



The Former Bay Horse Inn

South Side, Stamfordham



SANDERSON
YOUNG





The Former Bay Horse Inn

South Side, Stamfordham, NE18 OPB

Situated in the centre of the village green at Stamfordham, is this magnificent old coaching inn which dates back to the 18th Century with other additions and extensions taking place in the 19th and 20th Century. The coaching inn and pub provided a valuable community asset and facility to the village and the country homeowners beyond.

Offers are sought for the property in excess of a low guide price of £250,000 and preference will be given to those prospective buyers who can proceed unconditionally and without financial restrictions.

The property received planning permission in 2016 to be converted from the existing commercial use into three residential dwellings. Works were initially carried out to the building, but the majority of the property requires full updating, refurbishment and modernisation.

Price Guide:
Offers Over £250,000

3 3







The three dwellings to be formed within the building include:

Unit 1(East Side) 176m2 gross internal area

A hallway leading to the kitchen/breakfast room with a lounge, WC and staircase up to the first floor, where there will be two bedrooms, one with an ensuite, and a family bathroom. The second floor provides a third bedroom with a low ceiling and a nice dormer window. The property will have attractive views over the village green.

Unit 2 (The Middle) – 158m2 gross internal area

To the ground floor there will be a kitchen, a large open plan lounge and dining room with a cloakroom and stairs leading to the first floor, where there are three bedrooms, one with an ensuite and a family bathroom.

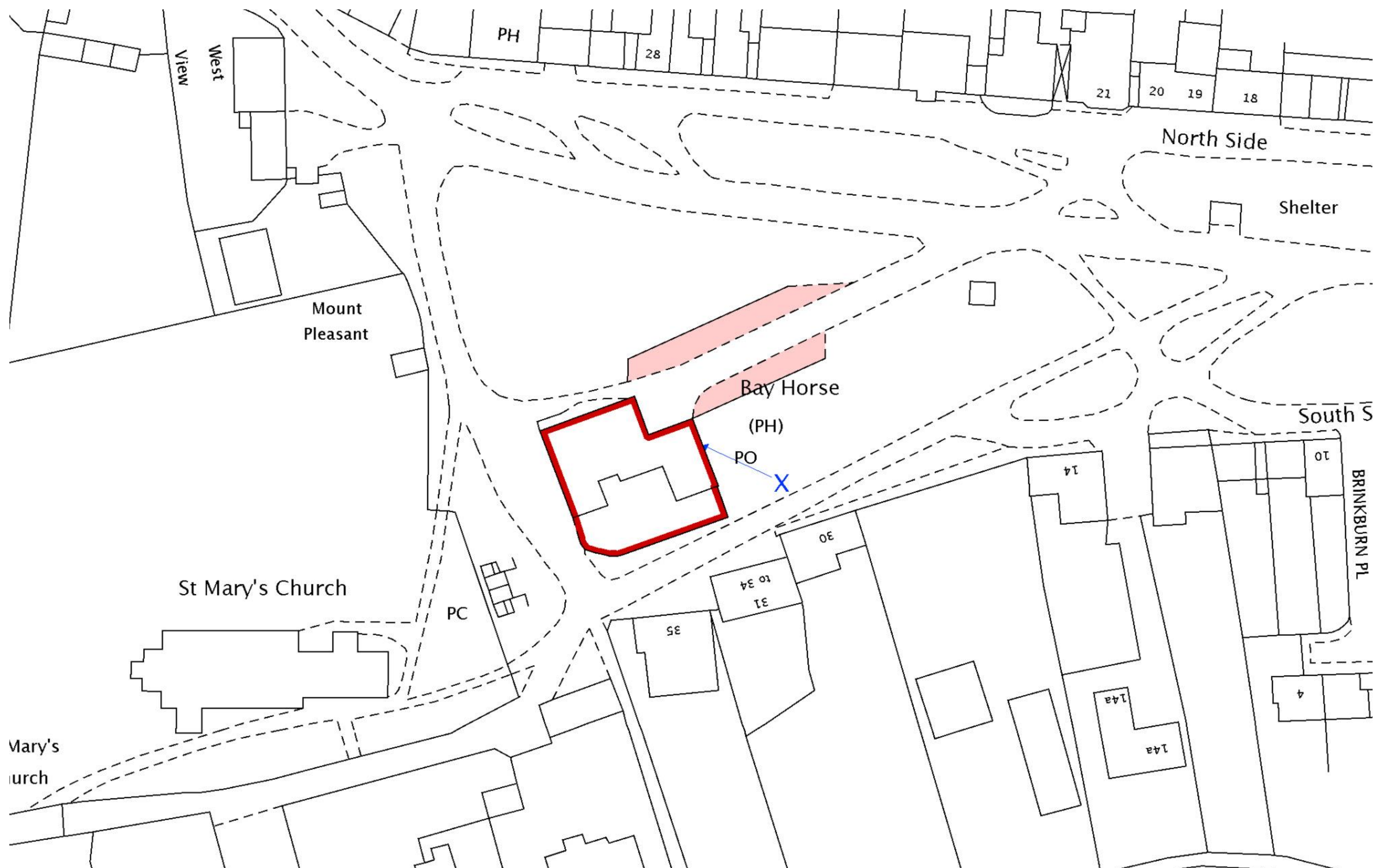
Unit 3 (West Side) – 136m2 gross internal areas

