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Ovingham House

Main Road, Ovingham



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £585,000



Ovingham House, Main Road, Ovingham Prudhoe, Northumberland NE42 6AG

SITUATION AND DESCRIPTION

Ovingham House is an attractive 18th century detached house, located in the centre of this much sought after village, with a lovely part walled garden, extending to approximately 0.6 acres, running down to the banks of the River Tyne. The five bedroom family home has accommodation over three floors, with two further attic rooms/bedrooms to the second floor, three good sized reception rooms, and a family kitchen/breakfast room with AGA.

The accommodation briefly comprises: Entrance vestibule, hallway, cloakroom/wc, sitting room, dining room, family room/study, kitchen/breakfast room with AGA, former vinery, master bedroom with feature oriel window, dressing room, four further first floor bedrooms, two bathrooms, two second floor attic rooms, integral workshop and outhouses, driveway and beautiful mature lawned gardens.

The period family home has retained many period features including the lovely oriel window to the master bedroom, cast iron and tiled fireplaces, and 16 pane sash windows and shutters.

Ovingham village has a range of local amenities including the neighbouring public house, Village shop, Reading room, Church and schools for primary and middle school ages. There is excellent access to the A69 for commuting to Newcastle and Hexham, as well as nearby train stations in Prudhoe and Wylam.

The property comprises:

ENTRANCE PORCH

11'4 x 5'6 (3.45m x 1.68m)

The entrance porch has a tiled floor, glazed French doors to the front and a door opening to the reception hallway.

RECEPTION HALLWAY

The reception hallway has a traditional balustrade staircase leading to the first floor with radiators, ceiling coving, a picture rail and panel doors leading to the sitting room, dining room, family room/study and cloakroom/wc.

CLOAKROOM/WC

With a close coupled wc and wall mounted basin.

SITTING ROOM

15'4 x 17'5 (4.67m x 5.31m) plus 7'8 x 5'7 (2.34m x 1.70m) into bay

A lovely formal sitting room with a beautiful ornate stone fireplace, decorative ceiling coving and a square bay window to the front overlooking the gardens. The sitting room has a 16 pane sash window with shutters to the side elevation, French doors opening to the former vinery, TV point and radiators.

VINERY

17'5 x 10'2 (5.31m x 3.10m)

This former vinery, in need of repair, is located to the side elevation of the house.

DINING ROOM

15'5 x 14'7 (4.70m x 4.44m) plus 7'8 x 5'7 (2.34m x 1.70m) into bay

A generous dining room with a stone fireplace, square bay window to the front overlooking the garden and built-in glazed and shelved cabinets. The dining room has wood floorboards, a radiator and a door opening to the kitchen/breakfast room.

FAMILY ROOM/STUDY

10'4 x 13'1 (3.15m x 3.99)

A cosy and versatile room with a 16 pane sash window to the side overlooking the garden and a radiator.

KITCHEN/BREAKFAST ROOM

16'8 x 13'1 (5.08m x 3.99m)

A cosy family kitchen/breakfast with black oil fired AGA and a range of base cabinets. There is a double stainless steel sink and drainer, plumbing for a dishwasher, washing machine and space for an electric cooker and a free standing fridge/freezer. The kitchen/breakfast room has a 12 pane sash window, with shutters, a glazed door to the side porch and a door opening to the dining room.

PORCH

5'8 x 6'9 (1.73m x 2.06m)

The porch has space for a freezer and tumble dryer and a glazed door to a covered passageway giving access to the driveway and rear garden.



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Returning to the reception hallway, a lovely wide staircase leads to a half landing with two sash windows and stairs leading to bedrooms four and five.

BEDROOM FOUR

9'5 x 8'3 (2.87m x 2.51m)

The bedroom has a wood panelled ceiling, a sash window overlooking the garden to the River Tyne and a radiator.

BEDROOM FIVE

8'5 x 11'8 (2.57m x 3.56m)

The bedroom has sash windows to two elevations, wood panelled ceiling, built-in storage cupboard and a radiator.

FIRST FLOOR LANDING

The first floor landing has doors to the three main bedrooms and two bathrooms.

BEDROOM ONE

14'1 x 15'5 (4.29m x 4.70m) 7'9 x 5'5 (2.36m x 2.82m)

A generous double bedroom with a square bay window to the front overlooking the gardens and a feature oriel window to the side overlooking the gardens to the river. The bedroom has a fire surround, double door built-in storage cupboard, a radiator and a door to the dressing room.

DRESSING ROOM

8'1 x 11'6 (2.46m x 3.50m)

The dressing room has a sash window, with shutters, to the front elevation, a radiator and would be ideal as either a dressing room or nursery.

BEDROOM TWO

15'4 x 13'9 (4.67m x 4.19m) plus 7'9 x 5'5 (2.36m x 2.84m)

A large double bedroom with a square bay window to the front overlooking the garden, a beautiful cast iron and tiled fireplace with decorative surround and two built-in storage cupboards and a radiator.

BEDROOM THREE

13'6 x 12'6 (4.11m x 3.81m)

A double bedroom with a sash window to the side overlooking the garden to the river, a fire surround, glazed built-in storage cupboard and a radiator.

