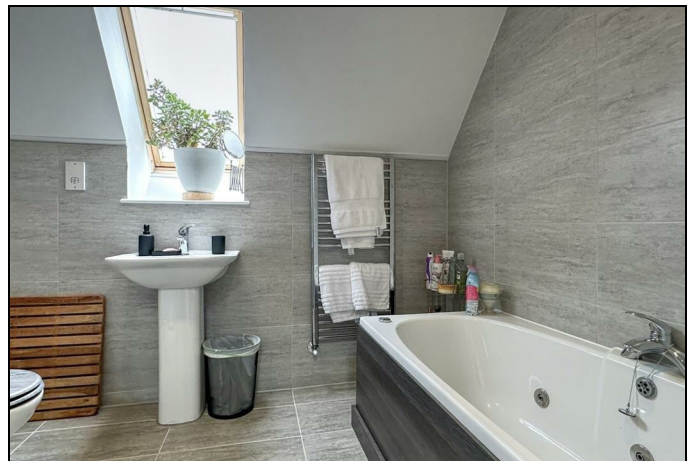


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**THE OLD CHURCH 38 CHARLES STREET PEGSWOOD MORPETH  
NORTHUMBERLAND NE61 6UN**



- Three / Four Bedroom Semi Detached
- Ensuite To Master Bedroom
- Generous Room Sizes
- Council Tax Band: D

- Lounge, Kitchen Diner & Office/Bed 4
- Off Street Parking
- EPC: C
- Tenure: Freehold

**Price £275,000**

# THE OLD CHURCH 38 CHARLES STREET PEGSWOOD MORPETH NORTHUMBERLAND NE61 6UN

A rare opportunity to purchase this three/four bedroom, semi detached home, converted from a Church approximately 19 years ago. Occupied by the same owners since its conversion, the property offers generous and versatile living accommodation which has been completed to an excellent standard. With double glazing and gas central heating, the accommodation briefly comprises of: Entrance hall, ground floor wc, spacious lounge, kitchen diner and a separate home office or fourth bedroom to the ground floor. To the first floor there is a master bedroom with ensuite, two further bedrooms and a bathroom/wc. Externally the property has space to the rear and side with a larger courtyard garden to the front in addition to off street parking.

Pegswood is a popular village with a good range of local amenities including a well regarded first school, co-op, local store, community shops, doctors surgery and a bus and limited rail service. Further Town Centre amenities are available in the nearby market Town of Morpeth, approximately three miles distant. Those looking to commute will find convenient access to the A1 via the Pegswood Bypass and a regular rail service on the East Coast mainline from Morpeth.

Viewing is strongly recommended to fully appreciate all that this property has to offer.

## ENTRANCE HALL

Entrance door to the front leading to a light and spacious hallway with a radiator, built in storage cupboard and stairs leading to the first floor.

## GROUND FLOOR WC

Fitted with a wc, wash hand basin and radiator,

## LOUNGE

*14'10" x 14'4" (4.53 x 4.39)*

The lounge provides a spacious yet cosy living area with a double glazed window to the front, radiator, gas fire in decorative surround and wood flooring.



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## KITCHEN DINER

19'10" x 11'3" maximum (6.05 x 3.43 maximum)

Dining area narrows from 3.43 width to 2.3.

The kitchen is fitted with a range of wall and base units with roll top work surfaces, 1.5 sink drainer unit with mixer tap, space for range cooker with fitted extractor hood and an integrated dishwasher and fridge freezer. Two double glazed windows to the rear, radiator.



## ADDITIONAL IMAGE

### HOME OFFICE / BEDROOM FOUR

11'0" x 9'7" (3.37 x 2.94)

A versatile room to the front elevation with a double glazed window, radiator and wood floor.



## FIRST FLOOR LANDING

The landing provides access to the bedrooms and bathroom, along with access to the loft, sky lights to both front and rear and a radiator.

# THE OLD CHURCH 38 CHARLES STREET PEGSWOOD MORPETH NORTHUMBERLAND NE61 6UN

## MASTER BEDROOM

13'5" x 12'7" (4.1 x 3.84)

Measurement includes some restricted head height.

Double glazed dormer window to the front, radiator, laminate floor.



## ENSUITE

Fitted with a mains shower in cubicle, wc and pedestal wash hand basin. PVC cladding to both walls and ceiling, heated towel rail and sky light.

## BEDROOM TWO

13'5" x 12'6" maximum measurements ( 4.1 x 3.83 maximum measurements)

Measurement includes some restricted head height.

Double glazed dormer window to the rear, radiator, laminate floor.



## BEDROOM THREE

10'4" x 10'4" x 9'11" (3.17 x 3.17 x 3.03)

Measurement includes some restricted head height.

Double glazed dormer window to front, radiator.