A kitchen/breakfast room and lounge to the ground floor with stairs leading up to the first floor, where there will be three bedrooms, two with ensuites, and a bathroom. There is also access from this unit into the cellars and the property has nice views over towards the village church and beyond from the first floor bedrooms.

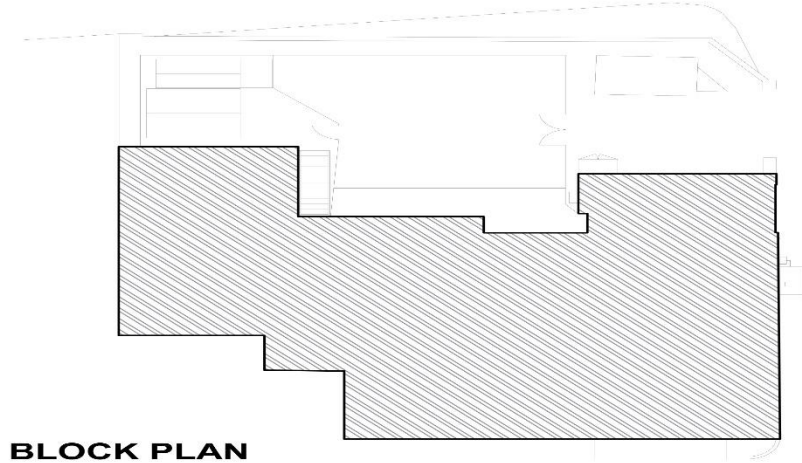


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Existing Plans



The planning permission provides for external garden spaces and courtyard by removing some of the more recent extensions and additions and opening up some of the garden areas to the south. The properties have border gardens surrounding to the north and west and there is communal parking bays allocated to The Bay Horse Inn, set within the village green, which are to be exclusively used for the properties and their visitors.

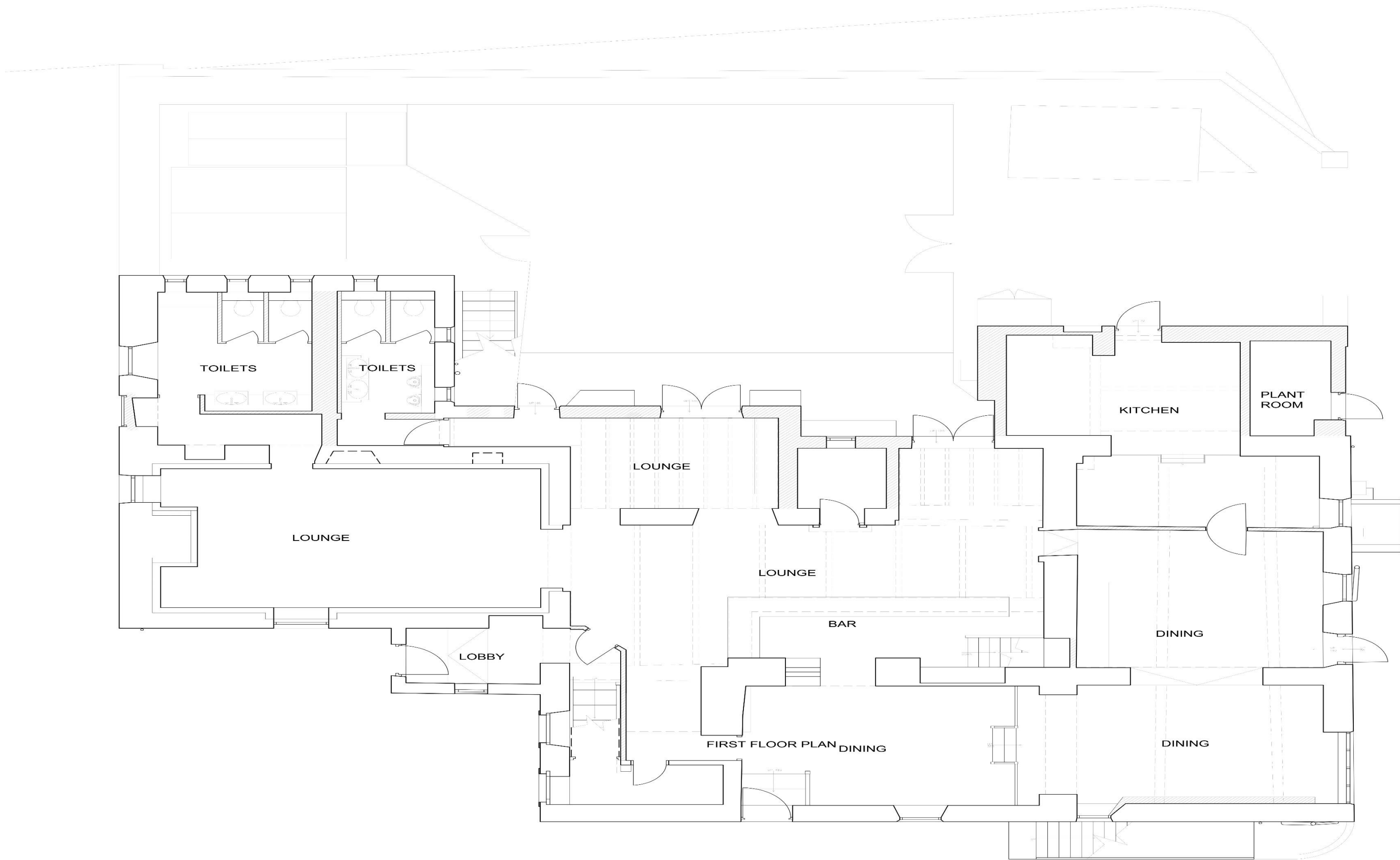
This opportunity creates a fabulous potential for the village and will provide three beautiful homes in a super location.

