

Tarset | Northumberland

Greystead Old Church











## Accommodation in Brief

### Ground Floor

Entrance Vestibule | Three Bedrooms with En-Suite  
One Additional Bedroom | Sitting Room

### First Floor

Large Open Plan Kitchen/Living/Dining Area

### Tower

Spanning Over 3 Floors







## The Property

Greystead Old Church is a delightful Grade II Listed Georgian church, steeped in history and sympathetically converted into a truly incomparable home. Originally designed by Henry Hake Seward, a student of the renowned Sir John Soane, this former church stands as a remarkable example of neo-Gothic architecture. The property is a landmark in the Northumberland National Park, designated as an Area of Outstanding Natural Beauty and hosting Europe's largest expanse of Dark Skies.

The high standard of the conversion and an exceptional attention to detail are evident throughout. Many of the church's prominent original features have been beautifully preserved, including exposed Georgian stonework and panelling, lancet windows, stone archways, and the grand Victorian stained-glass window in the sitting room.

The accommodation spans two levels. On the ground floor, there are four beautifully appointed bedrooms. These include three king-size doubles, each benefiting from modern en-suite bathrooms, and a twin bedroom. The main bathroom doubles as the en-suite for one of the king-size bedrooms.

A central corridor, overlooked by the open plan mezzanine, links the bedrooms and provides axial views of the magnificent east-end stained glass window. The corridor opens into a spacious sitting room, situated below the stained-glass windows, which flood the space with light. A large log burner adds warmth and comfort, creating an inviting atmosphere.





Overlooking the sitting room is the open-plan mezzanine level, a standout feature of the conversion. Thoughtfully designed with oak flooring, this level includes a tastefully appointed Neptune kitchen with granite countertops and a substantial central island. The mezzanine offers ample space for multiple seating areas, each taking advantage of the views through the Georgian lancet windows overlooking the churchyard and surrounding countryside.



One of the property's most distinctive features is the restored West Tower, accessed via a specially commissioned spiral staircase from the entrance porch. At the top, a secluded seating area offers a peaceful retreat, framed by arched windows with panoramic views of the surrounding landscape.

Greystead Old Church offers the perfect opportunity for those seeking a home that is truly unique and offers an exceptional blend of luxury and historical charm. Additionally, it has previously operated as a successful holiday let, offering potential for personal use or income generation.

