

The Green, Wallsend



Offers around £280,000

Cross House is a beautiful and totally unique home. Grade 2 listed, this semi-detached residence is situated within the Wallsend Green conservation area, on the north-east edge of a green which dates to the Anglo-Saxon period. The front of the property itself dates to around 1670, whilst the rear extension was built in 1747 when the whole became the schoolhouse for Wallsend village. There is much history attached to the property, including links with the railway pioneers, George and Robert Stephenson.

Externally, the property is rendered and painted to the front and side elevations while the rear wall is of a warm hand-cut sandstone. The property comprises; an entrance porch, a lovely, light, spacious lounge with three sliding sash windows, two of which face across the Green. The dining room is located to the rear and has an exposed stone wall, the original external wall of the property, and a breakfasting kitchen with a gas-fired AGA cooker providing a warm relaxed centre to a very family friendly home.

At the rear mezzanine level there is bedroom four, a family bathroom and master bedroom. A further two double bedrooms are located on the top level. There are gardens to all three sides of the property, laid largely to roses and mature shrubs. A drive to the side of the property and a garage to the rear (with sturdy upper floored area for storage), accessed by a shared private lane. The house has a large loft area, providing valuable storage, and heating is provided in part by a four-oven gas-fired AGA cooker which also gives Cross House all its hot water. Night storage heaters are installed in all the main rooms.

Amenities in the area include access to Metro and bus links, while the Forum provides a variety of small shops all within easy walking distance. Also close by are a G.P. Surgery and a number of Dental Practices. Newcastle, the cultural hub of the area, lies 5 miles west, easily reached by Metro, bus or car. Northumberland and its beautiful coast are under half-an-hour's drive away, whilst Wallsend's two local parks provide play areas for young children and its open spaces (just round the corner) provide pleasant walking for adults (and dogs!).

Council tax band D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

136/138 station road
wallsend, NE28 8QT
www.next2buy.com
info@next2buy.com

tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises

Entrance

There is an external porch leading into the main house.



Hallway

An attractive entrance Hallway with part panelled walls and an under stairs storage cupboard.



Living Room

15'1" x 20'10" (4.59 x 6.36) A spacious and restful room, with three Georgian bar, sash windows to the front and side, night storage heater, decorative picture rail and ceiling decor and a Adams style fire place with an electric fire.



Kitchen

11'9" x 15'9" (3.57 x 4.79) Georgian bar, sash window, and door to the rear courtyard, par tiled walls and flooring, and fitted with floor and wall units, counters and a four oven, gas fired AGA, which provides heat as well as cooking facilities.



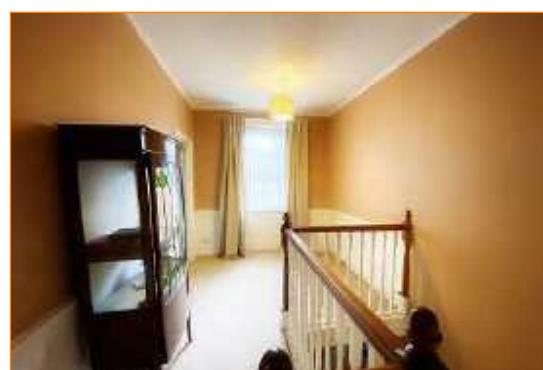
Dining Room

12'4" x 11'4" (3.76 x 3.46) Two Georgian bar, sash windows to the rear and side, night storage heater, tiled floor and a lovely exposed brick wall - this is the original external wall before the 1747 extension!



Stairs to First Floor

A lovely spacious landing with a Georgian bar, sash window overlooking The Green; part panelled walls, decorative coving, and access to all bedrooms.



Bedroom 1

12'4" x 13'0" (3.76 x 3.97) Two Georgian bar, sash windows to the rear and side, and a night storage heater - a really pleasant room!



Bedroom 2

11'9" x 9'7" (3.59 x 2.93) Georgian bar, sash window to the front overlooking The Green.



Bedroom 3

14'10" x 9'1" (4.51x 2.77) Two Georgian bar, sash windows, front and side, overlooking The Green, and a night storage heater.



Bedroom 4

8'6" x 8'0" (2.58 x 2.45) Georgian bar, sash window at the rear of the house, and a night storage heater.



Bathroom

12'5" x 6'4" (3.78 x 1.92) Georgian bar, sash window, heated towel rail, and fitted with a three piece suite and a shower over the bath. There is also a storage cupboard housing the water tank.



Garage, Drive & Gardens

There is a garage, detached from the house which has power, lighting and loft storage. This is accessed via a shared private lane. The house has further driveway parking adjacent. There is a courtyard to the rear and a pretty garden area to the front.



Additional Image



The Green & Surrounding Area

The green is ancient. Its origins are at least 1000 years old. It is protected by registration under the Commons Registration Act 1965 as a village green. It is the only registered village green on North Tyneside and the nearest surviving village green to Newcastle city centre and contains a number of listed buildings. There is an active residents' association whose website contains much more details about the history of the area;

www.thegreenwallsend.org

On the north side of The Green is Wallsend Hall, now used as a function suite and occasional tea rooms and restaurant. Beyond that are the Hall Grounds, part of the Wallsend Parks and open to the general public, which contain a delightful Arboretum. To the west of The Green lies another of The Wallsend Parks, the recently restored Richardson Dees Park. It contains formal beds and borders, bowling greens, a vintage bandstand, a café, play areas, outdoor gym apparatus and a large informal wooded section through which flows Wallsend Burn before it enters the Hall Grounds. To the east of The Green, down Crow Bank, Wallsend Burn continues through the Burn Closes (also known as Wallsend Dene), another area of public land and an important wildlife corridor to the River Tyne, which can be reached about a mile-and-a half downstream at Willington marina on foot or by bicycle, almost entirely off-road. To the south of The Green lies the town centre, with shops, cafés, restaurants and the Metro/Bus interchange providing links to the City Centre (Metro journey time 10 minutes), Coast (Metro journey time 10-15 minutes) and other destinations. The Green lies between the A193 (Wallsend High Street) and A1058 (Coast Road), and is two miles away from the coast.



Living In A Conservation Area

The link below should give you some useful and important information regarding living in a Conservation area.

<https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

Useful links

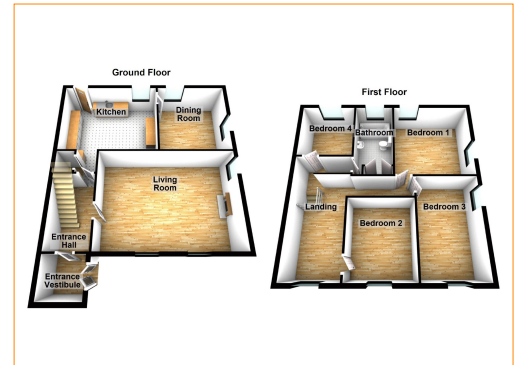
www.crosshouse.org

[file://n2b-exchange/user_data\\$/karenb/Desktop/Cross%20House/Cross%20House,%20Wallsend.html](file://n2b-exchange/user_data$/karenb/Desktop/Cross%20House/Cross%20House,%20Wallsend.html)

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

<https://historicengland.org.uk/advice/your-home/saving-energy/energy-performance-regulations/>

FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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