The properties are provided with full mains services, water, drainage and electricity, and the whole of the building has a freehold tenure. A site plan identifies the title of the property, as well as the open parking bays available within the village green.

All planning permissions, elevations and heritage certificate are available on file and any further enquiries can be reached by Sanderson Young Gosforth on gosforth@sandersonyoung.co.uk.

Planning References are:

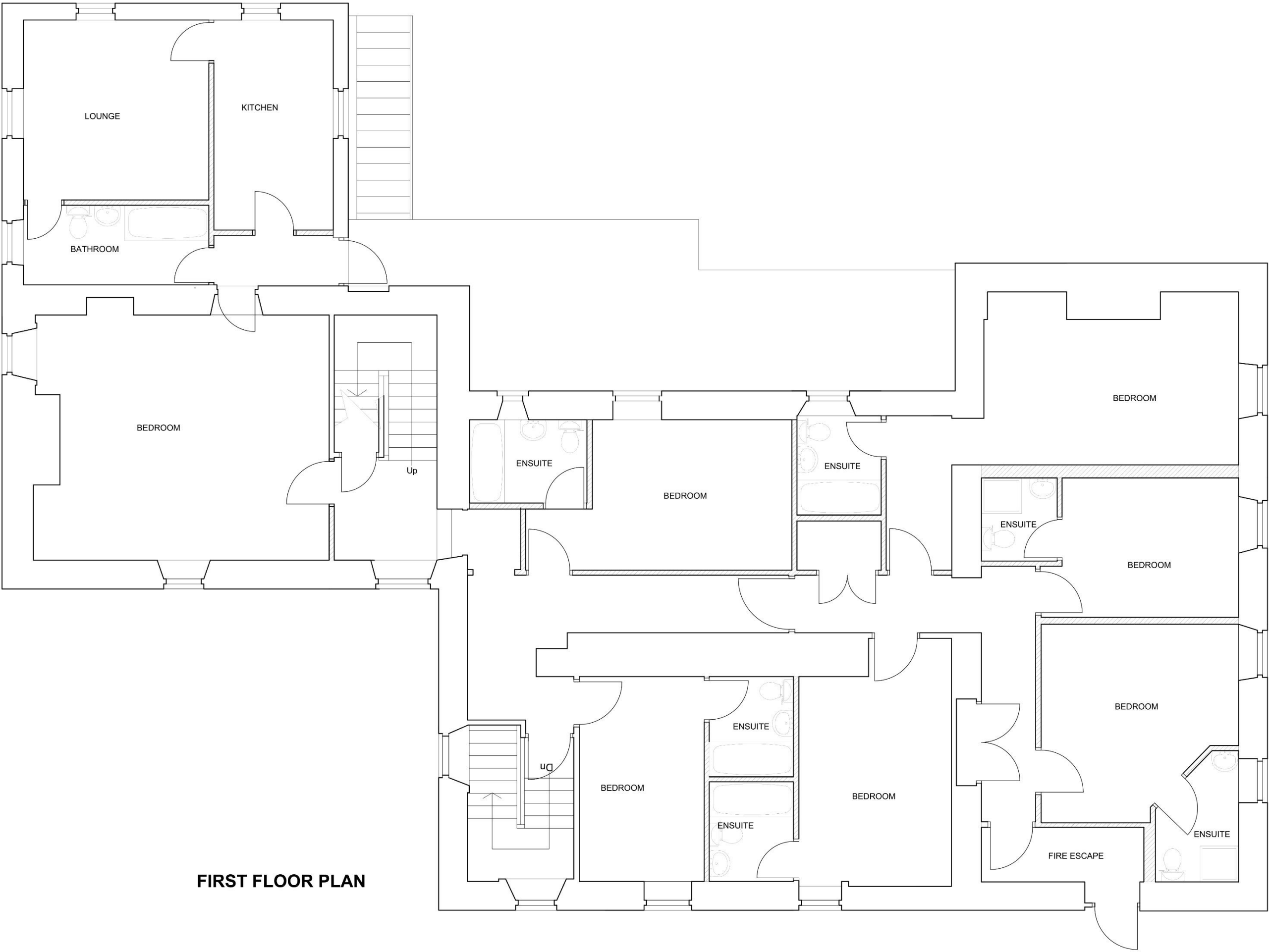
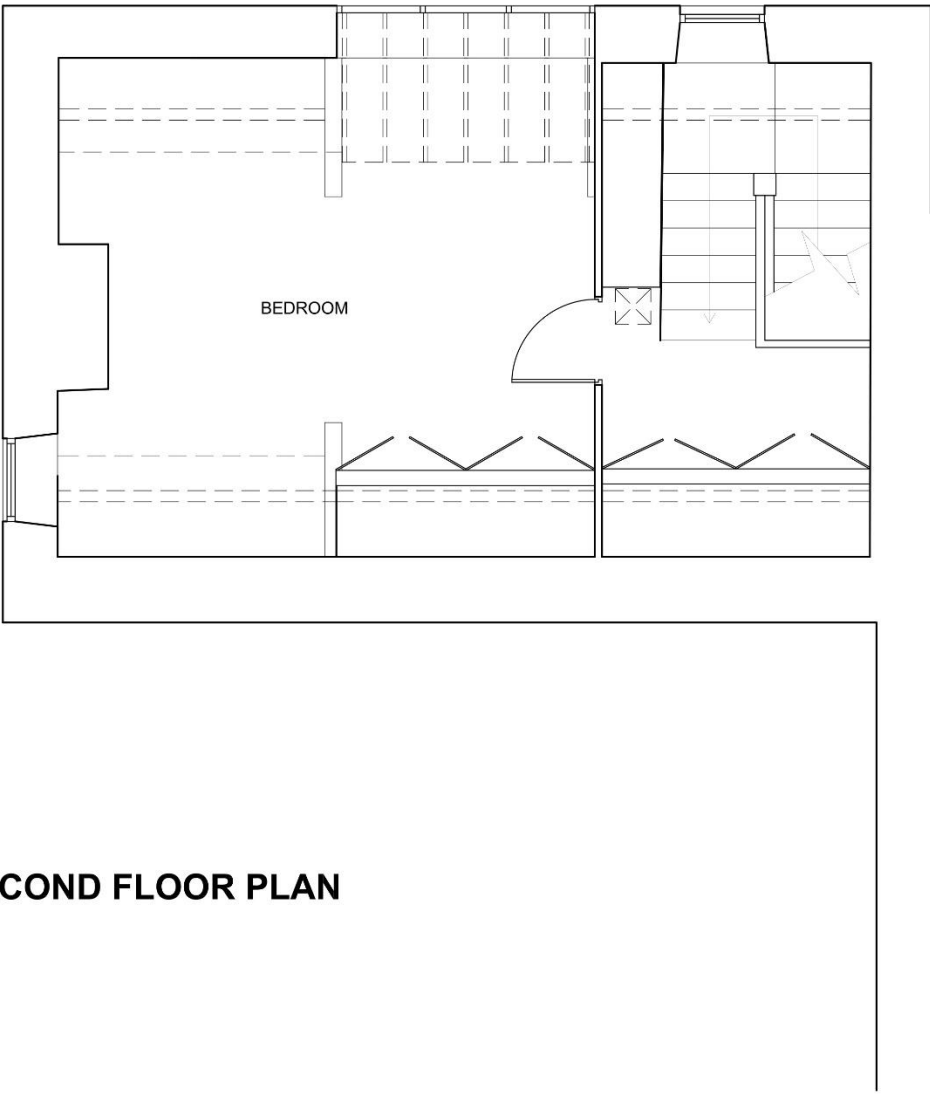
Planning - 15/03336/FUL
Listed Building Consent - 15/03361/FUL



