



Bristol Street | New Hartley | NE25 0RJ

£235,000

There is an immediate sense that this is a home unlike any other. Behind the traditional façade lies an exceptional renovation where contemporary design, generous proportions and beautifully curated interiors combine to create a property that feels both luxurious and effortlessly liveable. The accommodation unfolds across three floors, centred around an extraordinary open-plan living space that has been thoughtfully designed for entertaining, while a detached garden study and two versatile loft rooms add flexibility rarely found in a home of this type. The entrance hall leads into a beautifully presented front living room, where clean lines, bespoke feature panelling and elegant finishes create a welcoming first impression. Continuing through the property, the accommodation opens dramatically into the heart of the home; an outstanding open-plan kitchen, dining and reception space finished to an exceptional standard. The bespoke contemporary kitchen is centred around a substantial island with breakfast seating, complemented by sleek cabinetry, quality integrated appliances and generous worktop space. Beyond, the reception area enjoys a vaulted ceiling with an impressive roof lantern, flooding the room with natural light, while a contemporary inset fireplace and full-width bi-folding doors seamlessly connect the interior with the landscaped courtyard, creating a superb space for everyday living and entertaining alike. The rear courtyard has been transformed into a stylish, low-maintenance outdoor room, ideal for relaxing or hosting guests, whilst a detached garden study provides the perfect environment for home working, a gym, studio or hobby room. The first floor continues the impressive standard of presentation, offering two generous double bedrooms. The principal bedroom enjoys excellent proportions and an abundance of natural light, while the second bedroom is currently utilised as a luxurious dressing room, demonstrating the flexibility of the accommodation. Completing this floor is a beautifully appointed bathroom featuring a freestanding bath, walk-in shower, contemporary tiling and quality fittings, creating a spa-inspired space to unwind. A staircase rises to the second floor where two substantial loft rooms provide valuable additional accommodation. Whilst not classified as bedrooms, these versatile rooms are ideal for use as home offices, dressing rooms, hobby rooms, gym space or guest accommodation, with Velux windows and extensive under eaves storage maximising both practicality and usability. Finished to an outstanding standard throughout, this remarkable home perfectly balances character with contemporary design, offering a unique lifestyle opportunity.



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Exceptional Two-Bedroom Mid-Terrace Home

Stunning Open-Plan Kitchen, Dining and Reception Space

Detached Garden Study/Home Office

Luxury Bathroom with Freestanding Bath

Two Versatile Loft Rooms with Velux Windows and Eaves Storage

Landscaped Low-Maintenance Courtyard Ideal for Entertaining

Beautifully Designed Interiors Finished to an Outstanding Standard Throughout

Two Generous Double Bedrooms

For any more information regarding the property please contact us today

ENTRANCE HALL: Front entrance door, tiled flooring, staircase to first floor, door to:

LIVING ROOM: 13'7" x 11'0" (4.15m x 3.35m) Double glazed window with plantation shutters, tiled flooring, radiator, bespoke media wall with timber slatted feature panelling, television point, open aspect towards the kitchen.

OPEN PLAN DINING KITCHEN: 16'10" x 9'10" (5.13m x 3.00m) Fitted with a comprehensive range of contemporary wall, base and drawer units, central island with breakfast bar seating, quartz work surfaces, inset sink with mixer tap, integrated hob, integrated oven, integrated dishwasher, space for American-style fridge freezer, feature splashback, tiled flooring, radiator, open plan to reception area.

RECEPTION AREA: 15'10" x 8'9" (4.82m x 2.67m) Vaulted ceiling with feature roof lantern, contemporary inset living flame fireplace, tiled flooring, French doors opening onto the rear courtyard.

STUDY: Double glazed door to courtyard, ideal home office, gym or studio.

LANDING: Staircase to second floor, radiator, door to:

BEDROOM ONE: 13'7" x 11'0" (4.15m x 3.35m) Double glazed window with plantation shutters, radiator, generous double bedroom.

BEDROOM TWO: 10'8" x 10'0" (3.24m x 3.04m) Double glazed window with plantation shutters, radiator, built-in wardrobe/storage.

BATHROOM: 10'0" x 5'3" (3.04m x 1.61m) Freestanding bath with floor-mounted mixer tap and shower attachment, vanity wash hand basin, low level WC, contemporary tiled walls and flooring, radiator, double glazed window with plantation shutters, wall-mounted television.

LOFT ROOM ONE: Velux roof window, under eaves storage, open access to Loft Room Two.

