



Brewery House

Ovington



SANDERSON
YOUNG





Brewery House Ovington, NE42 6EB

This fabulous semi detached country cottage is on the outskirts of the sought after village of Ovington. This delightful home offers spacious accommodation set in pretty gardens with many original features, including exposed wood beams throughout and original brickwork, part glazed doors with cottage style furniture, a superb country kitchen and inglenook fireplaces.

The front door opens into a long hallway that has a lovely stone flagged floor and stairs to the first floor, with storage space beneath.

Straight ahead, and through a part glazed door, is the traditional kitchen/breakfast room with a red tiled floor and another door to the wonderfully sunny paved courtyard. There is an extensive range of base, drawer and wall units, many of which are open fronted or have glass doors, with wood work surfaces and part tiled walls above. A central island has breakfast bars on either side with a granite work surface and storage cupboards below. A double bowl enamel sink sits under the window and has a mixer tap and a modern Aga sits adjacent with exposed brick behind, and there is space for a washing machine.

To the left of the hall is the dining room, which overlooks the front of the property and a fabulous central inglenook fireplace with a brick hearth and a stone surround with a mantel above. On one side of the fireplace are built in shelves with cupboards below. Opposite is the gorgeous living room which has a bay window with a charming seat that allows plenty of light to shine through and bathe the room in sunlight. A particular feature of this fabulous room is the inglenook fireplace with a log burner sitting on a stone hearth, a brick surround and an oak wood mantel above. Double doors open into the study, which has a wood floor and fitted shelves along one wall.



Price Guide:
Guide Price £675,000







Just to the side of the part-glazed door into the kitchen, is the colourful cloakroom with a low-level WC, a heated towel rail and a pedestal wash hand basin with a tiled splashback, while opposite is a large storage cupboard.

From the study, a set of double doors leads into the magnificent garden room that has an atrium style roof, a wood floor and a traditional stone wall on one side and French doors out into the courtyard and garden.

The carpeted turned staircase leads you to the first floor, where you will find a delightful bay window and seat looking out over the front with fabulous views over farmland beyond. The principal bedroom has a charming Inglenook fireplace with a stone surround and a window with seat. Up a couple of steps, you walk into a dressing room and the ensuite shower room beyond, which has a tiled floor, a low-level WC, a pedestal wash hand basin below the window, from which are the most magnificent views, and a shower cubicle with a glass door. Off the principal bedroom's dressing room is a Jack 'n' Jill bathroom, which is part-tiled with a panelled bath, a low-level WC, a pedestal wash hand basin with a tiled splashback and a mirror-fronted cabinet above, and a heated towel rail.

The first-floor landing also provides access to the airing cupboard, two further double bedrooms, both of which have fitted wardrobes, window seats and feature exposed stone walls, and the family shower room with a low-level WC, a pedestal wash hand basin with tiled splashback, a heated towel rail and a shower cubicle with a curved glass door.

Off the principal bedroom's dressing room is a Jack 'n' Jill bathroom, which is part-tiled with a panelled bath, a low-level WC, a pedestal wash hand basin with a tiled splashback and a mirror-fronted cabinet above, and a heated towel rail. The first-floor landing also provides access to the airing cupboard, two further double bedrooms, both of which have fitted wardrobes, window seats and feature exposed stone walls, and the family shower room with a low-level WC, a pedestal wash hand basin with tiled splashback, a heated towel rail and a shower cubicle with a curved glass door. Off the landing is a door and original wood steps that take you up to the enormous double-aspect loft room with skylights, which has power, light and radiators. This wonderful space with lovely exposed beams has multiple uses, such as an office, a games or cinema room, a playroom, two separate bedrooms, a grand principal bedroom suite or a guest suite.

