



Stella Road | Stella, Blaydon | NE21 4LN

**Auction Guide Price £250,000+**



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**DETACHED COTTAGE**

**GRADE 2 LISTED**

**EXPANSIVE GARDEN**

**SPACIOUS PROPERTY**

**BUILT CIRCA 1792**

**DETACHED GARAGE**

**NO CHAIN**

**VIEWING ESSENTIAL**

**RMS** | Rook  
Matthews  
Sayer

FOR SALE BY AUCTION, 28<sup>th</sup> MAY 2026, OPTION 1, TERMS AND CONDITIONS APPLY.

THIS DETACHED STONE-BUILT COTTAGE OFFERS A RARE OPPORTUNITY TO MAKE THIS GRADE II LISTED AND BELIEVED TO DATE FROM AROUND 1792 HOME YOUR OWN. THE PROPERTY IS IN NEED OF RENOVATION AND WILL APPEAL TO FAMILIES AND DEVELOPERS SEEKING A PROJECT IN A WELL-CONNECTED LOCATION, STELLA VILLAGE, OFFERING A SCHOOL, CHURCH AND PUB.

ACCOMMODATION INCLUDES TWO RECEPTION ROOMS, ONE FEATURING AN INGLENOOK FIREPLACE AND THE OTHER OFFERING VERSATILE SPACE FOR A DINING ROOM, HOME OFFICE OR ADDITIONAL SITTING ROOM. THE KITCHEN INCLUDES BUILT-IN PANTRIES AND A BREAKFAST AREA. THERE ARE THREE BEDROOMS, TWO DOUBLES WITH BUILT-IN WARDROBES AND A FURTHER SINGLE BEDROOM. THE MAIN BATHROOM PROVIDES A SHOWER OVER BATH, COMPLEMENTED BY A DOWNSTAIRS SHOWER ROOM. EXTERNALLY, THE COTTAGE BENEFITS FROM EXPANSIVE WALLED GARDENS, A GARAGE, WORKSHOP AND STUDIO, OFFERING CONSIDERABLE SCOPE FOR A RANGE OF USES SUBJECT TO ANY NECESSARY CONSENTS.

CLOSE BY BLAYDON-ON-TYNE OFFERS LOCAL AMENITIES INCLUDING SHOPS, PUBS, SUPERMARKETS AND SERVICES ON AND AROUND BLAYDON TOWN CENTRE. FAMILIES BENEFIT FROM NEARBY SCHOOLS SERVING THE AREA. GREEN SPACE CAN BE ENJOYED ALONG THE RIVER TYNE AND AT LOCAL PARKS WITHIN A SHORT DRIVE.

BLAYDON RAILWAY STATION PROVIDES SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE CENTRAL TYPICALLY AROUND 15 MINUTES, GIVING ACCESS TO WIDER REGIONAL AND NATIONAL RAIL CONNECTIONS. ROAD LINKS VIA THE A1 AND A695 PLACE NEWCASTLE, GATESHEAD AND SURROUNDING TOWNS WITHIN CONVENIENT REACH. THIS PROPERTY REPRESENTS AN OPPORTUNITY TO REFURBISH A CHARACTER HOME IN A WELL-LOCATED PART OF BLAYDON-ON-TYNE.

The accommodation:

Entrance:  
Wooden door to the front.

Lounge: 15'3" 4.65m x 14'5" 4.39m into alcove  
Single glazed wood frame window to the front with shutters, window seat, Inglenook fireplace, gas fire.

Kitchen/Breakfast Room: 15'2" 4.62m x 11'9" 3.58m  
Two single glazed wooden frame windows with shutters, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, gas hob, electric oven, fitted pantry and breakfasting space.

Office/Reception Room Two: 13'0" 3.96m x 10'3" 3.12m  
Two single glazed wooden windows and gas heater.

Utility Room:  
Wooden frame double glazed window, single glazed wood frame window, fitted with units incorporating double stainless steel sink unit with drainer, plumbed for washing machine and electric heater.

Shower Room:  
Wooden double glazed window, shower cubicle, wash hand basin, low level wc and fully tiled.

First Floor Landing:  
Loft access.

Bedroom One: 21'3" 6.48m max x 7'5" 2.26m  
Two single glazed wood frame windows, built in storage with robes and electric wall mounted heater.

Bedroom Two: 14'1" 4.29m x 8'1" 2.46m  
Wood frame double glazed window, fitted storage and electric wall mounted heater.

Bedroom Three: 9'0" 2.74m x 8'10" 2.69m  
Single glazed wood frame window, fitted storage and electric wall mounted heater.

Bathroom:  
Wood frame double glazed window, bath with shower, wash hand basin, low level wc and electric heater.

Externally:  
There are expansive lawned gardens with mature plants and shrubs with seating areas, greenhouse, workshop and studio. The property also has a detached garage

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.  
Terms and conditions apply see website [www.AgentsPropertyAuction.com](http://www.AgentsPropertyAuction.com)

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: NONE  
Mobile Signal Coverage Blackspot: No  
Parking: SHARED CAR PARK AREA

#### 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: C

EPC RATING: F  
RY00007298.VS.EW.16.03.2026.V.2.

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

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**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.

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