



Birdhopecraig Church

Rochester, Newcastle Upon Tyne

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- A rare opportunity to acquire a landmark property
- Exceptional Victorian church conversion, Grade II Listed
- Located within Northumberland National Park's International Dark Sky area
- Three well presented bedrooms, principle features an ensuite
- Striking open-plan kitchen, dining and living space
- Generous outdoor space
- Countryside Views
- Currently operated as a successful holiday let



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From the moment you arrive, the setting is unmistakably special. The plot itself is superb, with generous gardens that capture open countryside views by day and uninterrupted celestial displays by night. Stepping inside, the home immediately delivers the dramatic impact expected from a former church. At its heart lies a spectacular full-height central living space, where soaring ceilings, exposed beams and vast arched windows create a sense of scale and atmosphere that is truly breathtaking. Overlooking this majestic space is a mezzanine-style balcony, offering an additional living area, ideal as a reading retreat, snug or creative workspace, while celebrating the height and volume of the original structure.

The kitchen is a centrepiece in its own right, defined by a huge, beautifully crafted breakfasting island that anchors the room and creates a natural separation between dining and lounge areas. Striking design touches blend seamlessly with the church's architecture, making this an exceptional space for family gatherings and entertaining.

The ground floor also accommodates a charming bedroom, providing practical accommodation, along with a conveniently located WC.

To the first floor, a further two bedroom offers privacy and elevated views, the primary featuring an ensuite shower room. While the luxurious family bathroom impresses with a freestanding bath, separate shower, double vanity sinks and generous proportions.

Outside, the gardens and grounds provide a peaceful and private setting that perfectly complements the dramatic interior. With open skies, far-reaching views and the tranquillity of the surrounding hills, this location is as beautiful during daylight hours as it is at night, when the area's renowned dark skies come alive in spectacular fashion.



The sweeping driveway leads to an expansive parking area at the rear, offering exceptional space for multiple vehicles.

Offering heritage, scale and atmosphere that very few homes can rival, Birdhopecraig Church is a rare opportunity to own a landmark property in one of Northumberland's most extraordinary rural settings.





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