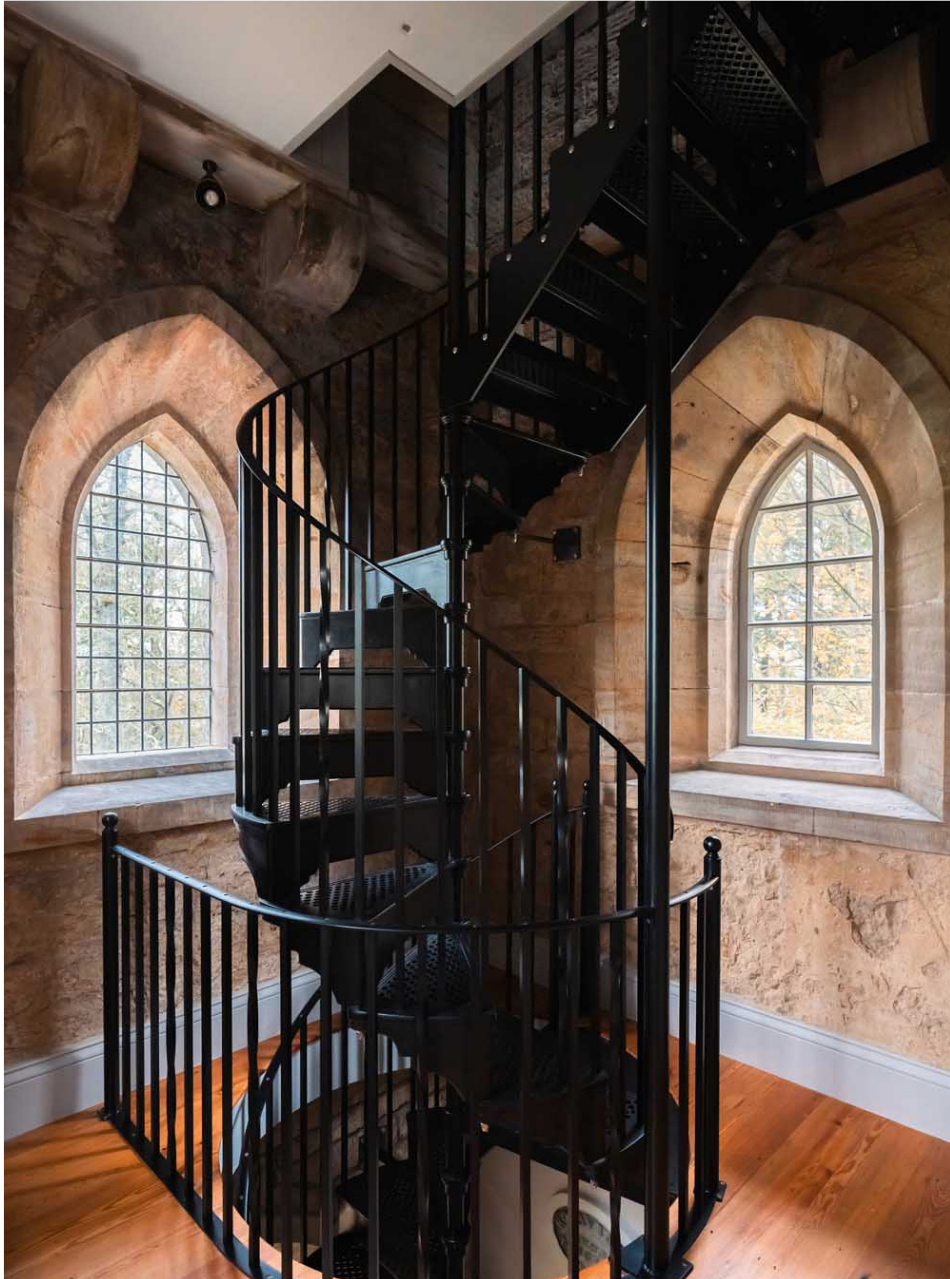
















## Externally

Ample off-road parking is conveniently available directly in front of the property. A 989-year lease is currently being negotiated with the Church of England (expected completion summer 2025) to extend the current access area further into the churchyard to create a dedicated garden space directly adjacent to the Church, providing a perfect setting for al fresco dining and entertaining.

### **Agents Note**

The footprint of the Church itself is Freehold.

There is a 999-year lease (with 989 years remaining) for the area of the churchyard adjacent to the building, which includes rights of access and parking. The lease costs £60 per annum.

There is potential to generate approximately £12,000 per annum from the biomass boiler until 2033 for those interested in purchasing the property as a holiday let. This income is contingent on an agreement with the owners of Greystead Rectory and with the H.M.G. Renewable Heat Incentive scheme.

Planning regulations set by the Northumberland National Park stipulate that the property must function as either a private residence or as a holiday let but cannot be used for both purposes simultaneously.

## Local Information

Greystead Old Church lies in the Upper North Tyne valley of Northumberland, close to the River North Tyne and the stunning Kielder Water, all within the Northumberland National Park. There is a thriving community in the nearby peaceful village of Bellingham with a range of local amenities including a variety of shops, post office, cafes, heritage centre, several pubs together with a family-run hotel and garages. Additionally, residents benefit from a health centre and a chemist, ensuring convenient access to healthcare services. More comprehensive services such as larger supermarkets, a hospital and a wider range of shops and excellent restaurants are available in Hexham, where there is also a train station with easy access to Newcastle upon Tyne.