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## BATHROOM/WC

Fitted with a wc, spa bath, and electric shower in cubicle, pedestal wash hand basin. Double glazed dormer window, radiator and heated towel rail, extractor fan. Tiling to walls and floor.



## EXTERNALLY

The majority of the garden area is to the front of the property and is easy to maintain with good size gravel and patio areas. There is a further garden to the rear and side which currently accommodates a shed and potting area. Off street parking. Electric vehicle charging point.



# THE OLD CHURCH 38 CHARLES STREET PEGSWOOD MORPETH NORTHUMBERLAND NE61 6UN

## 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.

## 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

We have been advised that the property is 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 - gov.uk January 2023.

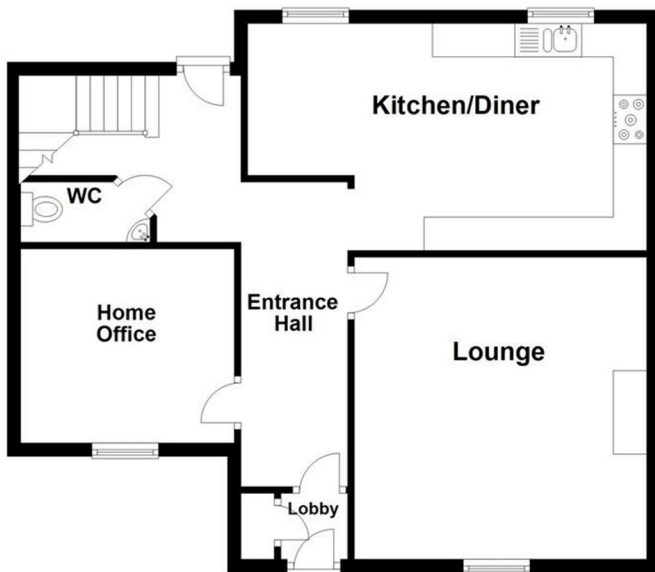
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

02B23AOAO

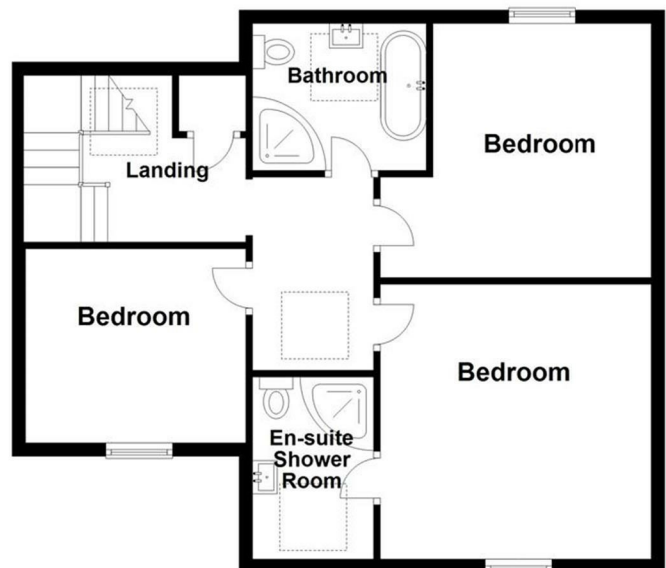
### Ground Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



### First Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



Total area: approx. 134.6 sq. metres (1448.4 sq. feet)

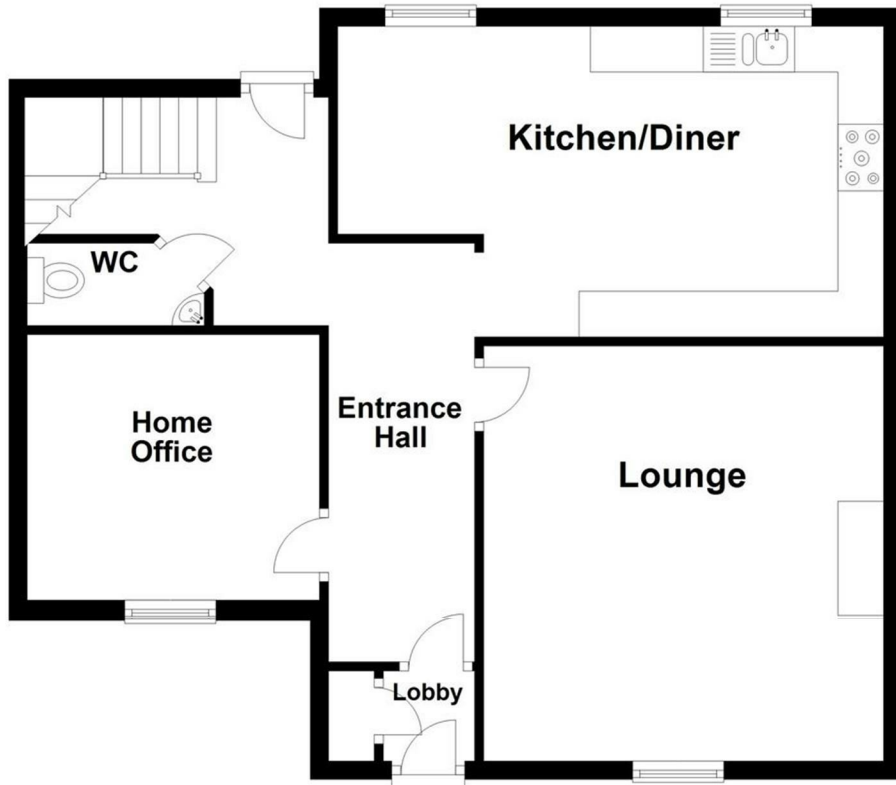
Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

