

2 The Terrace

OVINGHAM | PRUDHOE | NORTHUMBERLAND



FINEST
PROPERTIES



A Bespoke, High-Specification Tyne Valley Home with Mature Gardens

Prudhoe Rail Station 0.3 miles | Corbridge 7.2 miles | Newcastle International Airport 10.5 miles
Hexham 11.9 miles | Newcastle City Centre 13.4 miles





Accommodation in Brief

Entrance Hall | Sitting Room | WC | Family Room | Kitchen/Dining Room
Utility Room

Three Bedrooms | Bathroom







The Property

Set back from the road, this three-bedroom, mid-terrace house boasts a south-facing rear garden and uninterrupted views of the 11th Century St. Mary's Church. Over the past two years, it has undergone a comprehensive refurbishment and extension, all completed to a high specification. Unique and great attention to detail in both the quality and design of internal spaces has sympathetically transformed the arts and crafts layout into a desirable modern living space.

The property features a new ground floor extension wrapped in Siberian larch with an impressive picture window framed in douglas fir, offering dynamic views into the south facing garden whilst connecting the kitchen, dining and living room together. A bespoke kitchen with integrated appliances and Corian work top is the centre piece.

Entering the house through a vestibule with original stained glass, you're welcomed into the reception with new herringbone Amtico flooring and efficient radiators. The formal sitting room retains much of its original period charm, featuring a central marble fireplace and a feature window with bespoke shutters. Beyond the reception room, the open-plan kitchen and dining area is a delightful space, boasting a large picture window, a Corian-wrapped central island, integrated appliances, and a log burning stove, all under a large skylight. The utility room features custom storage and an Accoya door leading to the rear private yard. Additional practicalities include a 3-phase power supply for electric car charging.

The home boasts a spacious multi-level landing with stair runners and built-in storage, leading to a luxurious high-specification bathroom. This bathroom features a free-standing bath, a rainfall shower, heated mirror and underfloor heating for luxury and comfort in equal measure.

The master bedroom, with its original marble fireplace and large sash window, offers serene views of the garden and is elegantly decorated with Kirath Ghundoo contemporary wallpaper. Bedroom two, with its charming decor, overlooks St. Mary's Church through a sash window and features a cast iron fireplace. The third bedroom, designed as a children's nursery, provides delightful views of the River Tyne, making each space uniquely inviting.



Externally

A large south facing front garden with mature planting and a large evergreen hedge, with railing to the front and estate railing to each side, frames the procession into the house.

To the rear of the house, a private yard wrapped in Siberian Larch yard provides a secluded sun trap with secure storage and feature wood store that connects via a stable door to the private rear lane with ample allocated parking. The lane is a social hub of the terrace with a real sense of community spirit. The further south facing rear garden with mature planting offers a tranquil spot for a keen gardener to relax in, with a brick feature wall acting as a perfect place to sit and relax whilst providing discrete shielding of the shed.



Local Information

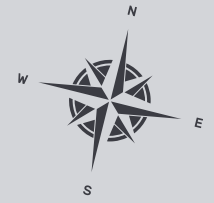
Ovingham lies on the River Tyne in the beautiful Tyne Valley and is a popular commuter village with excellent links to Newcastle City Centre. Ovingham offers a local shop and public houses, whilst nearby Wylam and Prudhoe provide further amenities including a range of shops, supermarkets, restaurants, public houses, professional services, leisure and sport activities and health services. Close House Golf Club and Matfen Hall are both nearby, offering excellent leisure and restaurant facilities.

For schooling, Ovingham has both a First School and Middle School, with further Middle Schools available in Prudhoe and Hexham. Mowden Hall Preparatory School is close by providing private education from nursery up to 13 years. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter, the A69 provides excellent access to Newcastle City Centre, Carlisle and onward access to the A1 and M6. The rail station at Prudhoe provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



Floor Plans



Total area: approx. 156.7 sq. metres (1686.9 sq. feet)

Directions

From Corbridge Market Place leave the village on the Stagshaw Road (B6529), at the roundabout continue onto the A68 then turn right onto the slip road for the A69. At the Styford roundabout (Brocksbushes Farm) take the 3rd exit and stay on the A69. Continue for 2.5 miles and turn right signposted Ovington. Continue on the road and take a slight left onto Jubilee Road, continue for 1 mile until you reach Ovingham. At the Bridge, follow the road round to the left and the property will be on the left-hand side.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains Electricity, Gas, Water & Drainage. Gas-fired boiler

Postcode

Council Tax

EPC

Tenure

NE42 6AJ

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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