



Forge House

Main Road, Ovingham



SANDERSON
YOUNG





Forge House

Main Road, Ovingham, NE42 6AG

Immaculately Presented & Deceptively Spacious Period Four Bedroom, Stone Built Home in Ovingham Village, With Beautiful Rear Gardens!

This superb period property has well-proportioned accommodation laid out over two floors, and boasts four double bedroom suites, three reception rooms, open plan kitchen/diner, off street parking for multiple vehicles, car port & stunning rear gardens which extend to approximately 0.4 acres.

The historic detached residence is tucked just off Main Road, Ovingham. Ovingham is a very impressive Northumbrian village, close by to Wylam and Corbridge. It is supported by good local facilities with two excellent pubs and a local shop, and it is a five minute walk to Prudhoe Station with easy train links into Newcastle and towards the Tyne Valley and Carlisle. The natural countryside surrounding and the beautiful walks are very impressive, and the convenient road links via the A69 are very much a benefit of the house.

Price Guide:
Offers Over £685,000

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The property has undergone a significant renovation and extension by the existing vendors in 2011/2012, to now offer a truly wonderful family home.

The internal accommodation comprises: Entrance hallway with staircase leading up to the first floor | Front living room/snug with log burning stove | Useful study room | Utility room | Rear entrance hallway | Downstairs WC/Boot room | Generous open plan kitchen/dining room with glazed rear doors leading out onto the gardens. The kitchen offers a range of modern cabinetry, worktops, and appliances. | Open to the kitchen/diner is a substantial front living room, with dual aspect views, and offering a further log burning stove. The staircase then leads up to the first floor split level landing and onto four bedrooms | All four bedrooms are large double rooms and all of which benefit from their own ensembles, with the principal offering a lovely bathroom suite.

