



## Ponthaugh Rowlands Gill

- Detached House
- Three Bedrooms
- Conservatory
- Driveway & Garage
- Gardens

**£ 274,950**



0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)



# 10 Ponthaugh

## Rowlands Gill, NE39 1AB

THIS THREE-BEDROOM DETACHED HOME IN ROWLANDS GILL OFFERS PRACTICAL FAMILY LIVING IN A SOUGHT-AFTER VILLAGE LOCATION. THE GROUND FLOOR FEATURES A RECEPTION ROOM WITH LARGE WINDOWS AND COMBINED LIVING AND DINING SPACE, CREATING A COMFORTABLE AREA FOR EVERYDAY USE. THE KITCHEN INCLUDES A BREAKFAST AREA, INTEGRATED APPLIANCES AND A UTILITY ROOM, PROVIDING USEFUL EXTRA STORAGE AND WORKSPACE. A CONSERVATORY EXTENDS THE LIVING SPACE AND CONNECTS NICELY WITH THE GARDEN.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ONE WITH BUILT-IN WARDROBES, PLUS A GOOD SIZED SINGLE BEDROOM. THE BATHROOM INCLUDES A SEPARATE SHOWER. THE PROPERTY IS IN GOOD CONDITION, WITH FRONT AND REAR GARDENS, AS WELL AS A GARAGE AND DRIVEWAY PROVIDING OFF-STREET PARKING.

ROWLANDS GILL SITS ON THE EDGE OF THE DERWENT VALLEY, WITH PLENTY OF WALKING ROUTES NEARBY, INCLUDING ACCESS TO DERWENT WALK COUNTRY PARK AND THE SURROUNDING COUNTRYSIDE. THE VILLAGE OFFERS LOCAL AMENITIES SUCH AS SHOPS, CAFÉS AND EVERYDAY SERVICES, MAKING IT CONVENIENT FOR FAMILIES.

PUBLIC TRANSPORT LINKS ARE AVAILABLE VIA NEARBY BUS ROUTES TOWARDS NEWCASTLE AND CONSETT, WITH JOURNEYS INTO NEWCASTLE CITY CENTRE TYPICALLY AROUND 35–45 MINUTES DEPENDING ON SERVICE AND TRAFFIC. THE NEAREST MAJOR RAIL CONNECTIONS ARE IN NEWCASTLE, OFFERING DIRECT SERVICES TO LONDON, EDINBURGH AND OTHER UK CITIES.

THIS DETACHED HOUSE IS WELL SUITED TO FAMILIES SEEKING A HOME WITH GARDENS, PARKING AND ACCESS TO LOCAL AMENITIES AND WALKING ROUTES IN ROWLANDS GILL.

**Porch:**  
UPVC porch to the front and UPVC door to hallway with radiator.

**WC:**  
UPVC window, low level wc, vanity wash hand basin and radiator.

**'Lounge/Dining Room:** 21'11" 6.68m x 16'10" 5.13m max  
UPVC window, fireplace and radiator.

**Conservatory:** 11'5" 3.48m x 7'11" 2.41m  
UPVC conservatory.

**Kitchen:** 11'11" 3.63m x 9'8" 2.95m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated induction hob, oven, microwave, fridge, dishwasher and radiator.

**Utility Room:**  
UPVC window, fitted with units incorporating one and a half bowl sink unit with drainer, plumbed for washing machine, access to garage and radiator.

**First Floor Landing:**  
UPVC window.

**Bedroom One:** 15'1" 4.59m x 11'5" 3.48m plus robes  
UPVC window, fitted wardrobes and radiator.

**Bedroom Two:** 13'0" 3.96m x 8'7" 2.62m  
UPVC window and radiator.

**Bedroom Three:** 9'1" 2.77m x 8'3" 2.52m  
UPVC window and radiator.

**Bathroom:**  
Two UPVC windows, bath with shower, vanity wash hand basin, low level wc and heated towel rail.

**Externally:**  
There are front and rear gardens, a driveway providing off street parking and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

#### 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.

#### 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:** C  
RY00007336.VS.EW.18.12.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	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 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

