



Turnberry | Red House Farm | NE25 9YE

**£675,000**

A fantastic opportunity to acquire this superb sized, extended detached family home, set on a generous and rarely available plot. Offering excellent potential to extend or remodel, (subject to planning), the property combines privacy, ample outdoor space, versatility and elegance throughout. Within catchment for local schools of excellence, close to the Metro, shops and amenities and a few minutes' drive from our gorgeous coastline, this property boasts an enviable location! Set back from the road and offering extensive parking for multiple vehicles, with the front garden enjoying privacy and space if you wish to enjoy sunshine at varying times throughout the day. The rear garden is beautifully landscaped with patios and lawned area, there is also a fantastic enclosed outdoor workspace/storage area which provides access from the front to the rear garden directly. Double garage, with partial conversion, still allowing ample space, EV charging point. Impressive hallway with front facing dining room, stylish rear lounge overlooking the rear garden with French doors and a beautiful living flame fire, downstairs cloaks/w.c., outstanding, extended, open family dining kitchen and living area with large Velux windows, stylish family kitchen with Range Cooker, (negotiable) and integrated dishwasher, French doors to the garden, separate utility room. First floor landing area with large bedrooms, bedroom four accessed from bedroom five, creating a superb office/dressing area, the principal bedroom showcases fitted wardrobes and attractive en-suite shower room. Gorgeous family bathroom with four-piece suite. A wonderful opportunity to purchase this very private and sought after detached home. We are in love!!

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 4/5
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#### DOUBLE GLAZED ENTRANCE DOOR TO:

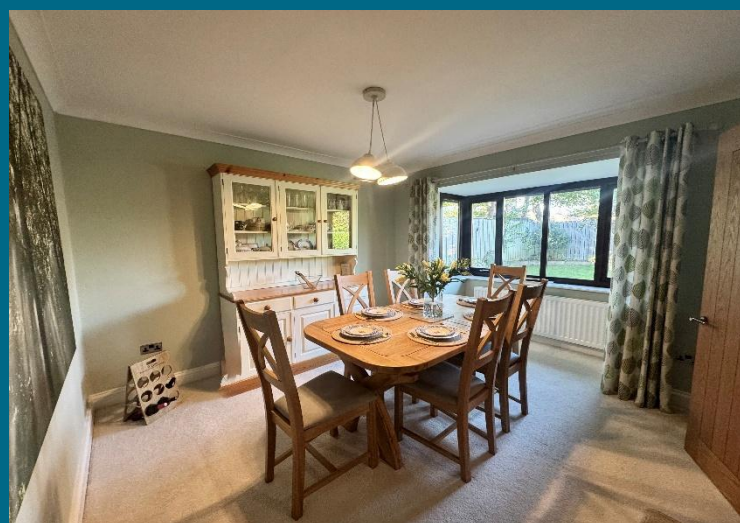
**ENTRANCE HALLWAY:** An impressive, light and airy hallway with under-stair recess, engineered oak flooring, spindle staircase up to the first floor, radiator and radiator cover, coving to ceiling, dado rail, door to:

**DINING ROOM:** (front): 14'1 x 11'3, (4.29m x 3.43m), double glazed window overlooking the front garden area, radiator, coving to ceiling

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c with push button cistern, radiator, radiator cover, tile effect flooring, half height, brick effect tiling, extractor fan

**LOUNGE:** (rear): 18'0 x 16'1, (5.49m x 4.90m), into alcoves, maximum measurements. A stunning rear lounge overlooking and opening out to the garden area via double glazed French doors, recessed hearth, gas living flame stove fire, spotlights to ceiling, coving, double glazed window, radiator

**DINING KITCHEN/FAMILY ROOM:** (rear): 26'1 x 16'1, (maximum measurements), an outstanding, open plan family living and dining kitchen, perfect for eating, entertaining and family time. The kitchen is fitted with a stylish and quality range of base, wall and drawer units, contrasting worktops, Range cooker with griddle and gas hob, (negotiable), cooker hood, integrated dishwasher, one and a half bowl sink unit with mixer taps, spotlights to ceiling, two radiators, two large Velux windows allowing maximum light into the room, two double glazed windows, double glazed French doors opening out to the garden, contemporary flooring