BATHROOM ONE

7'2 x 13'4 (2.18m x 4.06m) maximum

The bathroom has a white suite comprising; bath with electric shower over, close coupled wc, wash hand pedestal basin, radiator and a built-in storage cupboard

BATHROOM TWO

6'1 x 16'5 (1.85m x 5m)

A large bathroom with a white bath, close coupled wc, pedestal wash hand basin and separate electric shower. There is a radiator, built-in storage cupboard and a sash window to the front.

Stairs continue to the second floor attic rooms.

ATTIC ONE

16'5 x 14'4 (5m x 4.36m)

A versatile room with a Velux window to the roof and eaves storage.

ATTIC TWO/GAMES ROOM

18'5 x 13'9 (5.61m x 4.19m)

The games room has a Velux window to the roof, an additional window to the side and eaves storage.

EXTERNALLY

Ovingham House occupies a beautiful, mature garden site of approximately 0.6 acres extending down to the River Tyne, and has an integral workshop, potting shed, coal shed and gardeners wc. The property is approached via a stone pillared entrance driveway providing off street parking for several cars, and via a door within a beautiful stone wall to the northern boundary.

SERVICES

The property has mains electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: F



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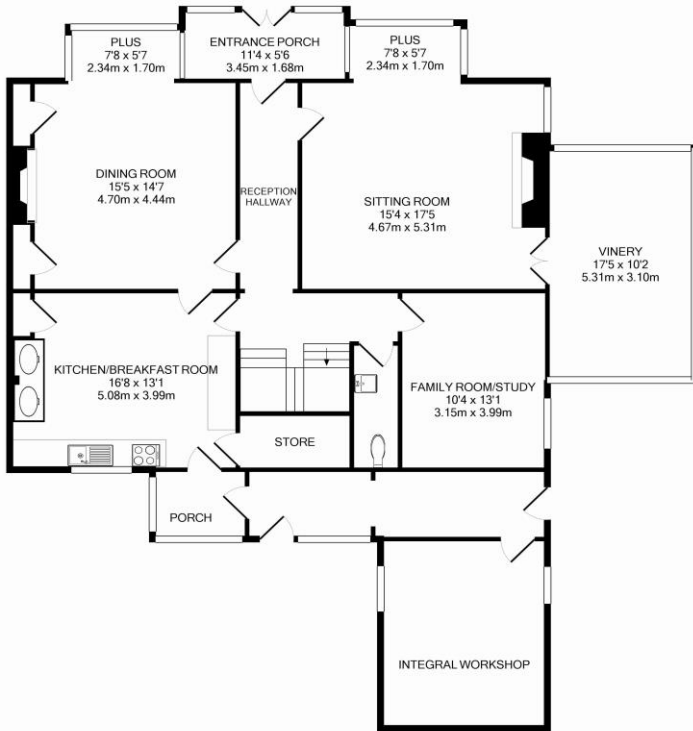
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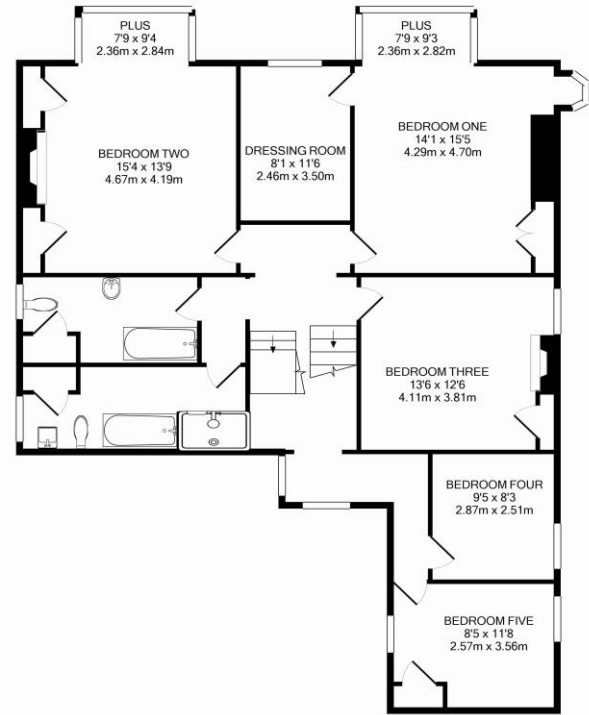




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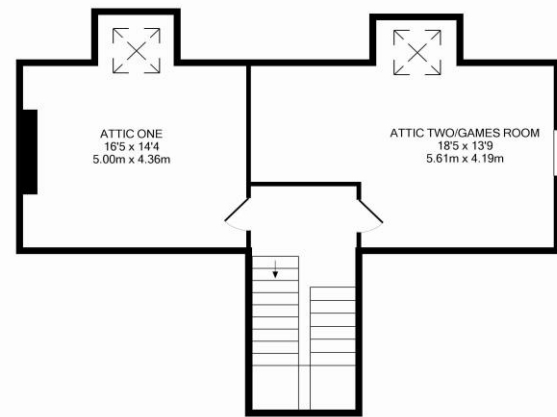


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR



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