GROUND FLOOR PLAN

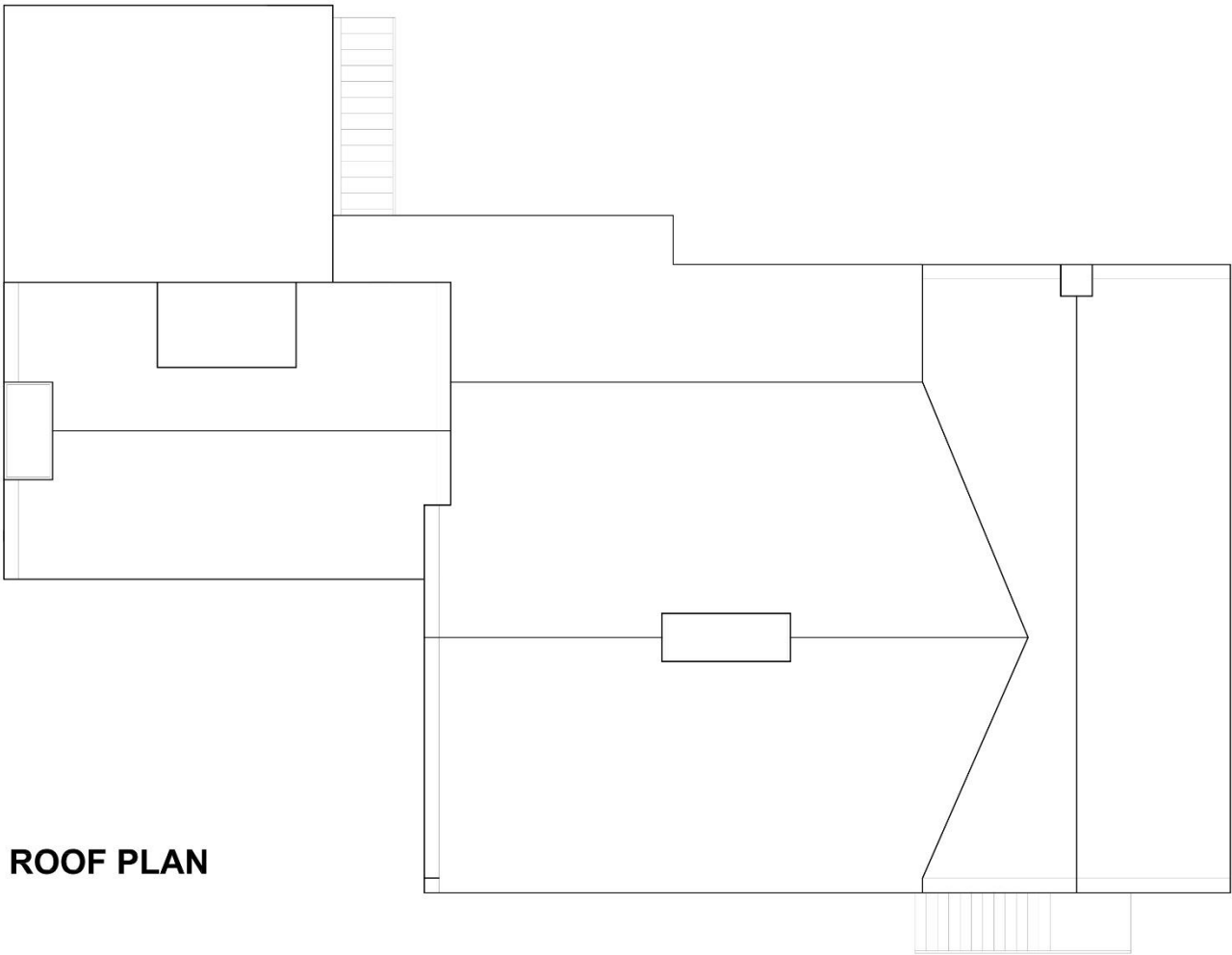
Existing Plans

SECOND FLOOR PLAN



FIRST FLOOR PLAN

ROOF PLAN



Proposed



SOUTH ELEVATION

7



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Outline specification of works:

Refer to notes on drawings for details of works. All new walls and openings are shown as hatched.