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**UTILITY ROOM:** (off hallway): 16'9 x 5'3, (5.11m x 1.60m), including some space from the original double garage, fitted with base, wall and drawer units, worktop, plumbed for automatic washing machine, radiator, tile effect flooring, spotlights to ceiling, double glazed door to garden

**FIRST FLOOR LANDING AREA:** dado rail, door to:

**BEDROOM ONE:** (front): 14'0 x 11'4, (4.27m x 3.45m), including depth of attractive and contemporary sliding wardrobes, providing ample hanging and storage space, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, showcasing shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, half tiled walls, ladder radiator, tile effect flooring, double glazed window, spotlights to ceiling

**BEDROOM TWO:** (front): 15'2 x 12'5, (4.62m x 3.78m), a superb sized second bedroom enjoying the benefit of an extension, including depth of fitted wardrobes, radiator, coving to ceiling, two double glazed windows, laminate flooring

**BEDROOM THREE:** (rear): 10'9 x 8'3, (3.28m x 2.52m), radiator, double glazed window

**BEDROOM FIVE:** (rear): 11'0 x 6'6, (3.35m x 1.98m), radiator, double glazed window, through to:

**BEDROOM FOUR:** (rear): 11'0 x 8'3, (3.35m x 2.52m), radiator, double glazed window, laminate flooring

**BATHROOM:** 10'3 x 6'6, (3.12m x 1.98m), gorgeous family bathroom, boasting, shower cubicle with chrome shower and waterfall spray, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, half tiled walls, spotlights to ceiling, double glazed window, extractor fan, radiator

**EXTERNALLY:** Large, landscaped, private rear garden with large outdoor workshop/storage, providing gated access to both the front and rear garden areas. Lawn, borders, patio areas and outdoor tap, to the front of the property is an extensive front lawned area with block paved, multi-car driveway, allowing parking for several vehicles comfortably, privacy hedging, EV Charging point

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: E**

#### **EPC RATING: C**

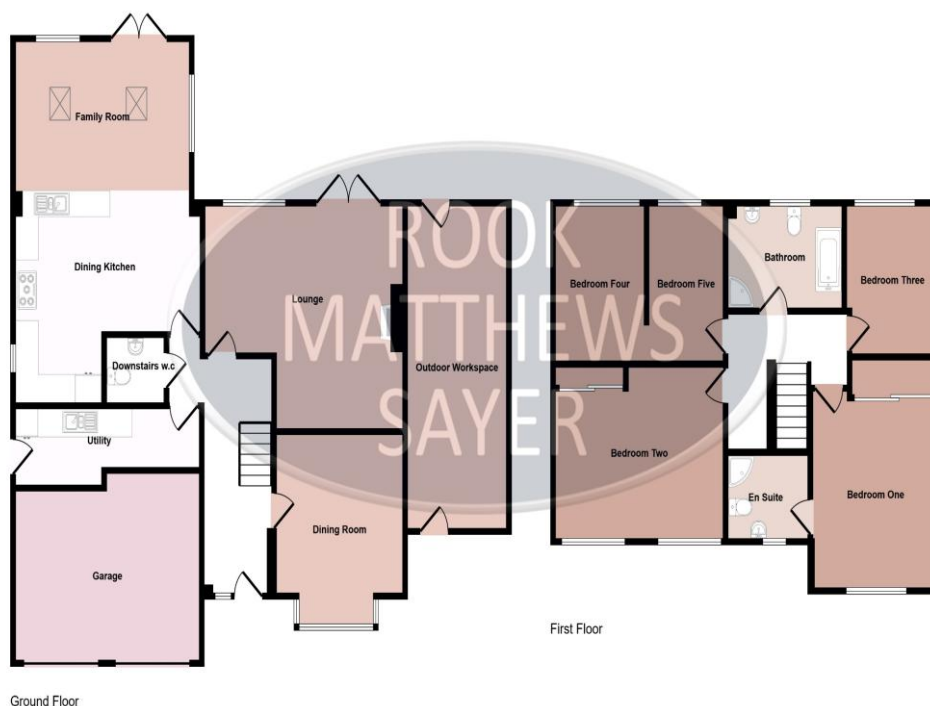
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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