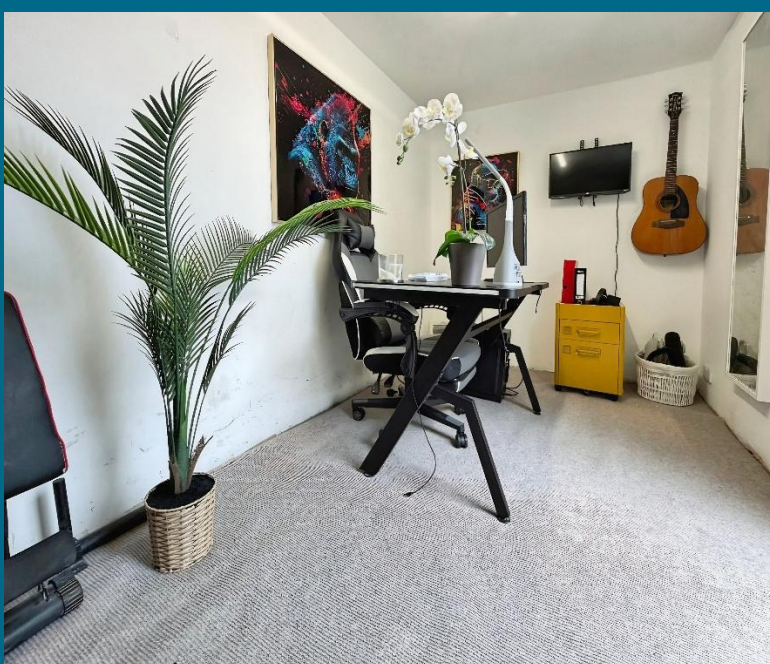
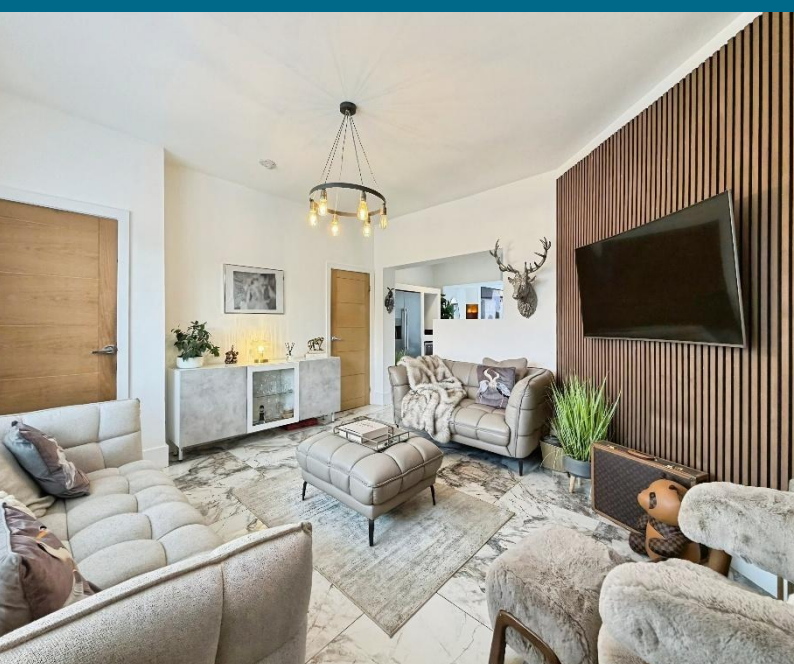
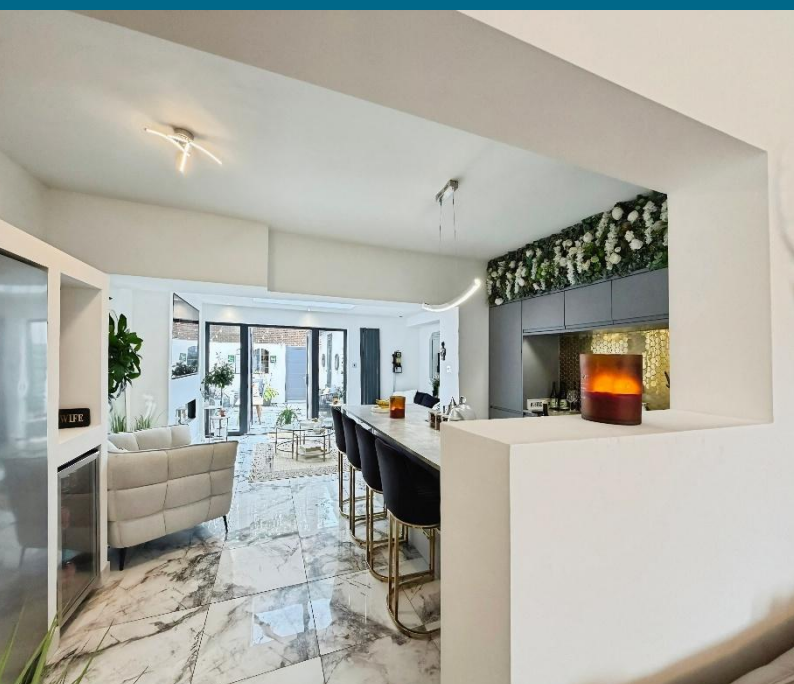
LOFT ROOM TWO: Velux roof window, extensive under eaves storage, ideal as a home office, hobbies room, dressing room, gym or occasional guest space.

