

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**STONEYCROFT HIGH CHURCH MORPETH NE61 2QT**



- Semi Detached Cottage
- Two Reception Rooms
- In Need of Complete Renovation
- Tenure: Freehold
- Services: Mains GCH, Electric, Water & Sewage

- Three Bedrooms
- Garden Room
- Council Tax Band: D
- EPC Rating: F

**Offers In The Region Of £250,000**



# STONEYCROFT HIGH CHURCH MORPETH NE61 2QT

Built in 1903 this cottage is steeped in history! One of the stones has been engraved at the time of the build with 'Stoneycroft 1903' and another has been engraved with the letters 'IHS' which is a Christian monogram often used by Irish Catholics. This double fronted three bedroom cottage with two reception rooms and a garden room is situated in the highly sought after High Church area of Morpeth. High Church is just a five minute stroll into Morpeth town centre. Morpeth offers an excellent range of facilities including a range of independent shops and high street names, schooling for all ages, health and leisure facilities and a good choice of cafes, bars and restaurants. Those commuting will also be able to make use of Morpeth train Station serving the East Coast Mainline.

The property has been a much loved family home and has in the past been extended to incorporate a third bedroom and large bathroom. The bathroom has been partially renovated, however the rest of the cottage remains untouched, and is ready to be renovated. The cottage offers excellent sized reception rooms as well as bedrooms, the cottage has a lovely feel to it with lots of original features. Benefiting from gas central heating and single glazing, briefly comprising of: Entrance hallway, lounge, dining room, kitchen, and garden room. To the first floor landing are three excellent sized bedrooms and a good sized family bathroom. Externally the gardens have not been maintained over the years and are now in need of landscaping, the rear garden is split by a stone built wall, over two levels and goes round to the side providing access to the front of the property. The front of the property has a stone built wall with cast iron gate leading up the path to the entrance, either side of the path is space to create a garden.

We anticipate a good amount of interest in the property, therefore recommend viewing at the earliest convenience to avoid disappointment.

## ENTRANCE HALLWAY

With a single glazed sash window to the front, stairs to the first floor, storage area and doors leading to....

## LOUNGE

14'11" x 14'11" max (4.55 x 4.55 max)

Measurement taken into alcove.

With a large single glazed sash window to the front, two radiators, log burner and stripped floor boards.



## DINING ROOM

14'6" x 14'10" max (4.44 x 4.54 max)

Measurement taken into alcove.

Single glazed sash window to the front with secondary glazing, gas fire in surround, radiator and stripped floor boards.



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## KITCHEN

13'5" x 15'5" (4.11 x 4.71)

With a single glazed sash window to the side, single glazed window to the rear, fitted with base units with tiled work surfaces, five burner gas range cooker, double sink drainer unit with mixer tap, plumbing for a washing machine, boiler, radiator, tiled floor, door to the garden room and door to the rear.



## GARDEN ROOM

14'7" max x 9'4" max (4.46 max x 2.86 max)

With double glazed patio doors to the rear, small log burner, and tiled floor.



## FIRST FLOOR

### FIRST FLOOR LANDING

To the right as you get to the top of the stairs is bedrooms one and two, to the left from the stairs is bedroom three and the family bathroom.

With a single glazed sash window to the front, radiator, and loft hatch

### BEDROOM ONE

14'7" x 14'11" max (4.46 x 4.55 max)

Measurement taken into alcove.

With single glazed sash windows to the front and side, stripped floor boards, open fire in decorative surround, and a radiator.



# STONEYCROFT HIGH CHURCH MORPETH NE61 2QT

## BEDROOM TWO

14'7" x 14'11" max (4.46 x 4.55 max)

Measurement taken into alcove.

With a single glazed sash window to the front, open fire in decorative surround, stripped floor boards, and a radiator.



## BEDROOM THREE

15'3" x 13'1" max (4.67 x 3.99 max)

Measurement taken into alcove.

With a single glazed sash window to the rear, radiator and stripped floor boards.



## FAMILY BATHROOM

The bathroom has already been partially renovated to include a shower in cubicle, paneled bath, close coupled WC, wash hand basin in vanity unit, shaving point, storage cupboard, heated towel rail, partially tiled walls, and a loft hatch.





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## EXTERNALLY

To the rear is a reasonably sized garden over two levels, separated by a stone built wall, patio area, and access to the side of the property with gate access to the front. To the front is a stone built wall, with a small garden and access to the side.