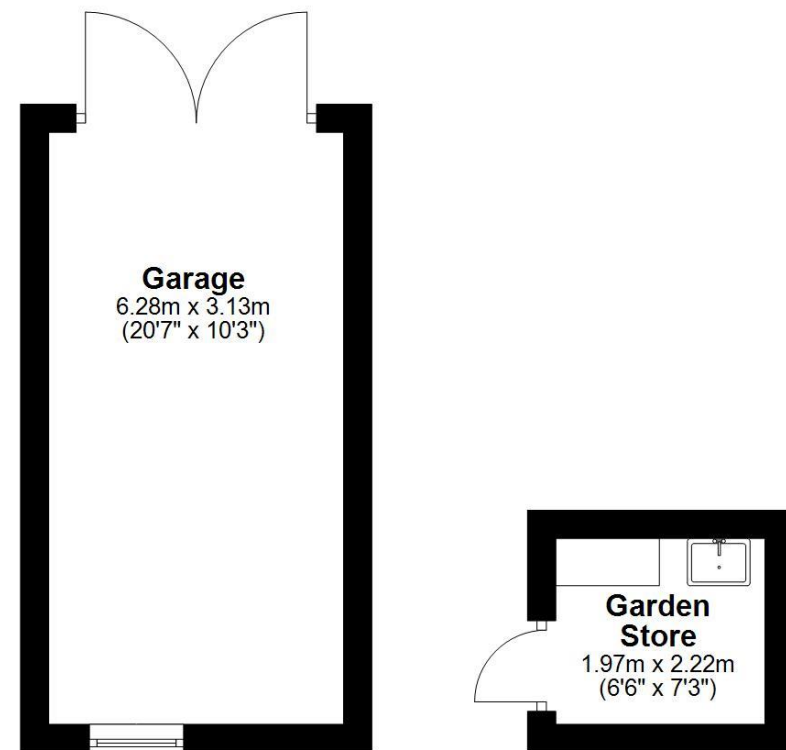


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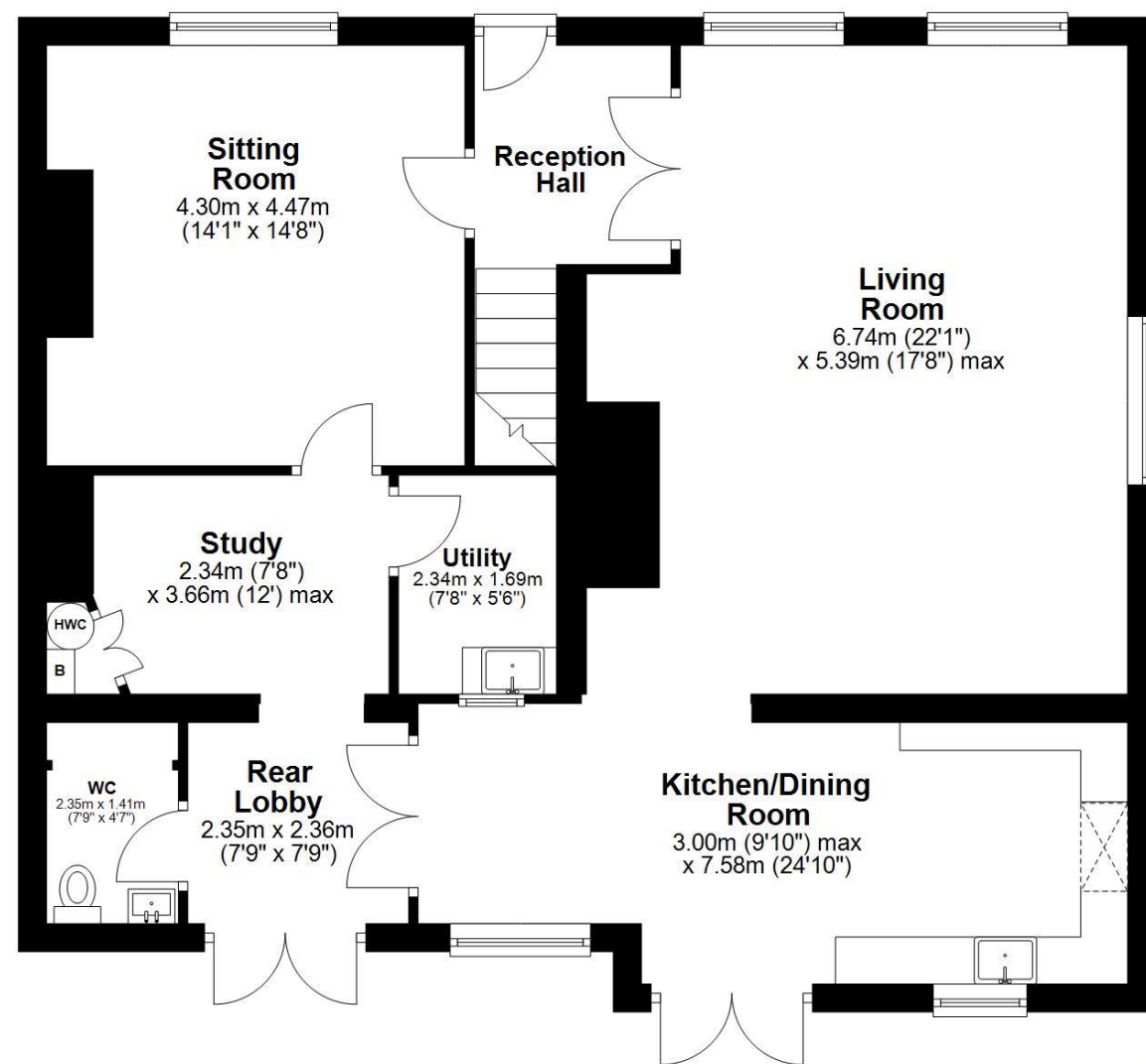




Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 19.7 sq. metres (211.5 sq. feet)
Plus outbuildings, approx. 4.4 sq. metres (47.1 sq. feet)

