



Jubilee Road | Ovington | NE42

Offers Over £400,000

Former school house full of character with stunning open valley views and private rear gardens.

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FORMER SCHOOL HOUSE

STUNNING VIEWS

EXTENDED

RURAL VILLAGE LOCATION

THREE BEDROOMS

TRANSPORT LINKS

PRIVATE LANDSCAPED GARDENS

NO ONWARD CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Three-bedroom former school house, full of character with a rich history, original features, private beautifully landscaped rear garden in a very convenient semi-rural village location.

The property is entered via the front door into an entrance vestibule offering large storage cupboard and cloaks hanging. A further door leads through to the central hallway offering doors to kitchen, utility room and dining room.

The kitchen is very well stocked with base and wall units as well as integrated appliances and space for breakfasting furniture. Further storage, worktops and utilities are found in the utility room next door. Lovely views of the private gardens are enjoyed from the kitchen and utility room windows.

The dining room is a versatile space offering ample floor space for family dining furniture or additional lounging around the multi-fuel burning stove. Staircase to first floor leads up from this room as well as doorway to the rear hallway offering access to both ground floor bedrooms and bathroom.

Bedroom two is situated to the front elevation enjoying open views over the village green with large picture window and deep fitted storage cupboard.

Bedroom three is another spacious room with deep fitted storage cupboard.

The ground floor shower room is nestled between the two bedrooms with attractive modern shower suite and heated towel rail.

The first floor boasts a large lounge with attractive picture window to the front elevation, fitted display shelving unit and log burning stove. Spot lighting to ceiling and the awesome views are apparent as soon as you step foot in this superb room.

Bedroom one is a double room situated to the rear elevation overlooking the gardens with two full walls of fitted wardrobes.

The family bathroom is very well finished offering a modern suite of shower cubicle, freestanding bath, low level WC, hand wash basin and heated towel rail.

Flooring throughout the property is a range of tiling, wood and carpets and windows are all double glazed. Recent upgrades include the boiler, windows and roofing which should minimise costs in the coming years.

Ovington is a quaint rural village with a real community feel to it. Nestled on the South facing banks of the Tyne Valley, with local café/bistro and popular social club. Transport links are good from the village with regular buses and easy access to the A69 for travel to Newcastle in the East and Carlisle / Lake District in the West.

Groceries and other amenities are within easy reach in multiple directions with Hexham offering supermarkets, hospital, leisure facilities. Prudhoe with smaller shopping facilities and then Newcastle being only a twenty-minute drive away.

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INTERNAL DIMENSIONS

Lounge: 24'6 x 15'4 (7.47m x 4.67m)
Dining Room: 15'6 x 15'4 (4.72m x 4.67m)
Kitchen: 15'6 x 10'5 (4.72m x 3.18m)
Bedroom 1: 15'5 into robes x 10'7 into robes (4.7m x 3.23m)
Bedroom 2: 15'4 x 9'5 (4.67m x 2.87m)
Bedroom 3: 11'7 x 9'3 (3.53m x 2.82m)
Bathroom: 10'2 x 7'7 (3.1m x 2.31m)
Shower Room: 7'9 x 5'1 (2.36m x 1.55m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil & Log Burners
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: On Street Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

This property is situated in a conservation area

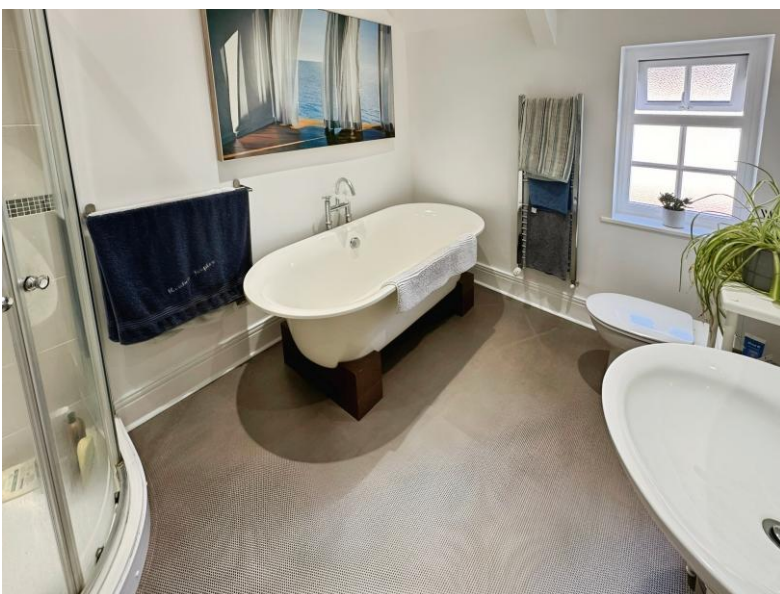
TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

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Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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