



St Cuthberts Way | Holystone | NE27 0UZ

£450,000

This fabulous detached five-bedroom house in Holystone, offers well-planned accommodation suited to families. The ground floor features an open-plan kitchen with dining space, a useful utility room and direct access to the double garage, providing practical storage and parking. The main reception room enjoys a garden view and doors opening directly to the rear garden, creating a pleasant outlook and a natural extension of the living space. Bedroom accommodation includes four double bedrooms and one single bedroom. The principal bedroom benefits from an en-suite, offering privacy and tranquillity. A further family bathroom serves the remaining bedrooms.

Holystone is a popular residential area within easy reach of local amenities, including everyday shops and services in nearby. Families benefit from access to local schools in the surrounding area and green spaces such as the Rising Sun Country Park a short drive away, offering walking and cycling routes. Public transport links are well placed, with Northumberland Park Metro station a short drive away, providing services towards Newcastle city centre in approximately 20 minutes and towards the coast at Whitley Bay and Tynemouth. Road connections are convenient, with access to the A19 for travel across Tyneside and beyond. Overall, this detached family home combines flexible living space with good local amenities and transport connections.

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Detached five-bedroom family home

Spacious open-plan kitchen diner

Easy access to A19 and Newcastle

EPC: D

Four double bedrooms plus single

Integral double garage

Tenure: Freehold

Council tax band: D

ENTRANCE HALLWAY: A spacious and welcoming entrance hallway with staircase to the first floor, understairs storage cupboard, additional built-in cupboard housing the combination boiler, two radiators, and access to further storage space.

DOWNSTAIRS CLOAKS/W.C.: Fitted with a low-level WC and wash hand basin, complemented by fully tiled walls and flooring.

LOUNGE: 21'3 x 10'6, (6.47m x 3.20m). A generously sized lounge featuring a double-glazed window to the front, elegant marble inset hearth with gas-effect fireplace, two radiators, and double-glazed French doors opening onto the rear garden.

RECEPTION ROOM: 9'5 x 17'5, (2.87m x 5.30m). A versatile additional reception room with double glazed window to the front, decorative part-panelled ceiling, coving, and double radiator.

DINING KITCHEN/FAMILY ROOM: 31'2 x 20'6, (9.49m x 6.24m) max. An impressive open-plan dining kitchen and family space, beautifully designed for modern living and entertaining. Fitted with a range of wall and base units, complementary work surfaces, and a 1½ bowl sink unit. Integrated appliances include an electric oven and gas hob, with space for a fridge freezer, washing machine, and dishwasher, alongside a useful larder cupboard. Three double glazed rear windows and French doors provide an abundance of natural light and direct access to the garden. Finished with tiled flooring, underfloor heating, part-tiled walls, and ceiling spotlights.

FIRST FLOOR LANDING AREA: Providing access to the loft space and airing cupboard.

BEDROOM ONE: 12'5 x 10'9, (3.78m x 3.27m). A spacious principal bedroom with double glazed front window, and radiator.

EN-SUITE SHOWER ROOM: Stylishly appointed with a walk-in mains shower, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring, and frosted double glazed front window.

BEDROOM TWO: 9'6 x 8'7, (2.89m x 2.61m). Featuring a double-glazed window to the rear, and a radiator.

BEDROOM THREE: 9'7 x 9'4, (2.92m x 2.84m). Featuring a double-glazed front window and radiator.

BEDROOM FOUR: 9'8 x 8'7, (2.94m x 2.61m). Featuring a double-glazed rear window and radiator.

BEDROOM FIVE/OFFICE: 16'2 x 10'8, (4.92m x 3.25m). A substantial and flexible room currently ideal as a home office or fifth bedroom, complete with double glazed front window, underfloor heating, and access to additional storage space.

