

SIGNATURE

NORTH EAST

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 Park View, Blyth NE24 3AY

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**Asking Price
£625,000**

Signature North East welcomes you to this exceptional five-bedroom detached period property, ideally located in the heart of Blyth. Originally built in 1911, this charming home is bursting with character and boasts a range of original features such as stained glass, picture rails with embossed friezes, and internal doors with traditional handles, complemented by bespoke additions from local craftspeople. Perfectly positioned in an envied coastal location, the property is just a short walk from Blyth blue flag beach and overlooks the Green Flag award winning Ridley Park. With the Phoenix Theatre, and local amenities close by, this home combines coastal charm with everyday convenience. Newsham Station is just five minutes away by car, with free parking and direct access to Newcastle Central Station in twenty minutes.

Upon entering, you are welcomed into a grand hallway leading into a spacious and bright living room. This elegant space features a large bay window, intricate original cornicing and ceiling friezes, and a striking fireplace with handmade tiles and a Heta wood burner. The second reception room, currently used as a dining room, offers a bay window and retains the original mantle, now fitted with an Aga wood burning stove—ideal for entertaining. Most of the ground floor is fitted with oak parquet flooring, installed in 2010, adding a sense of warmth and quality underfoot. The kitchen offers generous space with attractive base units, sleek countertops, integrated oven and hob, and a Rayburn which is fitted into the chimney breast and drives the ground floor central heating as well and is also used for cooking. Just off the kitchen lies a bright study with bay window and fitted oak bookshelf. The sunroom is a standout feature with Fired Earth stone flooring, underfloor heating, Velux windows with remote blinds, and a cosy wood burner. Part of the space includes a shower and laundry area. A convenient WC completes the ground floor.

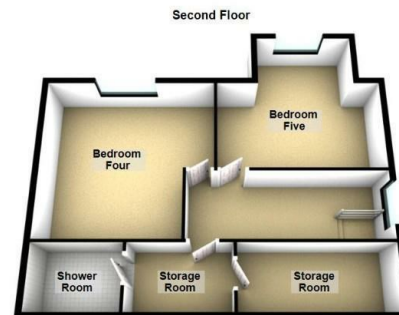
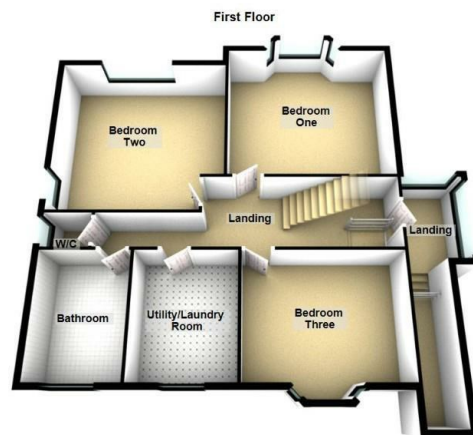
To the first floor, you'll find three generously sized double bedrooms, all well-suited for various furnishings. The bedrooms at the front of the house overlook Ridley Park, offering lovely views and a tranquil outlook. This floor also benefits from a practical utility/laundry room. The main family bathroom offers a stylish bathtub, hand basin and walk-in shower, with a separate WC adjacent. The second floor offers two further bedrooms with original fireplaces, a shower room, and generous storage including a walk-in attic. A second external covered staircase to the side provides access from the rear garden to the first floor—an original feature retained from its conversion history.

The west-facing rear garden is a true sanctuary, boasting mature planting, fruit trees, a greenhouse, and three raised beds. A south-facing patio with pergola sits adjacent to the garden room, while a detached brick built garage with electric door, external power and water completes the outside space. To the front, the property offers private off-street parking for two vehicles on the driveway, along with additional on-street parking options.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 346.7 sq. metres (3732.3 sq. feet)

Measurements:

Reception room one
14'11" x 17'1"

Reception room two
16'11" x 17'5"

Kitchen
16'0" x 15'2"

Study
12'0" x 14'11"

WC
8'1" x 4'1"

Sun room
21'3" x 10'4"

Bedroom one
14'11" x 17'1"

Bedroom two
16'11" x 17'5"

Bedroom three
12'2" x 15'7"

Bathroom
12'2" x 8'9"

Utility/ Laundry room
12'2" x 9'10"

Bedroom four
16'8" x 17'5"

Bedroom five
14'11" x 17'1"

Shower room
6'5" x 8'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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