Abbey Cottage, The Deuchars 5 Backworth Lane
Backworth, Newcastle Upon Tyne, NE27 0FX

£375,000

Trading Places
Coastal and Country Property Specialists

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Trading Places are delighted to bring to the sales market Abbey Cottage; an exceptional three bedroom home, set within the impressive stone-built conversion of the former Deuchars in the sought after village of Backworth. Conveniently positioned for local amenities, schools, excellent road links and a variety of picturesque walking routes.

Beautifully renovated to an excellent standard throughout, this charming property effortlessly combines character and modern living, offering spacious accommodation, a private yard and a wealth of appealing features.

The welcoming entrance hallway provides access to the principal ground floor rooms, a convenient WC and stairs rising to the first floor. The impressive living room offers generous proportions and ample space for furnishings, with French doors opening into the superb kitchen/diner. The stylish kitchen is fitted with a range of wall and base units, complemented by attractive wooden worktops and a central island providing additional preparation space and informal seating. Integrated appliances include a fridge, freezer and dishwasher. A useful utility room completes the ground floor.
To the first floor are three generously sized double bedrooms, all offering excellent space. The principal bedroom benefits from an en-suite shower room with WC, wash basin and vanity unit. A luxurious and beautifully appointed four-piece family bathroom completes the accommodation, featuring a freestanding bath, separate shower, WC and wash basin.
Externally, the property benefits from a private yard, providing a pleasant outdoor space, along with the added benefit of two allocated parking spaces.

This exceptional home offers stylish and versatile accommodation within a charming and characterful conversion. The property must be viewed to fully appreciate the quality, space and unique appeal it has to offer. Contact Trading Places on 0191 251 1189 to arrange your viewing.

Communal Entrance
Secure entry system providing access to the well maintained communal hallway, with entrances to both the front and rear of the building.

Hallway
Welcoming entrance hallway with stairs rising to the first floor and doors leading to the living room, kitchen/dining room, utility room and downstairs WC. Featuring spotlights, useful understairs storage and a telephone entry system.

Downstairs WC
Useful downstairs WC comprising a WC and wash hand basin, with extractor fan and heated towel radiator.

Living Room
15'1" x 14'5" (4.61 x 4.40)
Beautifully presented living room featuring two windows overlooking the private yard and double doors opening into the kitchen/dining room. The room is enhanced by spotlights and offers a bright and inviting space for relaxing and entertaining.

Kitchen/Dining Room

16'11" x 13'8" (5.18 x 4.19)

Stylish kitchen/dining room fitted with a range of wall and base units, complemented by solid wood work surfaces and a matching central island with breakfast bar. Features include a sink with drainer, integrated dishwasher and integrated fridge/freezer, space for a range-style cooker, and French doors opening onto the rear patio. Two windows to the side elevation provide plenty of natural light, with spotlights and a vertical radiator completing the room.

Utility Room

Separate utility room continuing the stylish design of the kitchen, with matching wall and base units and complementary work surfaces. There is space and plumbing for a washing machine, sink with drainer, window to the side elevation and spotlights.

First Floor Landing

Doors leading to all three bedrooms and the family bathroom. Featuring a useful storage cupboard, Velux window providing natural light, carpeted flooring and spotlights.

Bedroom One

13'4" x 13'3" (4.07 x 4.06)

Generously proportioned double bedroom with a window that floods the room with natural light. The room is neutrally decorated with carpeted flooring, spotlights and a radiator. Door leading to the en-suite shower room.

F&M

En-Suite

Convenient en-suite shower room comprising WC, wash hand basin and corner shower cubicle. Featuring a Velux window providing natural light, heated towel radiator, tiled flooring and central light fitting.

Bedroom Two

14'10" x 13'4" (4.54 x 4.07)

Another well proportioned double bedroom featuring a window providing plenty of natural light. Neutrally decorated with carpeted flooring, spotlights and a radiator.

Bedroom Three

13'3" x 9'6" (4.06 x 2.91)

Well appointed double bedroom featuring two windows providing plenty of natural light, along with fitted wardrobes offering excellent storage. The room benefits from carpeted flooring, spotlights and a radiator.

Family Bathroom

Luxurious four-piece family bathroom, beautifully appointed with a walk-in shower, freestanding bath, WC and wash hand basin set on a stylish floating vanity unit. The room features a Velux window, heated towel radiator and spotlights, complemented by additional ambient lighting beneath the vanity unit and WC. The walls and floor are finished in elegant Quartz Sand tiles, with striking Ruby Onyx feature tiling within the shower enclosure and behind the freestanding bath. Brushed bronze fixtures and fittings complete this sophisticated and beautifully designed bathroom.

External

Externally, the property benefits from a private patio area enclosed by fenced boundaries, together with two allocated parking spaces.

Lease Details

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor.
Length of Lease: 113 years
Ground Rent: Zero
Service Charge: £125.49 per Month

Floor Plan

TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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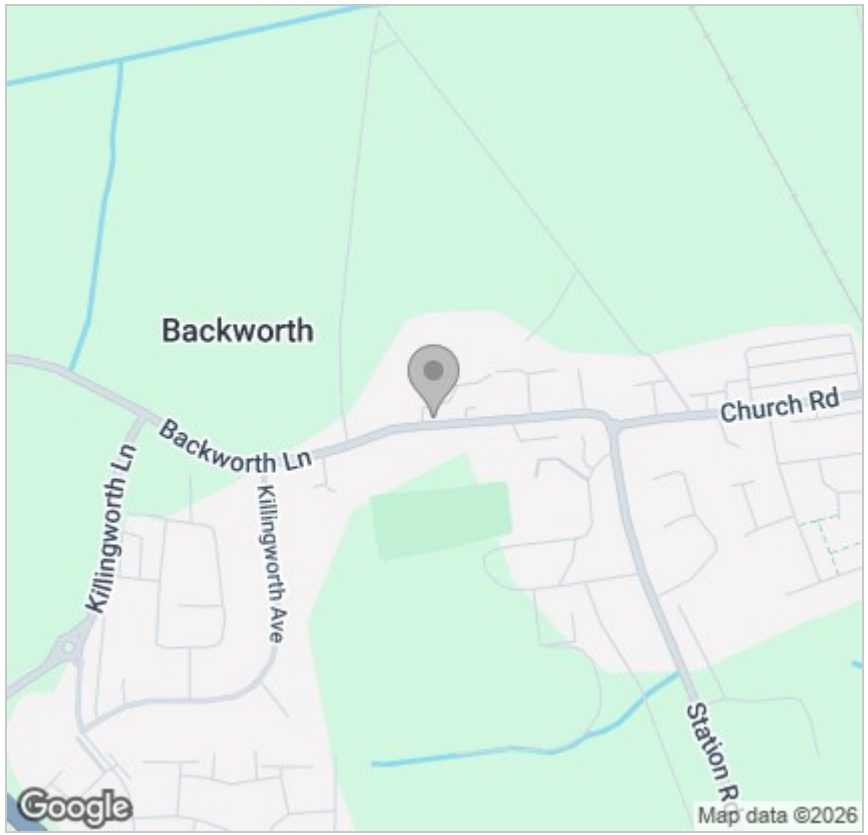
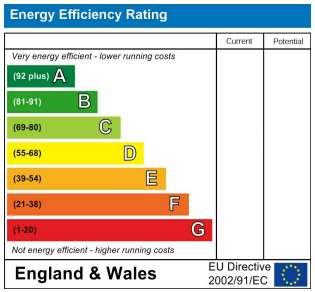
Area Map



Energy Efficiency Graph



Viewing

Please contact our Trading Places Office on 0191 251 1189
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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