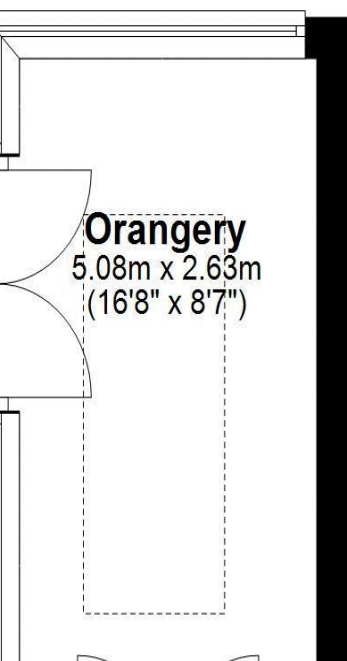
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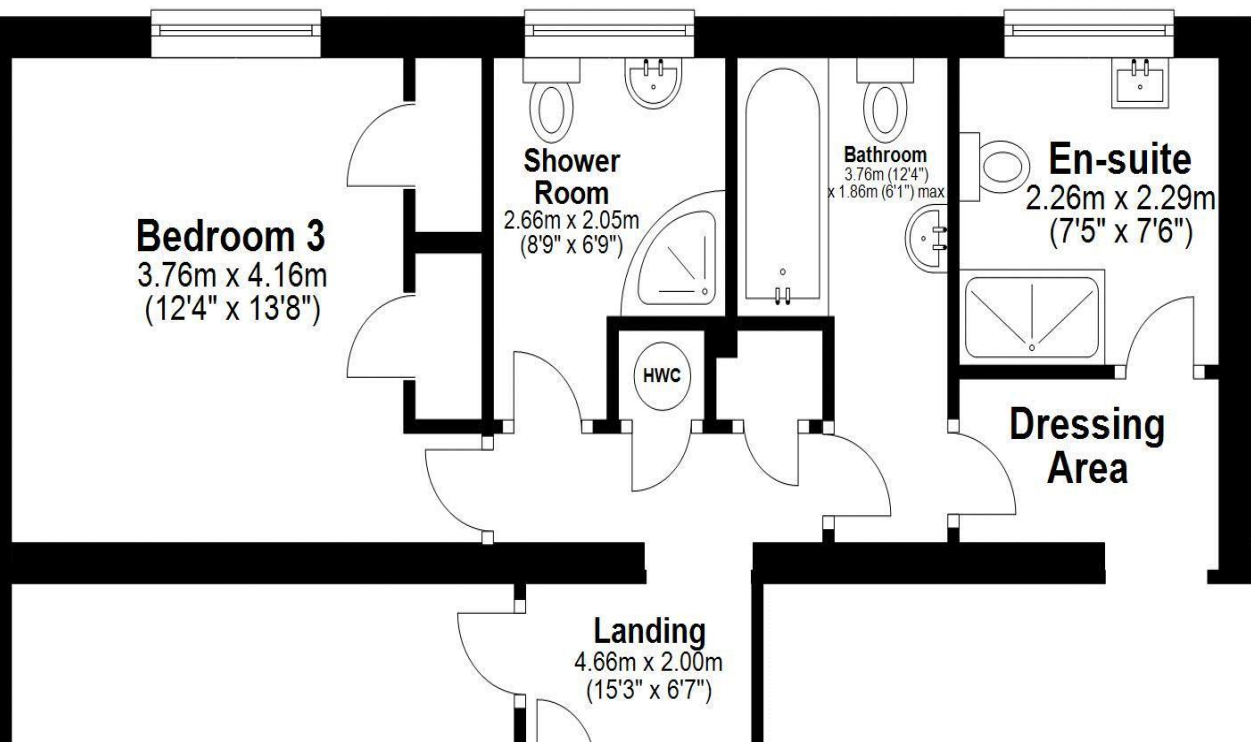




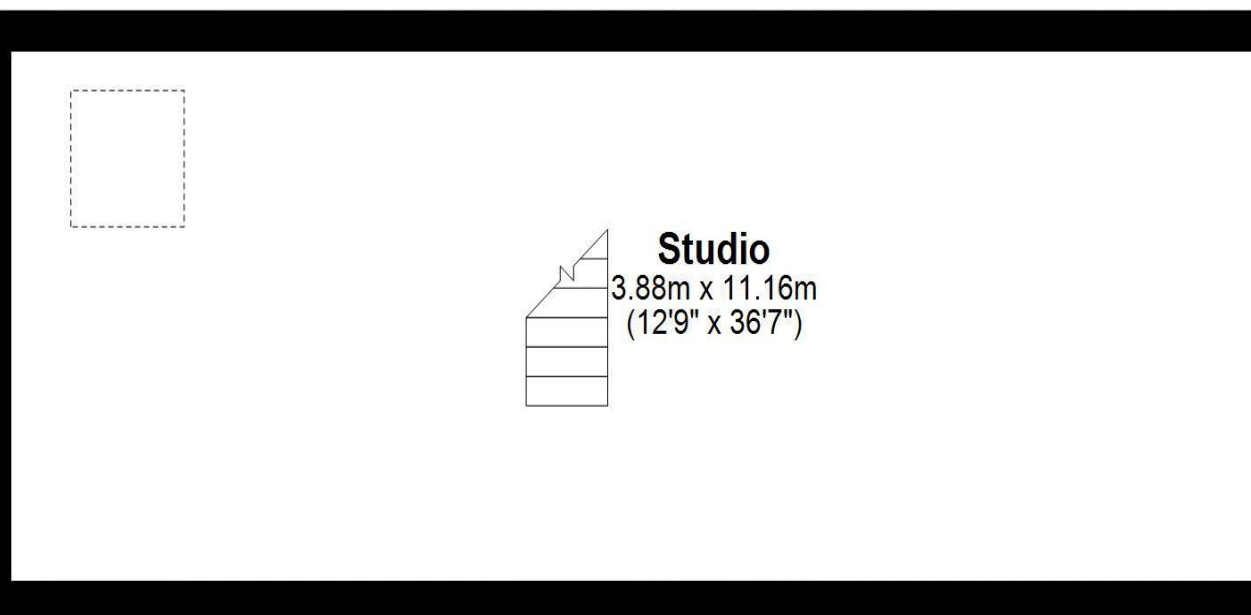
Approx. 106.8 sq. metres (1149.2 sq. feet)



Approx. 93.2 sq. metres (1002.7 sq. feet)



Approx. 43.3 sq. metres (466.1 sq. feet)



Brewery House, Ovington, -



This gorgeous traditional cottage is on the outskirts of the delightful and historic village of Ovington, which is well-known as the home of Winships, a popular restaurant and bar that serves delicious food. Popular with families, this beautiful rural village is ideal for children with a play area on the village green, home to the annual fete and other events throughout the year. Joiners Nature Park is spectacular and overlooks the Tyne Valley. There are highly regarded First and Middle schools in nearby Ovingham while Prudhoe, which is a short drive away, offers a good choice of schools for all ages.

There are also plenty of transport links within a few miles, including the A1, which leads to other major cities, the motorway, and the airport. Newcastle Central rail station provides regular train services to other towns close by, as well as the cities of Edinburgh and Glasgow in Scotland, or Leeds and London.

Services | Mains; Electricity, Water, Drainage | Oil Central Heating | Tenure; Freehold |
Council Tax; Band F | Energy Performance Certificate; Rating TBC



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