



Glebe Farmhouse

OVINGHAM, NE42

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
2 BATHROOMS
4 RECEPTION ROOMS

OFFERS OVER
£775,000

- Stone Built Farm House
- Five Bedrooms
- Village Location
- Two Bathrooms
- Spacious Living
- Spacious Kitchen
- Four Reception Rooms
- Entertainment Barn

Immaculate detached property

Believed to be around 300 years old, this charming home retains exposed beams, feature fireplaces and thick stone walls, complemented by well-presented décor throughout.





Spacious light-filled living room

There are four versatile reception rooms, including two generous living rooms with fireplaces, a dedicated home bar/snug and a striking dining room with vaulted ceiling and direct access to the garden, ideal for everyday family use and entertaining.



Modern open-plan kitchen

The large farmhouse-style dining kitchen provides another access point to the garden and features modern cabinetry and an AGA cooker set into an inglenook-style recess.





Luxurious bedrooms & bathrooms

On the ground floor there is also a private home spa with whirlpool bath and steam shower, creating a relaxing retreat within the property. Upstairs, five generous bedrooms are served by a family bathroom.

Impressive garden

Outside, the enclosed garden and courtyard areas are attractively landscaped with seating and planting, while a barn-style covered space with fireplace provides a superb alfresco entertaining area in all weathers. A double garage to the rear offers secure parking and storage.



Property Description

GROUND FLOOR

Reception Room: 15'09" x 21'01" - 4.80m x 6.43m

Reception Room: 22'06" x 13'11" - 6.86m x 4.24m

Reception Room: 15'05" x 14'02" (max) - 4.70m x 4.32m

Kitchen: 18'06" x 14'04" - 5.64m x 4.37m

Bar/Snug: 7'06" x 6'09" - 2.29m x 2.06m

Spa: 7'10" x 11'03" - 2.39m x 3.43m

Utility / Storage: 7'10" x 8'07" - 2.39m x 2.62m

FIRST FLOOR

Bedroom One: 17'01" x 13'09" - 5.21m x 4.19m

Bedroom Two: 15'11" x 11'10" (max) - 4.83m x 3.61m

Bedroom Three:

12'07" x 15'06" - 3.84m x 4.72m

Bedroom Four:

9'03" x 10'06" (+wardrobes) - 2.82m x 3.20m

Bedroom Five:

7'00 x 9'10" - 2.13m x 2.99m

Bathroom: 8'02" x 8'05" - 2.48m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

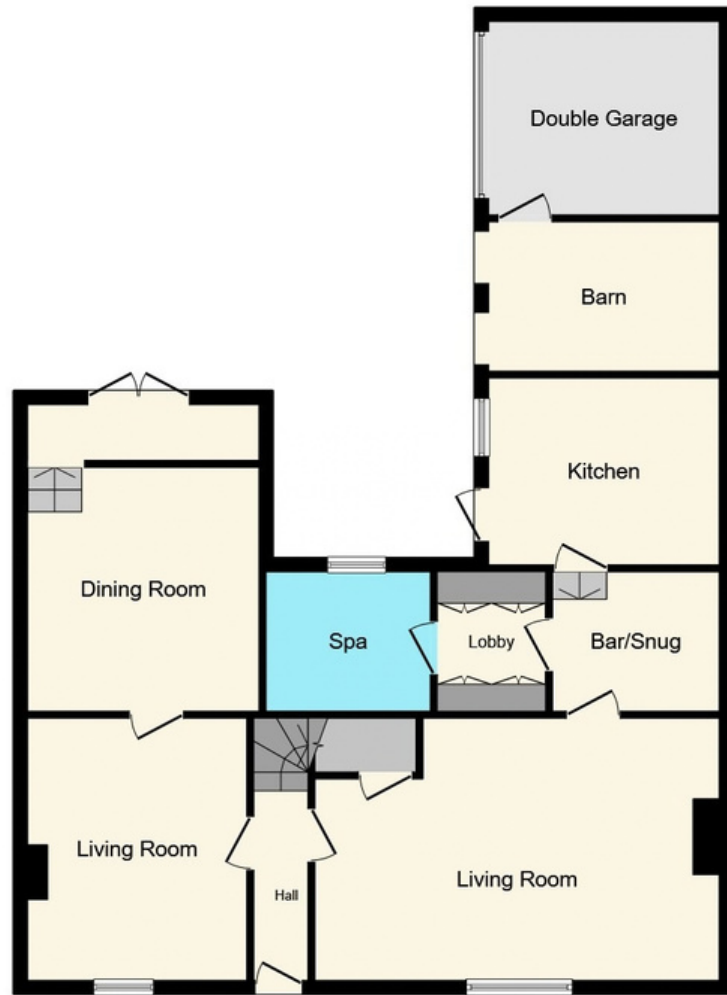
Parking: GARAGE/DRIVEWAY

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.

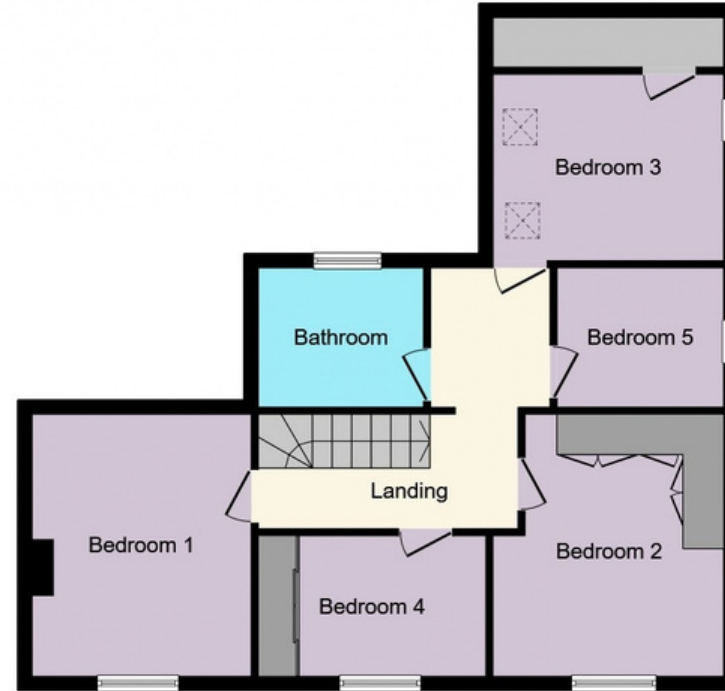
Tenure: Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: F

EPC Rating: TBC



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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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.

Agents Note: Please note that the 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.