



Summerford | Bellingham | NE48

**Offers Over £450,000**

**RMS** | Rook  
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**Detached Bungalow**

**River View**

**Three Double Bedrooms**

**Feature Fireplace**

**Outbuildings**

**Private Location**

**Solar Panels**

**No Onward Chain**

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



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Sayer



Location, location, location.

An astonishingly spacious detached bungalow with river frontage and exclusive fishing rights, set within a secluded private plot extending to just under one acre. It is hard to believe you are literally in the heart of Bellingham.

A sweeping tree-lined driveway, several metres in length, immediately suggests you are approaching something special – and you will not be disappointed.

The property offers three generous bedrooms, while the principal bedroom also benefits from a dressing room (formerly a fourth bedroom).

The impressive living room features a striking floor-to-ceiling brick fireplace with inset cast-iron wood-burning stove. Opposite, full-width windows maximise the wonderful outlook, with French doors opening onto the patio and garden.

Twin interconnecting doors lead to the 22-foot breakfasting kitchen, refitted in recent years with a comprehensive range of contemporary wall and base units, integrated cooking appliances and solid wood worktops. Completing the internal layout is a welcoming 15ft x 10ft reception hallway.

The former garage has been converted into a practical utility room.

Externally, the property continues to impress with several additional buildings including a detached timber cabin suitable for a variety of uses such as a home office, guest accommodation or games room, a large timber storage shed, and a greenhouse with attached shed.

Particularly noteworthy is the spa room, featuring twin double French doors and housing a sauna, while the surrounding decking area incorporates a sunken hot tub.

Further benefits include solar panels, double glazing and oil-fired radiator central heating, contributing to an economical home to run.

The property would make an ideal main residence, but will also appeal to those seeking a second home or holiday let opportunity, with potential to reconfigure the layout to create a self-contained secondary dwelling.

We reiterate that the setting is second to none and will undoubtedly appeal to purchasers looking for a truly special home.

## INTERNAL DIMENTIONS

Kitchen/Dining Room: 22'10 max x 9'6 max (6.96m x 2.90m)  
Sitting Room: 21'7 max x 14'1 max (6.58m x 4.29m)  
Utility: 14'0 L shaped x 10'8 max (4.27m x 3.25m)  
Reception Hall: 15'2 max x 7'0 max (4.62mx 2.13m)  
Bedroom One: 9'6 max x 13'6 max (2.69m x 2.36m)  
Dressing Room/Bedroom Four: 8'10 max x 7'9 max (2.69m x 2.36m)  
Bedroom Two: 12'1 max x 9'8 plus door recess (3.68m x 2.95m)  
Ensuite: 5'7 max x 7'6 max (1.70m x 2.29m)  
Bedroom Three 12'0 max x 10'6 max (3.66m x 3.20m)  
Ensuite: 6'3 max x 5'7 max (1.91m x 1.70m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil & Solar Panels  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

## 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.

## RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes  
Public footpath between bottom of garden and river

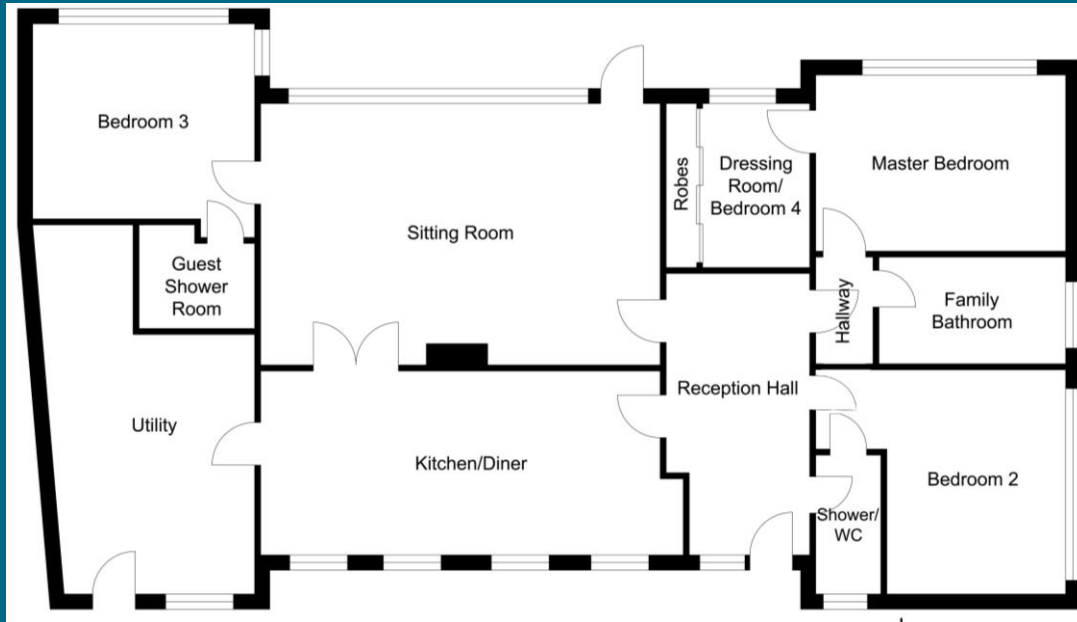
## TENURE

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: B

HX00006732.BJ.SM.10.03.2026.V.2.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	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.