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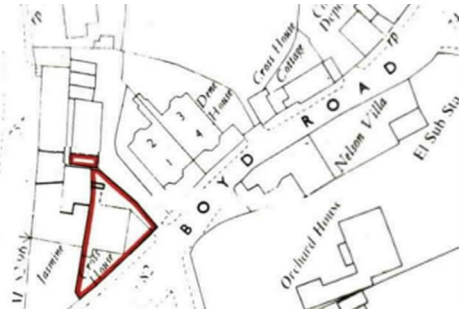

The Green

, Wallsend, NE28 7PG

Cross House is a beautiful Grade II listed building originally dating from around 1670 and further extended in 1747. Situated in the conservation area The Green in Wallsend, it is a historic two-storey, building which is steeped in history. It was gifted to the village in 1748 to serve as the local school, then between 1804 -1809 it was used temporarily as a Church. During that period, the famous engineer, Robert Stephenson was baptised here on 22nd January 1804, in latter years the property has been used as a private residence.
The accommodation to the ground floor comprises : external porch leading into an impressive hallway, a spacious lounge with multi-fuel stove fire, kitchen with an Aga range cooker, dining room (this has an exposed stone wall from the original build). On the first floor, there is a spacious landing area, four bedrooms and a bathroom, the bathroom can also be accessed via the master bedroom. Externally there is a garage with loft space, off street parking to the side of the property, a garden to the front and a lovely courtyard to the rear. Freehold. Council tax band D. Energy rating F.

Offers In Excess Of £500,000

4 1 2 F

- Grade 2 Listed Building
- Garage & Driveway Parking
- Council Tax Band D
- Conservation Area The Green
- Gardens Front & Rear
- Freehold
- Four Bedrooms
- A Beautiful Period Home
- Energy Rating F

Entrance
There is an external porch leading into the main house.

Hallway
An attractive entrance hallway with part panelled walls, stairs to the first floor, under stairs storage cupboard and cast iron electric radiator.

Living Room
15'1" x 20'10" (4.59 x 6.36)
A spacious room, with double glazed sash windows to the front and side, fireplace with wood burning stove fire, picture rail and cast iron electric radiator.

Kitchen
11'9" x 15'9" (3.57 x 4.79)
Double glazed sash window, half glazed stable door to the rear courtyard, part tiled walls, tiling to floor and fitted with wall and base units with work surfaces over and sink unit, freestanding gas fired AGA cooker.

Dining Room
12'4" x 11'4" (3.76 x 3.46)
Double glazed sash windows, cast iron electric radiator, tiling to floor and feature exposed stone wall.

Landing
A lovely spacious landing with a double glazed sash window overlooking The Green; part panelled walls, decorative coving, and access to all bedrooms.

Bedroom 1
12'4" x 13'0" (3.76 x 3.97)
Double glazed sash windows to the rear and side, cast iron electric radiator, access to the bathroom.

Bedroom 2
11'9" x 9'7" (3.59 x 2.93)
Double glazed sash window to the front overlooking The Green, cat iron electric radiator.

Bedroom 3
14'10"x 9'1" (4.51x 2.77)
Double glazed sash windows, front and side, overlooking The Green, cast iron electric radiator.

Bedroom 4
8'6" x 8'0" (2.58 x 2.45)
Double glazed sash window, cast iron electric radiator.

Bathroom
12'5" x 6'4" (3.78 x 1.92)
Bath with shower over, WC and wash hand basin, sash window, radiator and cupboard.

Garage, Drive & Gardens
There is a garage, detached from the house which has power, lighting and loft storage. This is accessed via a shared private lane. The house has further driveway parking adjacent to the property. There is a courtyard to the rear and a pretty garden to the front.

The Green & Surrounding Area
The Green's origins are at least 1000 years old. It is protected by registration under the Commons Registration Act 1965 as a village green, It is the only registered village green on North Tyneside and the nearest surviving village green to Newcastle city centre and contains a number of listed buildings.
Cross House is understood to be the oldest occupied Grade II listed property in Tyne and Wear and its history is a fascinating one. Situated on the north-eastern edge of Wallsend's Anglo-Saxon village green (The Green) it looks out across this ancient open space of mature trees and spacious grassed areas.