The Old Church

**THE OLD CHURCH 38 CHARLES STREET PEGSWOOD MORPETH  
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**Ground Floor**

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Total area: approx. 134.6 sq. metres (1448.4 sq. feet)

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

**The Old Church**

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**First Floor**

Approx. 67.7 sq. metres (728.4 sq. feet)





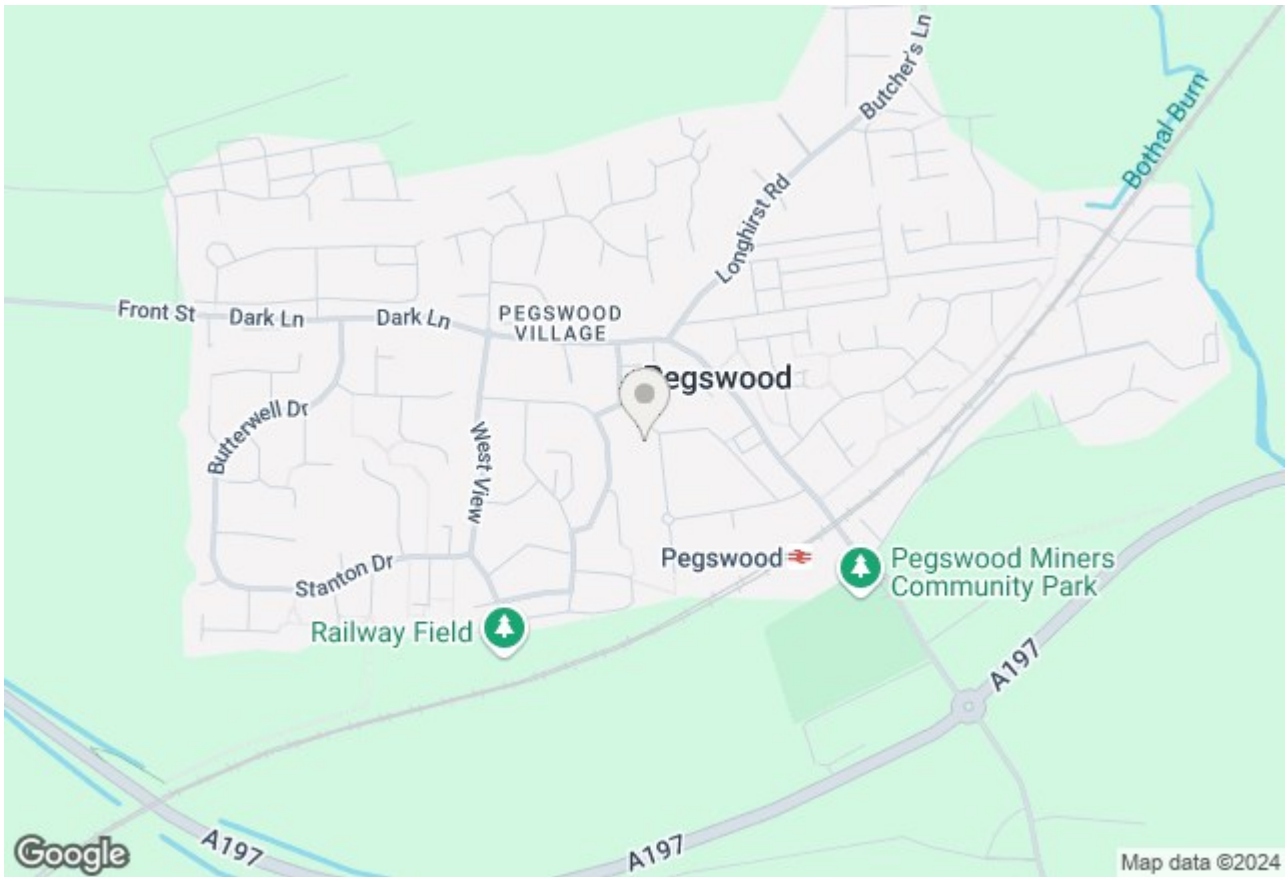
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74 **82**

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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