Convert existing pub in to three dwellings.

General specification:

Remove modern extensions to rear elevation and make good stonework as necessary, construct new external walls to block up existing openings as indicated, all new stonework to be random rubble to match the existing.

Remove modern partitions internally as indicated on existing floor plans. Make good plaster to walls, ceilings as necessary.

Remove existing signage, kitchen extraction, flues etc, external fire stair and railings to flat roof.

All new and adapted window/ door openings to be formed with stone lintels and cills to match the existing.

Construct new walls internally with timber stud and plaster board finish.

Construct new timber staircases.

Existing modern windows to be replaced with new windows to be painted timber sliding sash windows with sealed double glazed units. Original windows to be retained and repaired.

New external doors to be painted timber with sealed double glazed units.

New roof to unit 1 to be finished with slate.

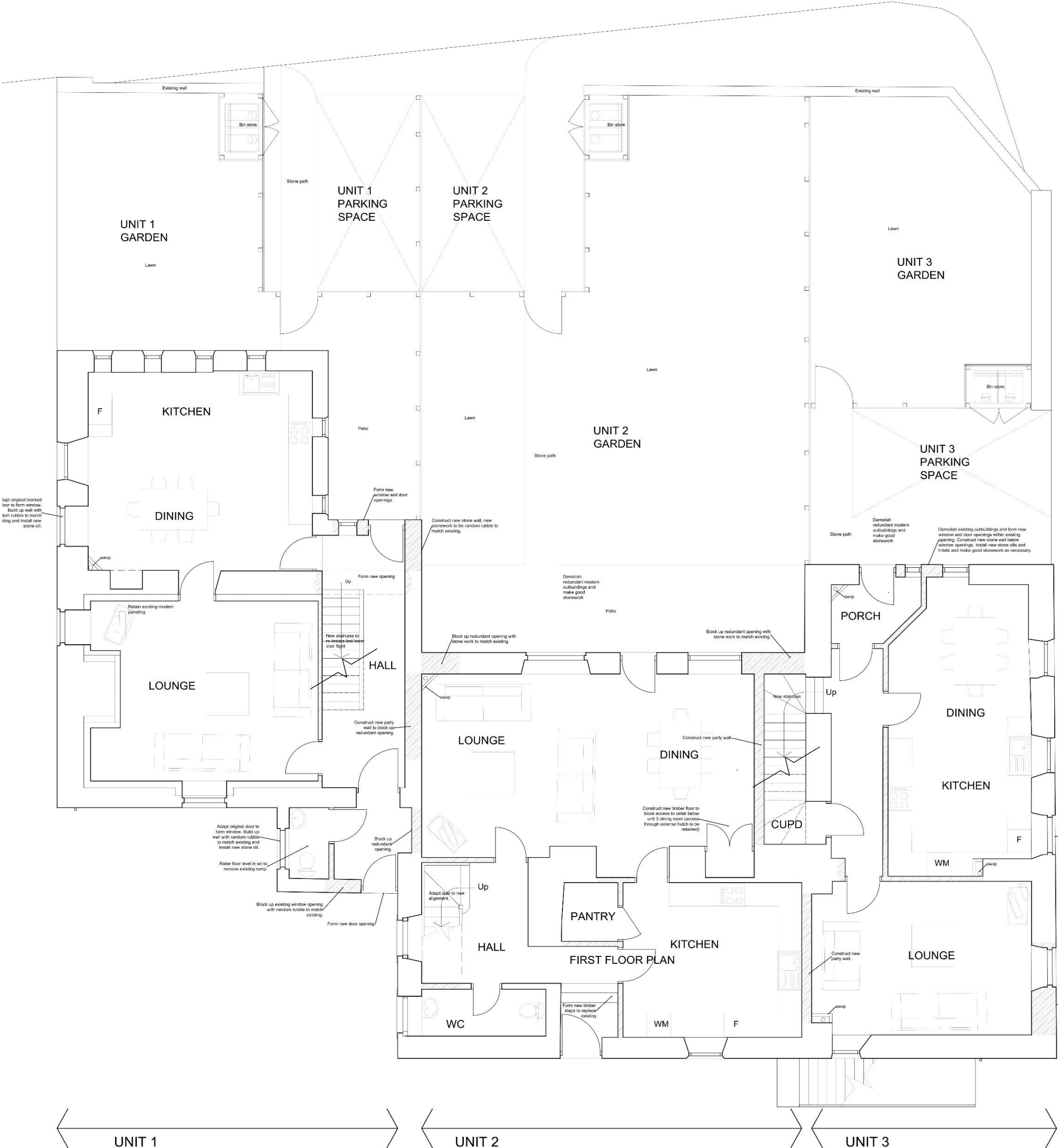
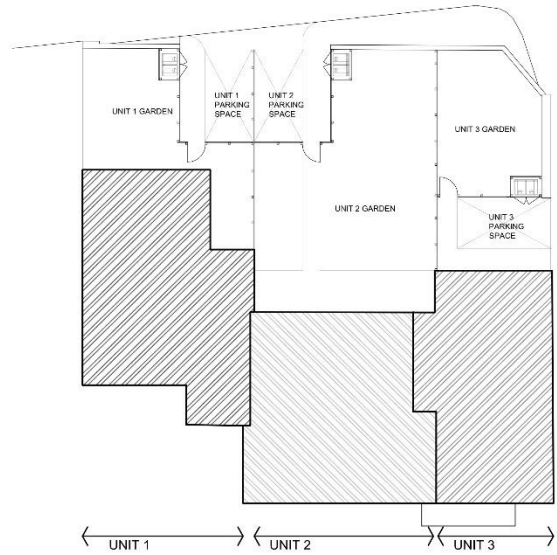
All new rain water goods to be black painted cast iron.