The property was built probably prior to 1670 using a mixture of hand-cut sandstone which formed the rear wall and hand-made brick which formed the remainder of the building, and includes beautiful gardens front and rear.

The current owners of Cross House have gracefully enriched the property aligned to era in which it was built and restored, rather than update, what is a beautiful property with a great deal of history. This includes total refurbishment of the external brick and stone to its original glory, rebuild of all the windows and external doors aligned with the Georgian era and may other renovations that draw many compliments from passer-by.

The property is conveniently located for the local junior school and Burnside College that are minutes' walk away, and also in easy reach of Wallsend town centre and the metro/bus connections. It also has direct connections to the local parks, the Burn and cycle/walking paths that link to the Mariner, Fish Quay, and the other coastal resorts. In addition, for those want to enjoy the merits of the big city with its shops, theatres, and universities, Newcastle is 10 minutes drive away.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional - Non Standard Construction.
This information must be confirmed via your surveyor and legal representative.

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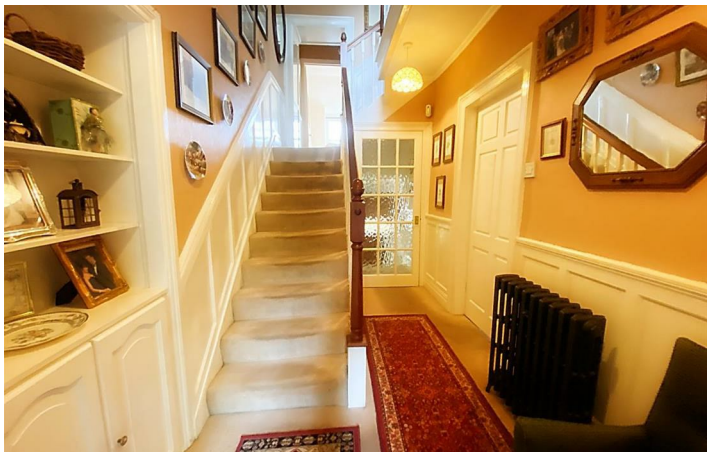