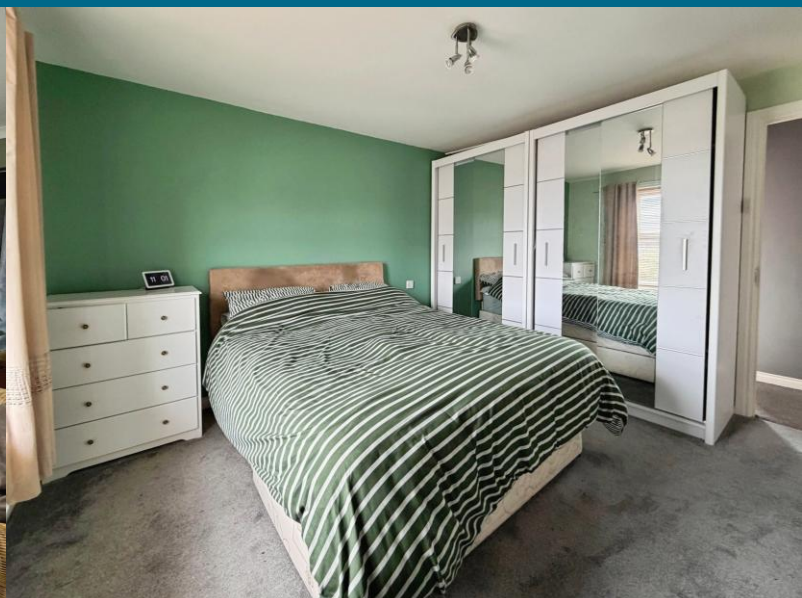
FAMILY BATHROOM: Beautifully finished and comprising a panelled bath with mixer shower over and glass screen, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and flooring, and double-glazed rear window.

EXTERNALLY: To the front of the property is a double block paved driveway leading to a double garage. The rear garden has been thoughtfully designed for outdoor entertaining, featuring a raised decked seating area, covered wooden gazebo, ornamental pods, brick-built barbecue, electric wall heater, storage shed, gated side access, and external water and power points.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

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.

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. 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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations.

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: D

EPC RATING: TBC

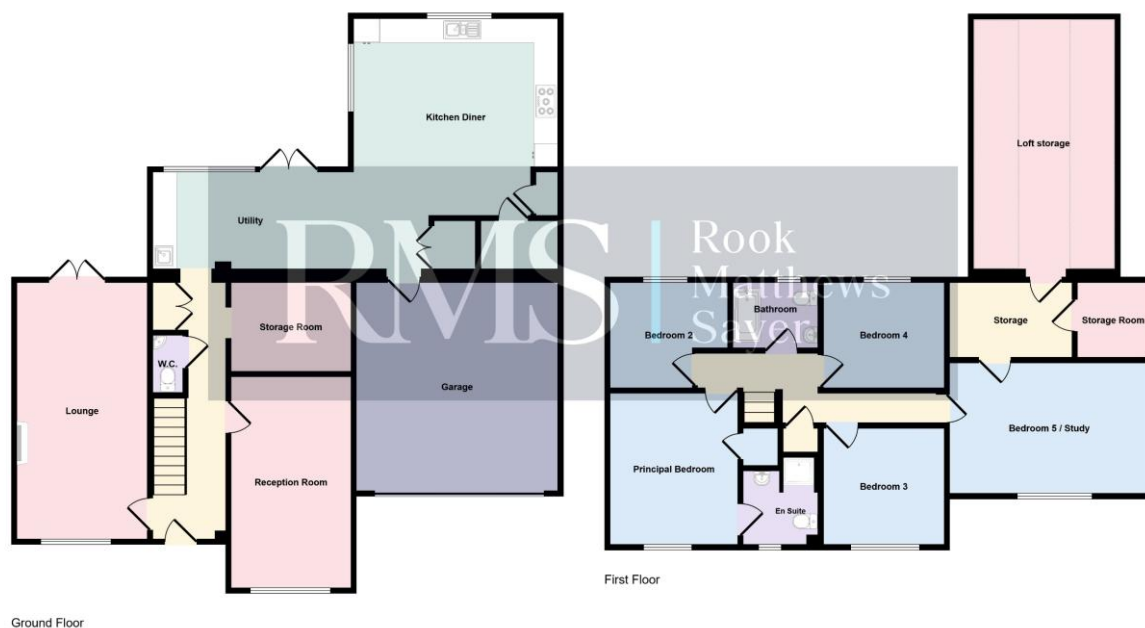
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FLOORPLAN

EPC RATING TBC

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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.