Redundant drainage to be removed. All new drainage to connect to existing.

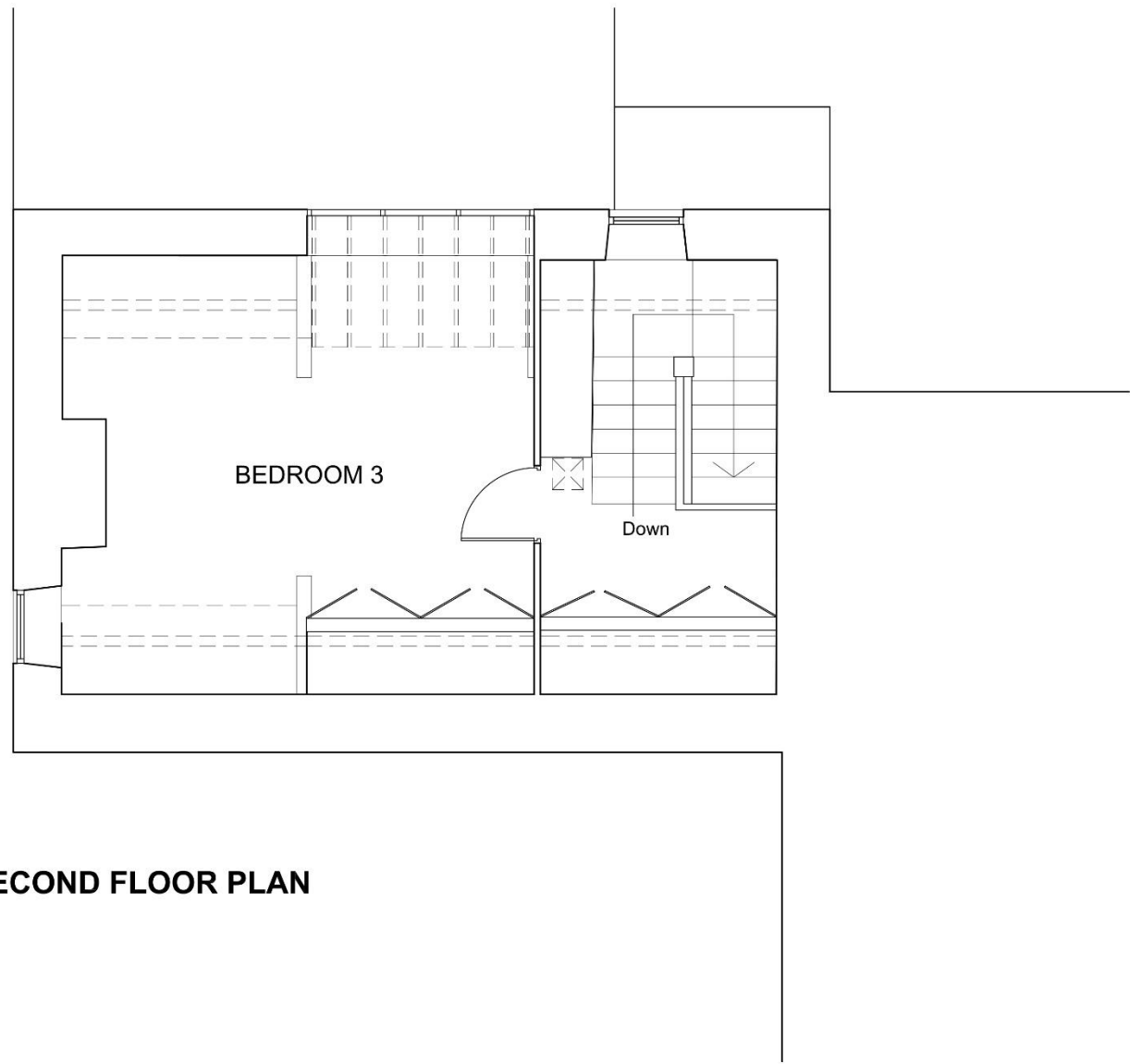
Remove existing and install new mechanical and electrical installations throughout.

