











## Accommodation in Brief

### Ground Floor

Hall | WC | Utility | Sitting Room | Kitchen/Dining Room | Snug | Garden Room  
Bedroom | Bathroom | Principal Bedroom | En-suite

### First Floor

Bedroom

### Outbuildings

Workshop | Summer House











## The Property

Situated just beyond the village of Ovington, Tinmuth Bungalow is a delightful rural retreat offering modern comforts and a lovingly tended, south-facing garden within a peaceful countryside setting. The property occupies a generous plot, benefitting from ample natural light throughout the day. Despite its peaceful setting, the bungalow remains conveniently positioned, with Newcastle and its airport only a 15-minute drive away.

The entrance hall, laid with reclaimed maple wood flooring, creates a welcoming first impression. The sitting room, featuring the same maple wood flooring along with a stone fireplace housing an Efel wood-burning stove, provides a light and comfortable spot for relaxation. Adjacent, the snug serves as a versatile space, ideal for use as a study or hobby room.

The highlight of the home is the open-plan kitchen/diner, which adjoins the garden room. The recently updated kitchen boasts modern integrated appliances, a quartz worktop, and a built-in oven and hob. This area is perfectly suited for everyday living and entertaining, with direct access to the aluminium-framed garden room. The garden room, fitted with Velux windows, floor-to-ceiling double glazing and electric underfloor heating, opens onto a decked terrace, creating a great spot for alfresco dining.

The accommodation includes a spacious principal bedroom with a modern en-suite shower room with electric underfloor heating. There are an additional three well-proportioned bedrooms, including one situated on the first floor, which offers elevated views and walk-in access to a large, boarded loft. The well-appointed ground floor family bathroom features a bath, shower and the added luxury of electric underfloor heating.









## Externally

Approached via a gravel driveway, the property offers ample parking for several vehicles. The south-facing rear garden is a beautiful, secluded retreat, featuring a variety of plants, shrubs, and trees, along with a sun-drenched seating area and a wildlife pond that attracts a variety of bird species. A standout feature is the converted summerhouse, now an inviting bar space with seating and power, perfect for social gatherings or quiet evenings. Additionally, the property features an external workshop with its own power supply, ideal for hobbyists and tinkerers alike.





## Local Information

Ovington lies in an elevated position on the north bank of the River Tyne in the beautiful Tyne Valley and is a popular commuter village with excellent links to Newcastle City Centre. The village is home to a popular restaurant, whilst nearby Ovingham, Wylam, and Prudhoe offer a wide range of amenities, including shops, supermarkets, restaurants, public houses, professional services, leisure and sports facilities, and health services. Close House Golf Club and Matfen Hall are both nearby, offering excellent leisure and dining facilities.

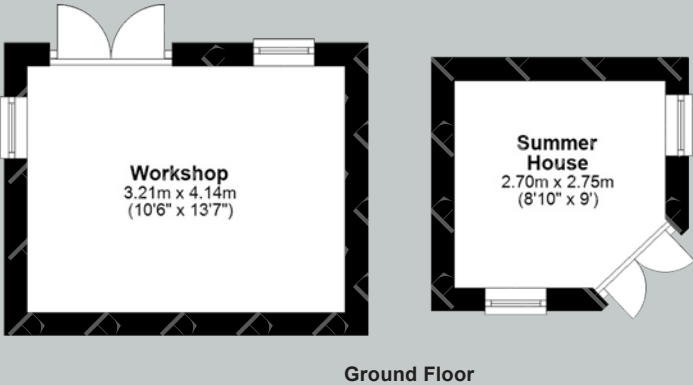
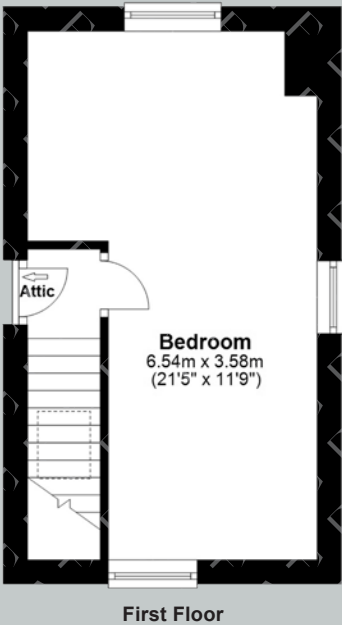
For schooling, Ovingham has both a First School and Middle School, with further Middle Schools available in Prudhoe and Hexham. Mowden Hall Preparatory School is close by, providing private education from nursery up to 13 years. Newcastle city centre offers further comprehensive cultural, educational, recreational, and shopping facilities.

For the commuter, the A69 provides excellent access to Newcastle City Centre, Carlisle, and onward connections to the A1 and M6. Additionally, there's an hourly bus service to both Newcastle and Hexham that stops adjacent to Tinmuth Bungalow. The rail station at Prudhoe offers regular links to both Newcastle and Carlisle, connecting to other mainline services to major UK cities north and south.





Floor Plans



Total area: approx. 178.3 sq. metre (1918.8 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water, LPG supply and drainage to private septic tank.

Postcode

Council Tax

EPC

Tenure

NE42 6EF

Band D

Rating E

Freehold

## Viewings Strictly by Appointment

T: 0330 111 2266

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TINMUTH





# Finest

PROPERTIES

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