



Rochester | Newcastle | NE19

Offers Over £125,000

RMS | Rook
Matthews
Sayer



3



2



1

Character Stone Home

South-West Gardens

Three Bedrooms

Countryside Views

Village Location

Walk-Through Dressing Room

Multi Fuel Stove

No Chain

For any more information regarding the property please contact us today.



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Situated within the picturesque village of Rochester, this attractive three-bedroom stone-built terraced home offers spacious and versatile accommodation, blending traditional character with modern family living.

The property features a welcoming lounge to the front, complete with open views to the front and a charming multi-fuel stove that creates a warm and cosy focal point. To the rear, an extended open-plan kitchen diner provides an excellent space for everyday living and entertaining, offering generous room for dining and family gatherings. A practical utility area is neatly positioned beneath the staircase, maximising storage and functionality on the ground floor.

Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom serving the first-floor accommodation. The main bedroom offers a walk-through dressing room, also with ample built-in storage.

Externally, there is a compact secure garden to the front of the property, while the main garden is located across the road, offering a generous secure south-west-facing lawned area with patio and excellent outdoor space for relaxing, gardening or enjoying the surrounding countryside. A log storage shed and traditional stone-built coal house provide useful additional storage.

Located within the beautiful Northumberland National Park, this charming home enjoys a rural setting while remaining very accessible to amenities by road, making it an ideal permanent residence, holiday home or investment opportunity. There are also regular bus services to Newcastle and Jedburgh, providing convenient public transport links to the surrounding area.

Rochester is a fantastic little village set right in the heart of the renowned Northumberland Dark Skies area with a strong community feel and access to all rural amenities and facilities. The remains of Bremenium Roman Fort are found in the village and the A68 offers direct access to the Scottish Borders in the north and Hexham in the south but branches off to Ponteland and Newcastle in the east. Less than an hour from Newcastle Airport, Rochester offers real value for money in its characterful rural village properties.



INTERNAL DIMENSIONS

Kitchen: 6'2 max x 14'0 max (1.88m x 4.27m)

Dining Room: 16'4 max x 9'0 max (4.98m x 2.74m)

Lounge: 15'1 into door recess x 14'0 max (4.60m x 4.27m)

Utility: 8'8 max x 6'2 max (2.64m x 1.88m)

Bedroom One: 9'8 max x 9'1 max (2.95m x 2.77m)

Wardrobe: 9'3 max x 6'5 into wardrobes (2.82mx 1.96m)

Bedroom Two: 14'0 max x 7'10 max (4.27m x 2.39m)

Bedroom Three: 15'0 max x 6'5 max (4.57m x 1.96m)

Bathroom: 7'11 max x 6'5 max (2.41m x 1.96m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Coal/Wood Heating & Hot Water

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Unmade Road Surface Alongside road

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

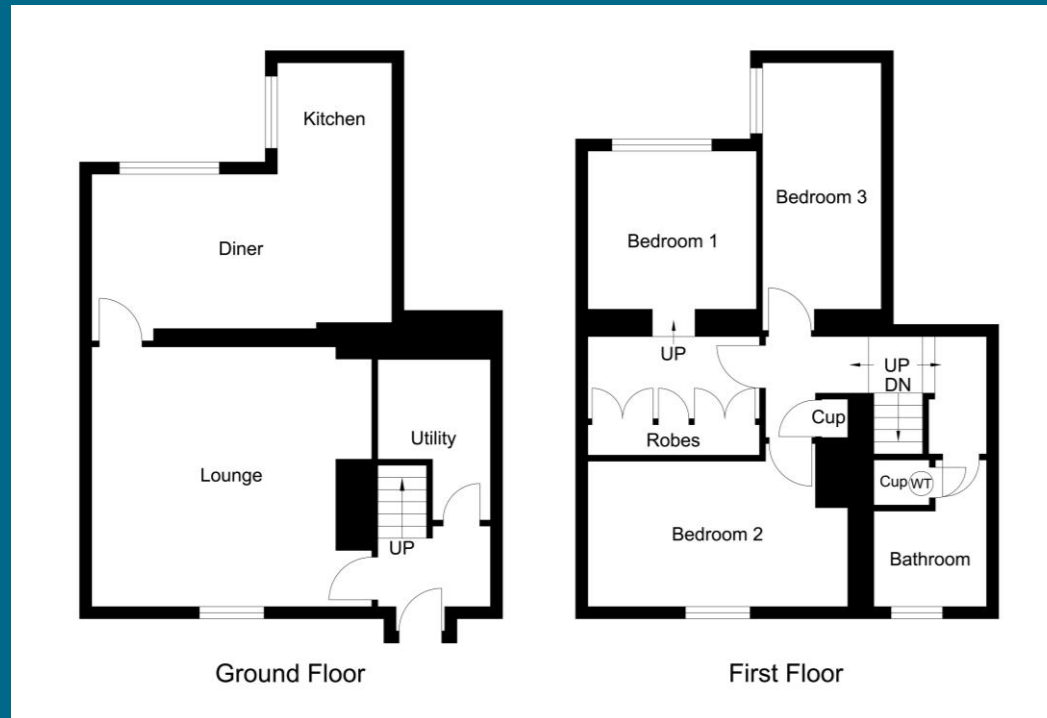
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.