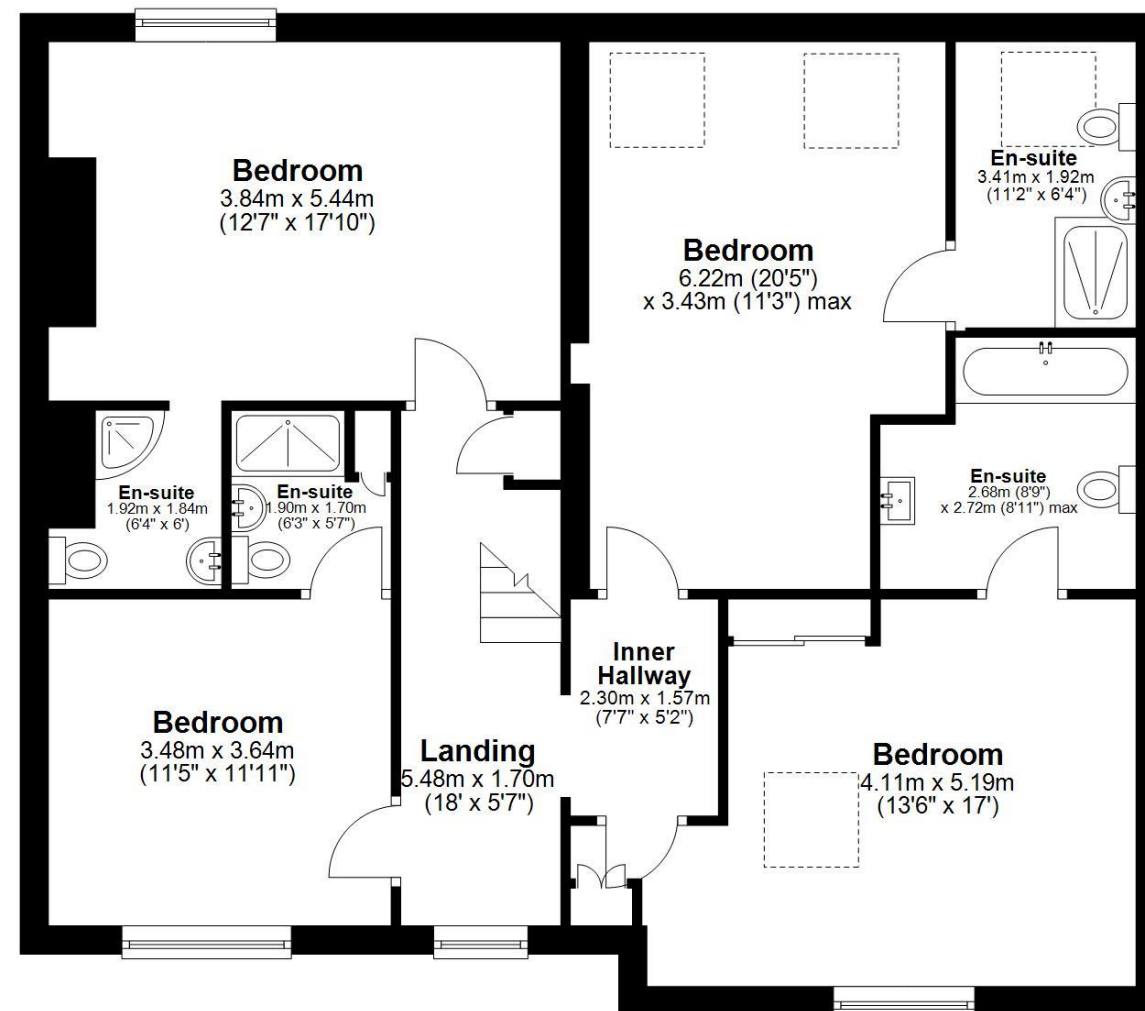


Approx. 109.9 sq. metres (1183.2 sq. feet)



Main area: Approx. 221.8 sq. metres (2387.5 sq. feet)
 Plus garages, approx. 19.7 sq. metres (211.5 sq. feet)
 Plus outbuildings, approx. 4.4 sq. metres (47.1 sq. feet)

Approx. 111.9 sq. metres (1204.3 sq. feet)



Externally, the property is approached via a gated driveway which offers off street parking for ample vehicles to the side of the property | The driveway leads to a useful garage store and a car port | The rear gardens encompass a range of outbuildings, including a stone potting shed, a sunroom and two further useful storage sheds | The formal gardens wrap around the south and west of the property are well stocked and are laid partially to lawn and partially to various terraces to enjoy the sun throughout the day | The gardens further extend down towards the river bank and enjoy various walkways.

Beautifully presented throughout, and having been extensively renovated and extended, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this lovely period home!

Services | Mains; Electricity, Gas, Water, Drainage | Tenure;
Freehold | Council Tax; Band F | Energy Performance
Certificate; Rating D



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