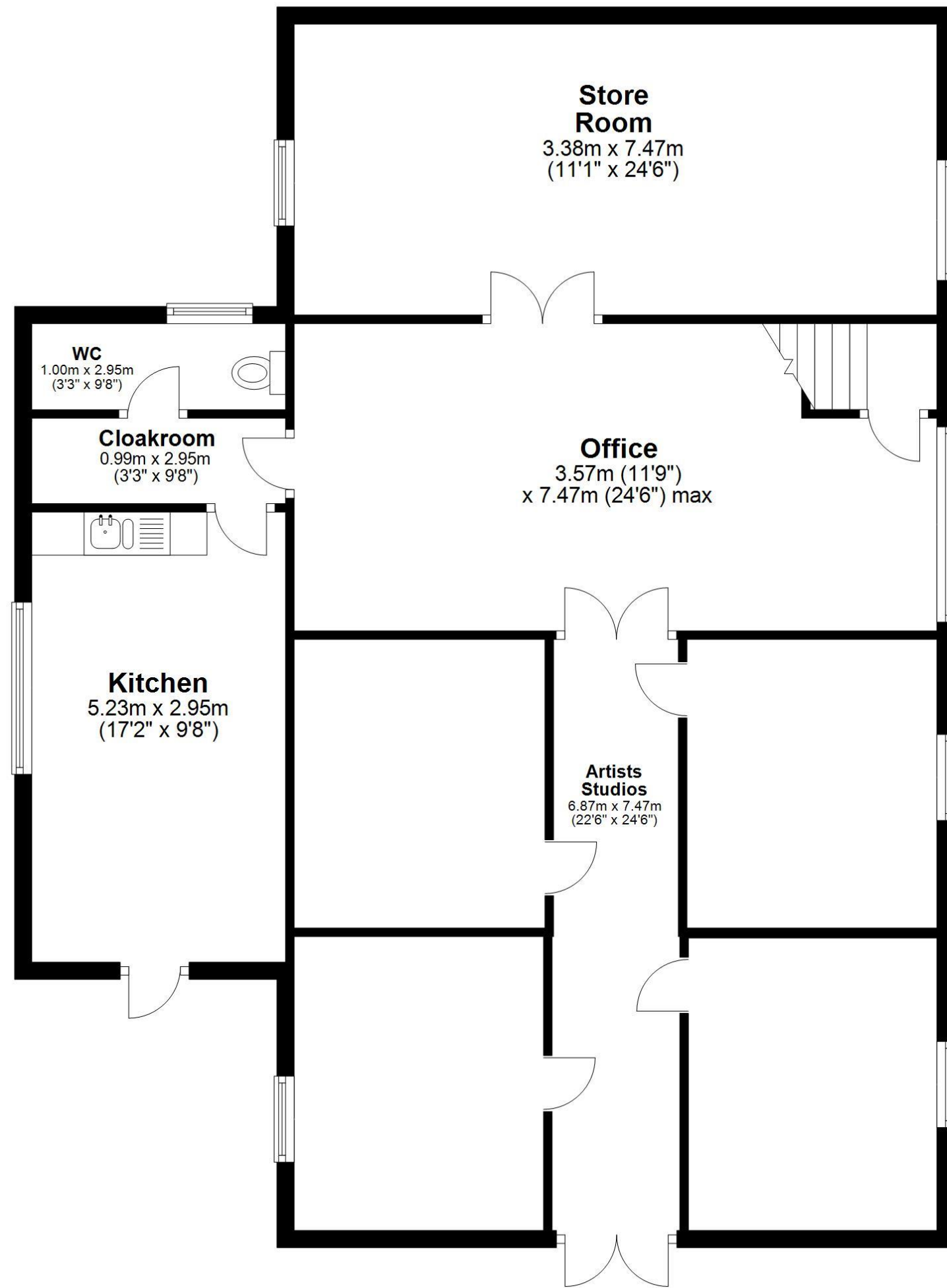
Plan produced using PlanUp.

**St. Patricks Parsonage, -**



### Ground Floor

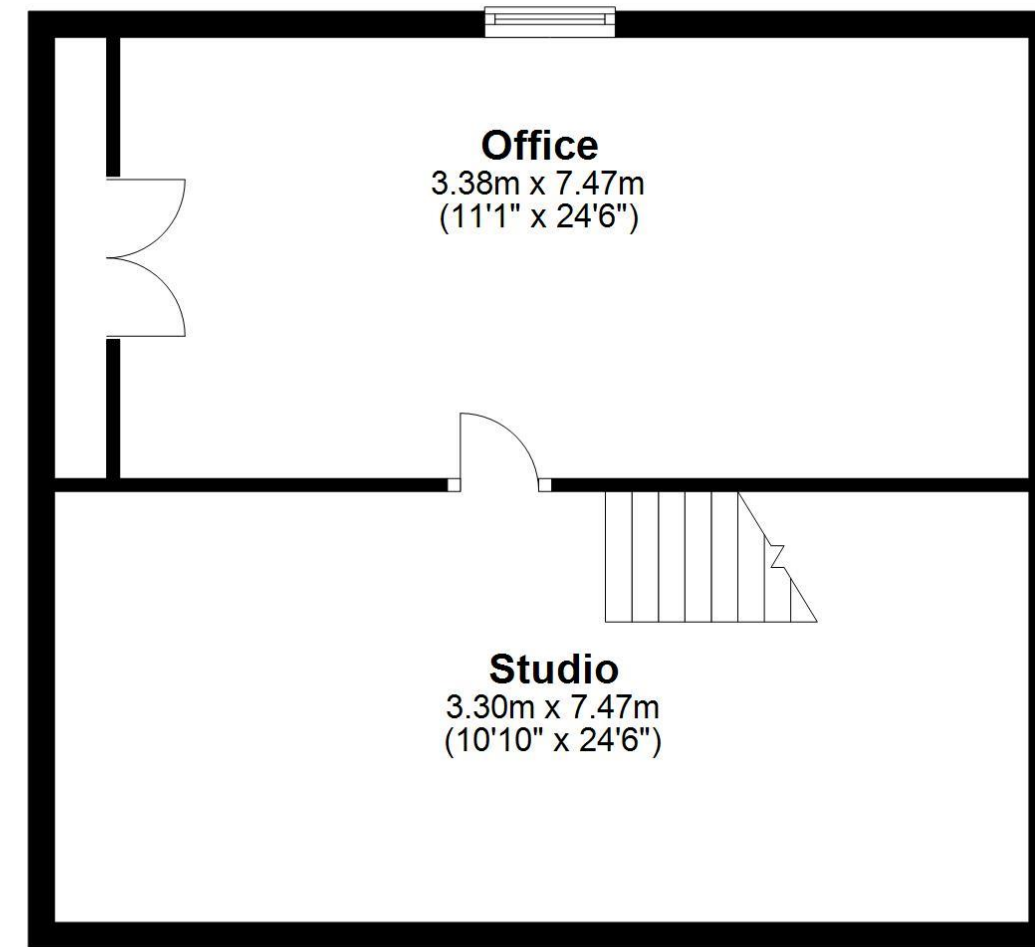
Approx. 127.4 sq. metres (1371.0 sq. feet)



Total area: approx. 178.0 sq. metres (1916.4 sq. feet)

### Mezzanine

Approx. 50.7 sq. metres (545.4 sq. feet)



Plan produced using PlanUp.

**Former Church Hall, St Patricks Parsonage, Rowlands Gill**







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