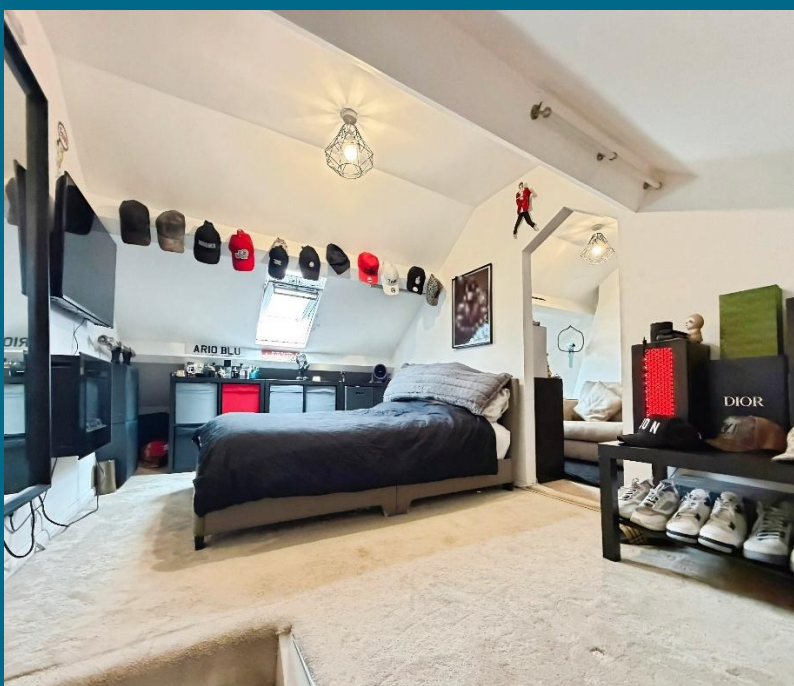
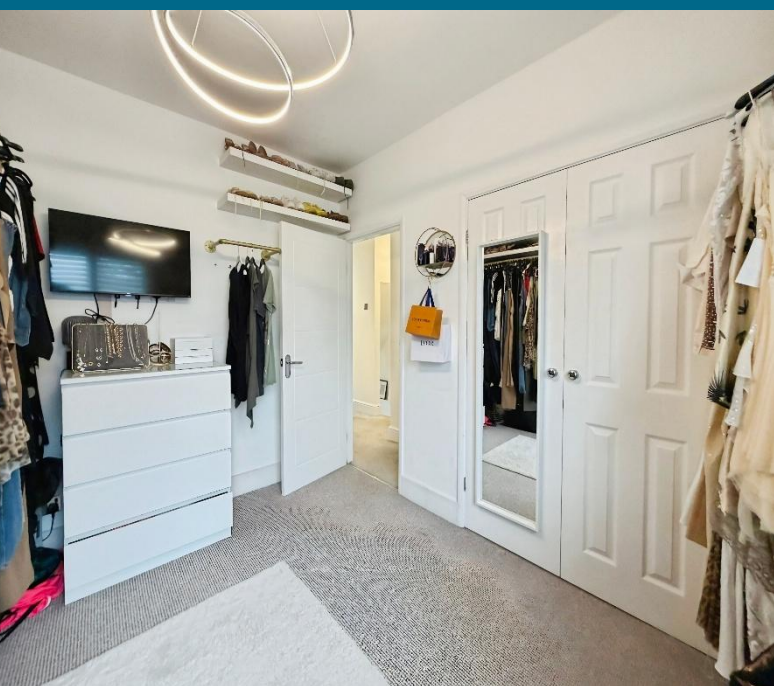
EXTERNALLY: Beautifully landscaped and enclosed courtyard finished with stone paving, rendered boundary walls, feature lighting, seating areas and access to garden study/home office. Enclosed landscaped front garden with paved pathway and seating area.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 260.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On Street

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:

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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 intended as a recommendation and is for information only. It is not intended as a recommendation and is for information only.

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