New extract fans to bathrooms to discharge to existing extracts where possible or new in line vent slates to be installed to roof.

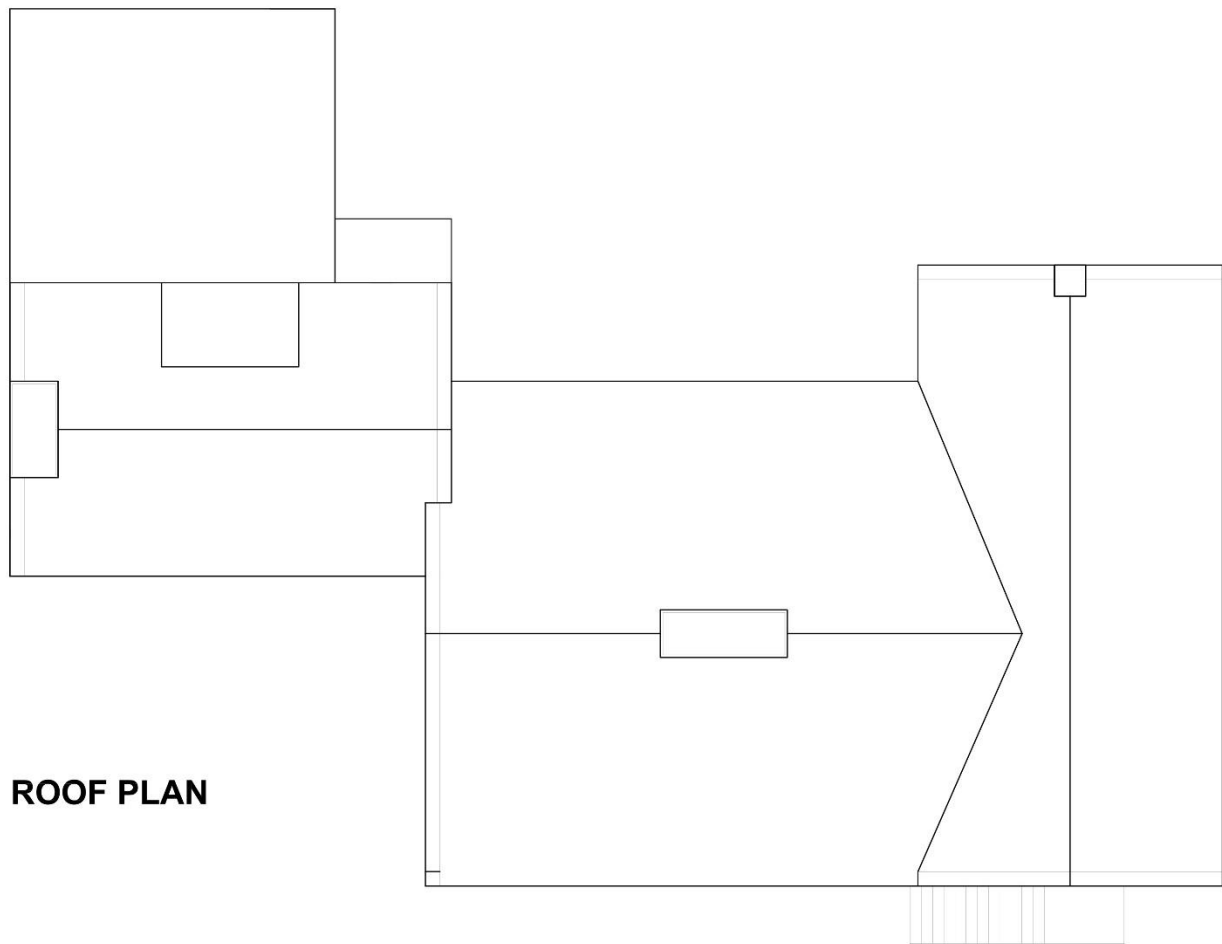
Gardens to be formed with timber fencing and gates. Parking areas to be finished with gravel. Form stone flag patio areas and paths as indicated.



SECOND FLOOR PLAN



ROOF PLAN



FIRST FLOOR PLAN

