



Orchard House

Middleton

This semi-detached house is located at the very heart of picturesque Middleton Village. Built in the mid-1800s, for the first time ever the house is listed for sale. This property is in need of renovation, providing the new owner with a fantastic opportunity to make it their own. Although this house requires some updates, it offers great potential with three spacious reception rooms, three double bedrooms, and a kitchen with separate pantry.

Asking Price **£500,000**

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

Orchard House

Middleton

PROPERTY DESCRIPTION

The reception rooms each offer unique charms. The first features an open fire and dual aspect windows, providing stunning views of the garden. The second, a dining room, also boasts an open fire and a bay window, adding an element of character and warmth to the space. The third is a bright and spacious back room which was for many years the village post office.

The kitchen benefits from a dining space and a separate walk-in pantry. With open views from the kitchen window, this room provides an ideal space for cooking and dining.

The three bedrooms are all doubles, with the master bedroom being particularly spacious and benefiting from dual aspect windows. The second bedroom comes with built-in wardrobes, offering ample storage options. There is a spacious landing which could be converted into bedroom four.

One of the unique features of this property is the large wrap-around garden, which is south-facing providing plenty of sunlight throughout the day. An additional benefit is the single garage, offering further storage or parking options.

The house is situated close to green spaces, walking and cycling routes, and a local pub. This house is being sold with no upper chain, providing a straightforward purchasing process for the new owner. The potential of this property, coupled with its location and unique features, make it an exciting prospect for anyone looking to renovate and create their dream home.



Reception Room One: 17'00" (max) x 17'03" (max) - 5.18m x 5.26m

Reception Rooms Two: 19'04" (into bay) x 14'09" (max) - 5.89m x 4.50m

Reception Room Three: 12'02" x 11'11" - 3.71m x 3.63m

Kitchen: 12'02" x 10'11" - 3.71m x 3.33m

Bedroom One: 16'00" x 17'06" (max) - 4.88m x 5.33m

Bedroom Two: 15'11" x 13'02" (max) - 4.85m x 4.01m

Bedroom Three: 11'11" x 13'11" - 3.63m x 4.24m

Bathroom: 11'11" x 7'10" - 3.63m x 2.39m

Landing Area: 11'11" x 8'04" - 3.63m x 2.54m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: NON-CURRENTLY

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND ON STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

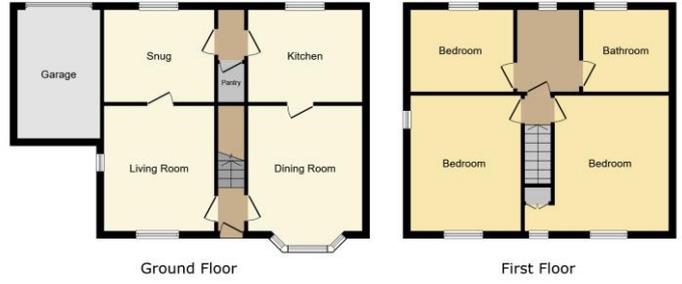
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

P00007289.SD.SD.30/4/25.V.2





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), bearings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Property24.co.uk



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 relation to this property.

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.

16 Branches across the North-East