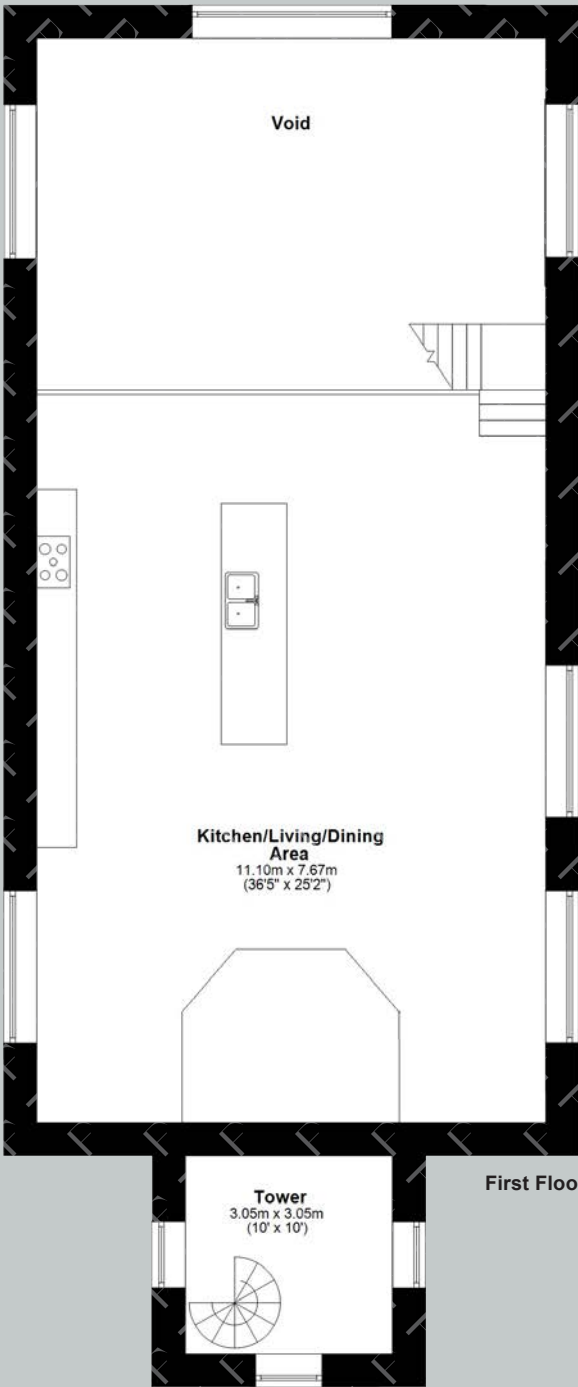
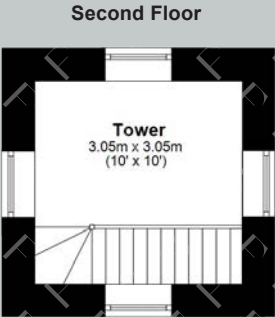
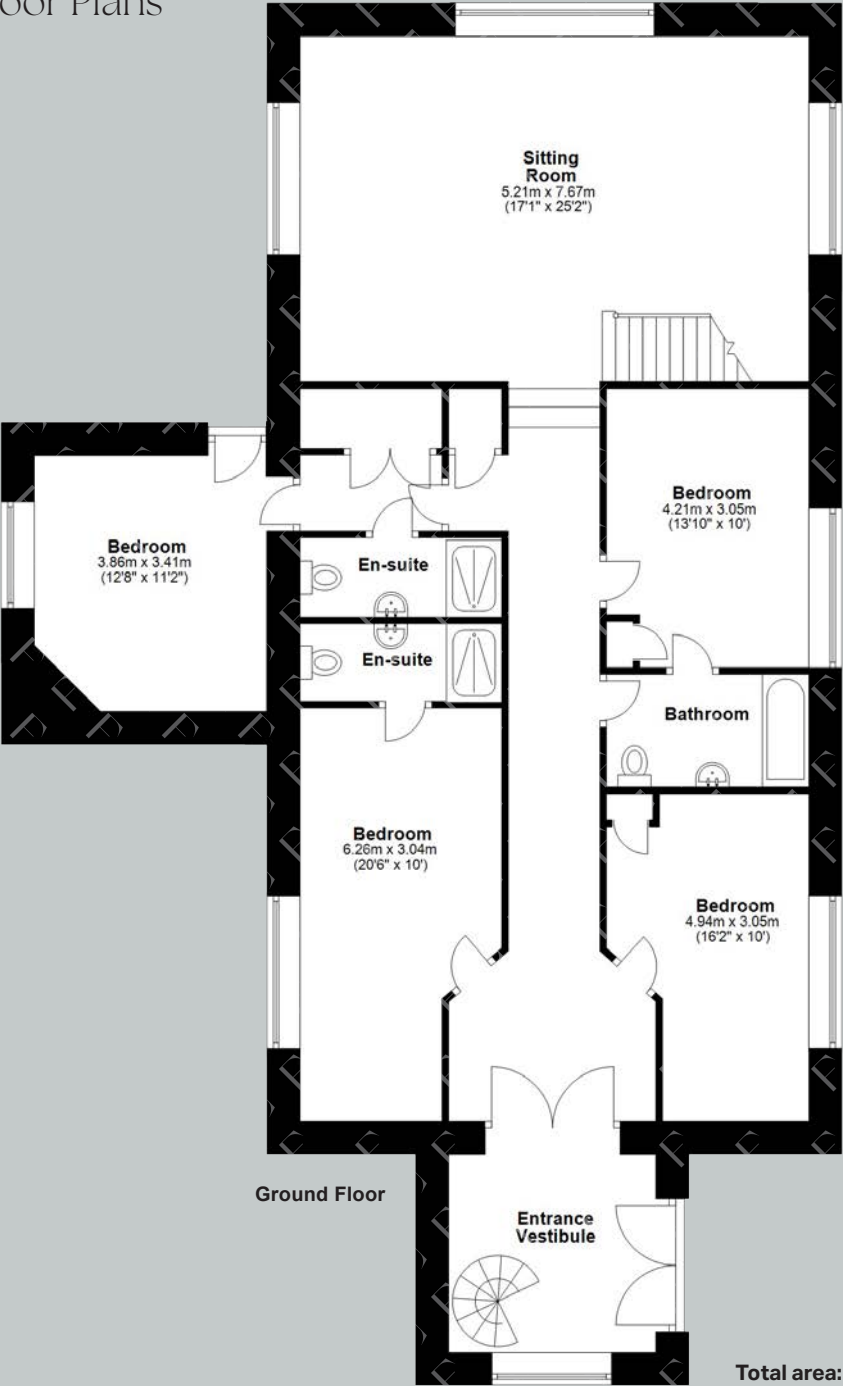
For those with a love of the outdoors there is fishing on the North Tyne, an excellent 18-hole golf course and beautiful surrounding countryside for walks and cycling. Nearby Kielder offers a wide range of water sports and other outdoor pursuits. The renowned Kielder Observatory is positioned to make the most of the remarkable dark night skies. For education, the nearby village of Greenhaugh is home to a well-regarded primary school. Bellingham offers a nursery school as well as first and middle schools. Additionally, Mowden Hall Preparatory School, located just outside Corbridge, provides private education from nursery through to age 13. There are also several private day schools in Newcastle, offering further educational opportunities.

Newcastle city centre is under an hour away and provides comprehensive cultural, educational, recreational and shopping facilities. For the commuter the A68, A69 and Newcastle International Airport are easily accessible, and Newcastle provides main line rail services direct to London Kings Cross and Edinburgh.





Floor Plans



Total area: approx. 258.4 sq. metre (2781.9 sq. feet)

Google Maps



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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 is supplied by a private borehole and drainage is managed via mini treatment sewerage plant (both located off-site and shared with 3/4 neighbouring properties).  
A biomass boiler provides central heating and is shared with two adjacent properties.

Postcode

EPC

NE48 1LE

Rating Exempt

Council Tax

Band TBD (Currently Business Rates)

Tenure

Freehold (Church Footprint)

Leasehold (for access area of Churchyard, with 989 years remaining)

Viewings Strictly by Appointment

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# Finest

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