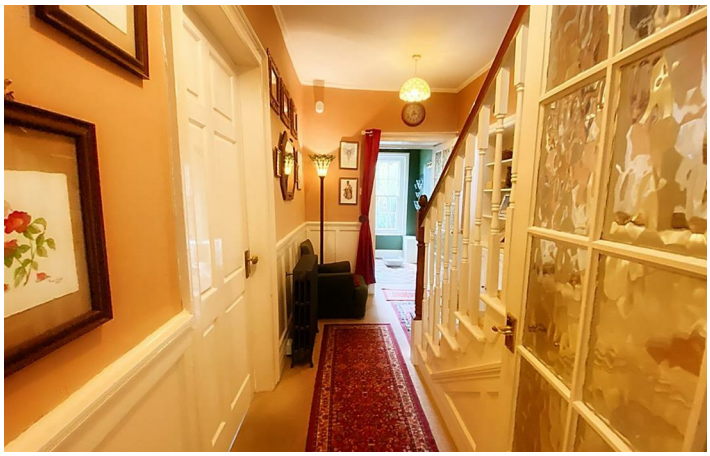

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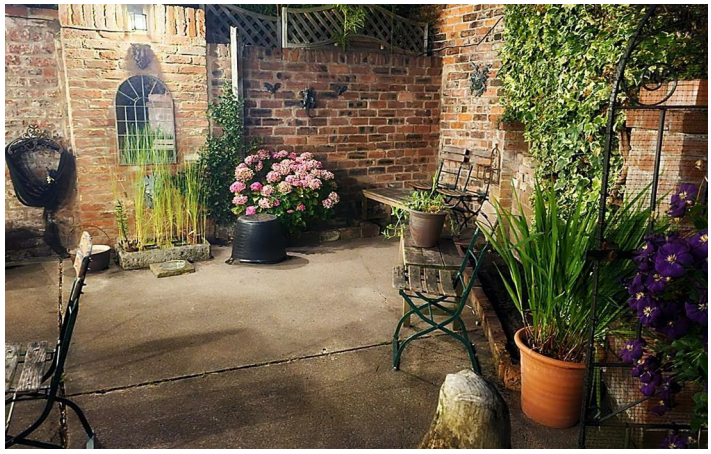
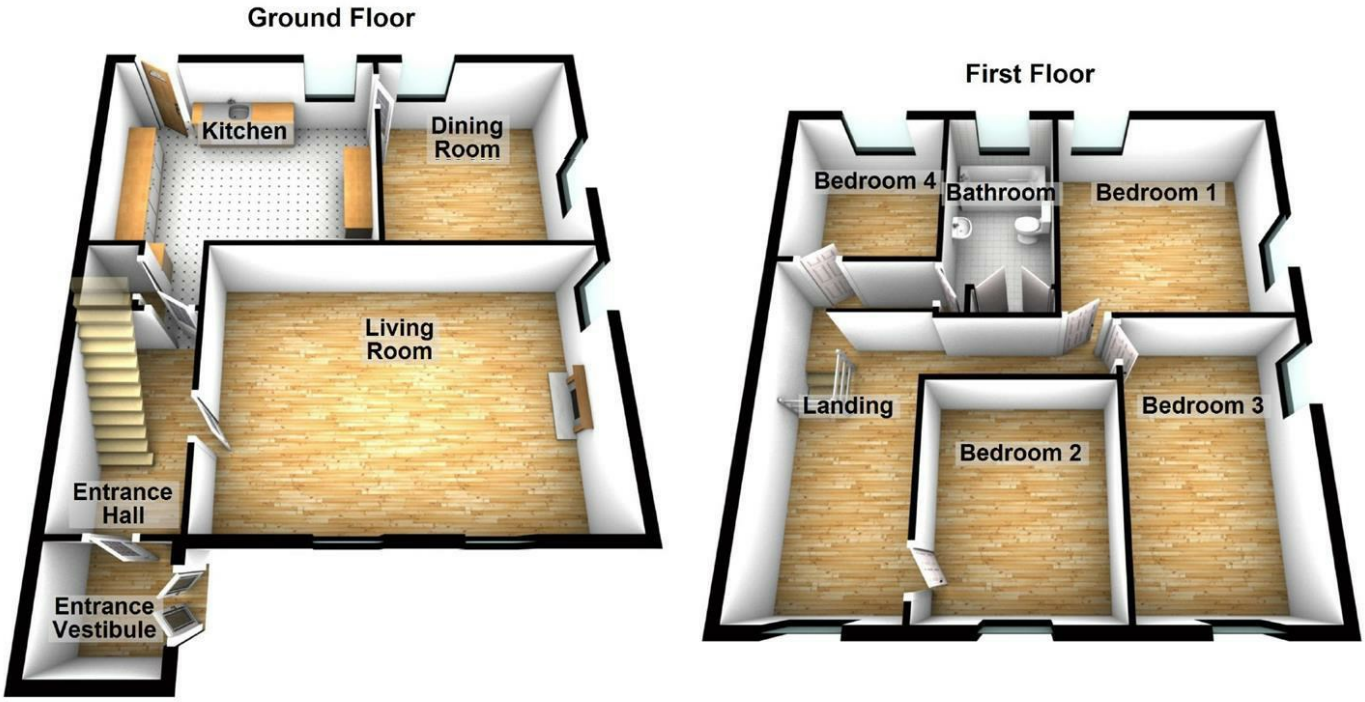


BOYD ROA
Nelson Villa
Orchard House
East Villa

Floor Plan



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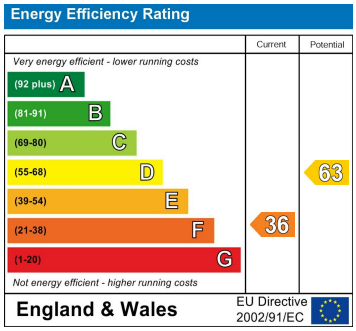

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