



Apartment 5, Lintzford Mill, Lintzford, Rowlands Gill, Tyne & Wear

This private and quietly situated first floor apartment enjoys a privileged outlook over the River Derwent from within this attractive Grade II Listed former mill building which forms part of a small and highly desirable hamlet at Lintzford. The property is conveniently located for access to Gateshead, Newcastle upon Tyne and the countryside along and beyond the Derwent Valley. EPC Rating: D.

Communal Entrance Hall (lift and stair access to the first floor) – Private Apartment Accommodation – Reception Hall with good storage – Living Room with windows on three sides and magnificent views across the river – Kitchen with fitted base and wall cupboards – Bedroom No.1 a generous double bedroom with built-in wardrobes – Bedroom No.2 also a double bedroom with built-in wardrobes – Bathroom with w.c. – Garage with store room – Communal Gardens and Grounds





ACCOMMODATION

This attractive Grade II Listed mill building is beautifully situated alongside the River Derwent and within the highly desirable hamlet at Lintzford. A block paved driveway leads down into the dual garage entrance with a pedestrian lobby with door entry system providing access to the **inner communal hall** with stair and lift access to the first floor.

The private entrance door to the apartment opens into an **entrance hall** with door entry telephone. The main **living room** is a particular feature providing extensive

living and dining space with windows around three sides and exceptional views across the grounds and River Derwent.

The **kitchen** is fitted with an excellent range of base and wall cupboards with complementary work surfaces is equipped with electric hob and oven, dishwasher, integral fridge/freezer and sink unit.

The main double **bedroom** is generously sized with two windows overlooking the river and a range of built-in wardrobes. The **en-suite bathroom** includes a panel bath with shower over, wash basin and w.c.

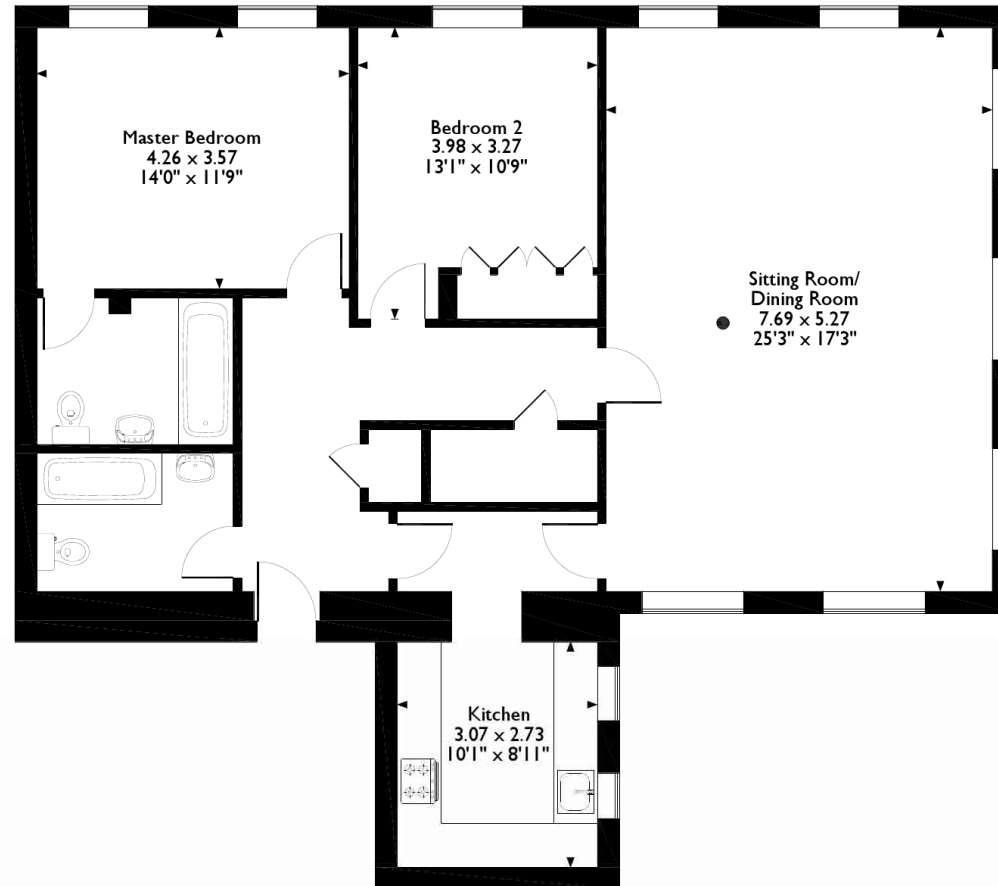
Double **bedroom no.2** is also fitted with a range of built-in cupboards and there is a **family bathroom** with a three piece suite including w.c.

OUTSIDE

The attractive hamlet at Lintzford is entered over an 18th century stone arched bridge with the driveway which leads off onto a cobbled and paved driveway leading down to the mill and under croft garage/parking. There are beautifully maintained grounds and gardens surrounding the building.



Lintzford Mill, Lintzford, Rowlands Gill
Approximate Gross Internal Area
1190 sq ft/111 sq m



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

SERVICES

Mains electricity, water and septic tank drainage.

TENURE

Leasehold. Service/maintenance charge: £155 per month.

LOCATION

NE39 1NB

MILEAGES

Newcastle upon Tyne 11.3 miles; Gateshead 9.8 miles

COUNCIL TAX

Band E.

OFFICE REF

HX00004431

DETAILS PREPARED

February 2020

COVID-19

We adhere strictly to Government guidelines for visiting property and request potential buyers to do likewise. Please familiarise yourself by visiting: COVID-19 Guidance for House Viewings.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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