All gardens are in need of landscaping.

No private parking is available at the property.



## ADDITIONAL IMAGE



## GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - including Ultrafast broadband .(Ofcom Broadband & Mobile Checker Jan 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Medium risk. Source - gov.uk January 2024

Planning Permission - There are no current active planning permissions for High Church. Source - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> - January 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

# STONEYCROFT HIGH CHURCH MORPETH NE61 2QT

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: D taken from gov.uk August 2023.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

04L23CHCH



Total area: approx. 165.1 sq. metres (1777.2 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

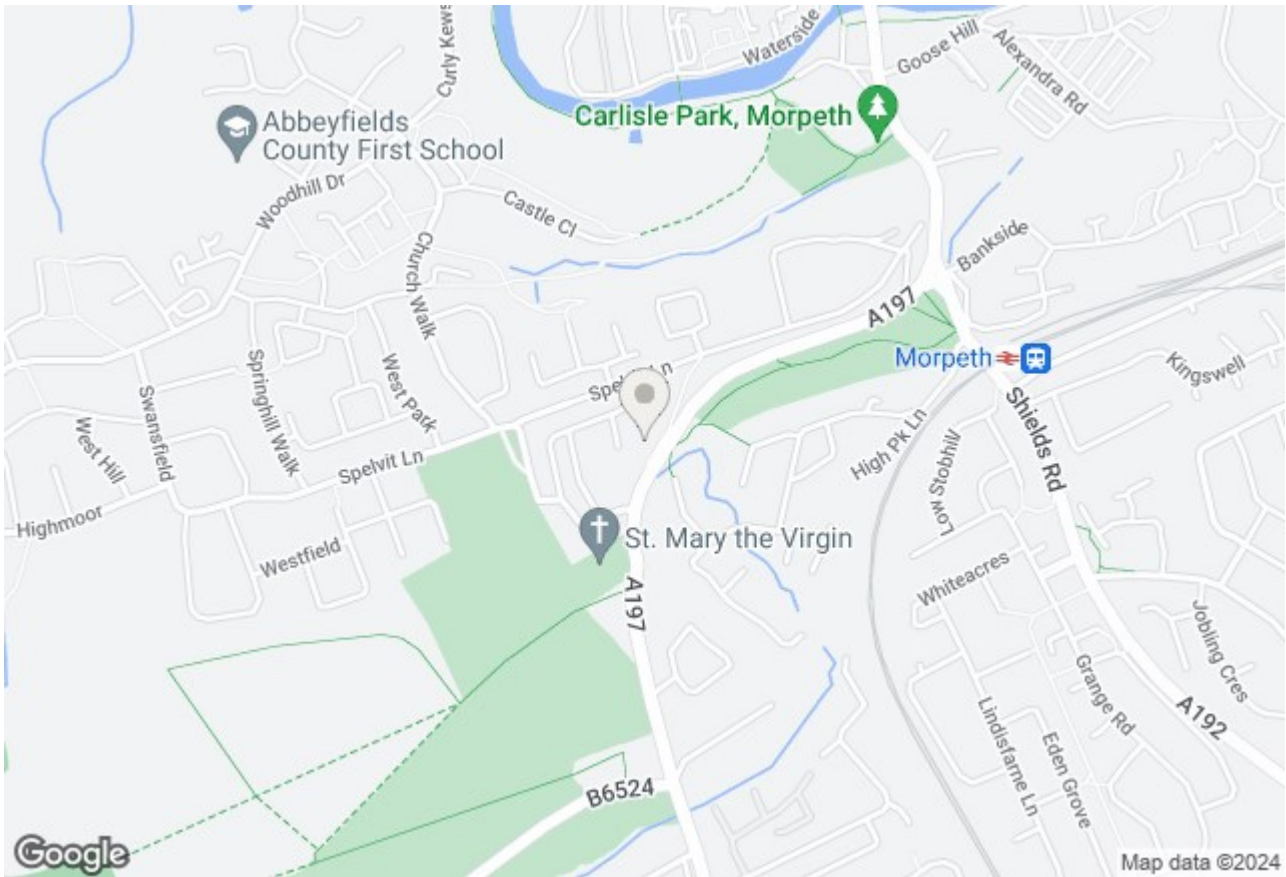
**Stoneycroft, High Church**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>32</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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