



## Forge Cottage Holywell Village

Within the very heart of the beautiful Holywell Village, this unique and truly charming 1930's cottage is steeped in local history and has been loved by the current family for many years. Offering a fabulous lifestyle for many families or individuals alike, the wonderful space, versatility and potential for extension or business opportunity is fabulous, (subject to consents). Holywell Village has tremendous community spirit, gorgeous walks in the Dene, local schools, shops, eateries, bars and transport. It is also a short drive from Whitley Bay, Seaton Delaval and Seaton Sluice, where you can enjoy the beach and coastline or vibrant centre of Whitley Bay. This gorgeous, detached family home flows beautifully, with natural light, space and room for many family gatherings or quiet, cosy, evenings if you prefer. The Freehold title is sold with the adjoining Bates Cottage, which offers vacant possession, after benefiting the owners for many years with a commercial return. Subject to planning, it would be possible to incorporate Bates Cottage as part of the main house, increasing the space substantially, if required. The entrance to Forge Cottage is stunning, with the vestibule and hallway oozing character and original features. The hall leads the way to multiple reception rooms, the first being a delightful, front facing, formal dining room with feature bay window and original storage, this opens into a lovely sitting room, with a gorgeous feature fireplace and cast-iron fire with tiled inset. Moving through to the fabulous garden room you will adore the light and space that this magnificent room offers. Enjoy views of the garden, or on a warm summer evening you can leave the door open, enjoying the favourable Southerly aspect. An additional and separate sitting room with stunning multi-fuel stove fire offers privacy and more ground floor space, with access to a generous utility area and downstairs cloaks/w.c. The family dining kitchen to the front is rustic and spacious, with integrated appliances and access out to the side garden area. We just love the charming landing area with dormer window, enjoying views around the village, providing ample storage space and potential for a perfect study/office area. There are three bedrooms to the first floor, two large doubles, both overlooking the garden, the third with charming Velux, the family bathroom offers a four-piece suite, with separate shower cubicle. The garden, in my opinion, is the real icing on the cake! With a Southerly aspect, the garden is mature and lovingly thought out, with patios, lawn, summerhouse, greenhouse and wonderful shrubs, hedging and opportunity to enjoy the local wildlife that visits! There is a driveway to the front with parking for two cars and a walled, stone garden area. Bates Cottage offers a spacious front room with fireplace, kitchen area and w.c./plumbing. A fantastic opportunity, not to be missed!

# £425,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Forge Cottage Holywell Village

Double Glazed Entrance Doors: with stained leaded light side and top pane into:

ENTRANCE VESTIBULE: triple glazed windows with original stained leaded light windows, laminate flooring, delft rack, cornice to ceiling, doors through to:

ENTRANCE HALLWAY: a fabulous, impressive entrance hallway with three quarter height feature panelling, delft rack, staircase up to the first floor, two radiators, door to:



DINING ROOM: (front): 14'11 x 12'2, (4.29m x 3.71m), into alcoves and feature, triple glazed bay window with stained leaded light tops, built in storage to alcoves, radiator, cornice to ceiling, ceiling rose, picture rail, freestanding electric fire, original internal door with stained leaded light insert to:

LOUNGE: (side): 15'7 x 12'10, (4.75m x 3.91m), into alcoves, access is from the dining room, hallway or garden room, this delightful, spacious sitting room has gorgeous feature fireplace with cast iron fire, tiled insert, hearth, radiator, dado rail, cornice to ceiling, double glazed window, through to:

GARDEN ROOM: (rear): 19'0 x 14'1, (5.79m x 4.29m), this stunning garden room enjoys wonderful views of the garden area and offers perfect space for entertaining, family time or just relaxing! There are double glazed French doors with stained leaded light tops, radiator, door back through to the hallway



SITTING ROOM: (rear): 18'2 x 12'1, 5.53m x 3.68m), a fabulous space with feature fireplace, exposed brick recess, multi-fuel stove fire, radiator, picture rail, cornice to ceiling, door to:

UTILITY ROOM: (rear): 12'10 x 7'0, (3.91m x 2.13m), a light and airy room with double glazed French doors accessing the rear garden directly, fitted base units with roll edge worktops, integrated washing machine, double glazed windows, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., chrome radiator, half tiled walls, double glazed window, laminate flooring



DINING KITCHEN: (front): 12'1 x 11'9, (3.68m x 3.58m), a quality "Cavendish" oak fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, beamed ceiling, two radiators, stained leaded light window, double glazed door to the side garden area, double glazed window with stained leaded light top, integrated dishwasher

FIRST FLOOR LANDING AREA: superb landing area with lovely double glazed dormer window, which would be a great potential study or work from home space, two large storage cupboards, additional storage into eaves with secure storage area, radiator, door to:

**FAMILY BATHROOM:** 10'3 x 5'7, (3.12m x 1.70m), spacious family bathroom, comprising of, Jacuzzi bath, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c., fitted wall unit, radiator, two double glazed windows

**BEDROOM ONE:** (rear): 18'3 x 11'10, (5.56m x 3.61m), stylish fitted wardrobes providing ample hanging and storage space, co-ordinating dressing table, radiator, double glazed window overlooking the garden area, additional storage cupboard

**BEDROOM TWO:** (rear): 15'1 x 14'0, (4.59m x 4.27m), into feature double glazed bay window overlooking the garden area, plus recess, original fireplace, radiator, picture rail

**BEDROOM THREE:** (front): 11'4 x 7'4, (3.45m x 2.21m), restricted headroom, Velux window, radiator

**EXTERNALLY:** beautiful, Southerly rear garden, landscaped with love and thought to include multiple areas, a perfect secluded space behind the greenery for a summerhouse, office or bar, including patios, lawn, shed, greenhouse, gravelling, outside tap, outside toilet, brick-built storage and bike space, walled garden area, gated access to the front block paved driveways with parking for two cars.

**COMPOSITE ENTRANCE DOOR TO BATES COTTAGE:**

**FRONT ROOM:** 13'3 x 12'11, (4.04m x 3.94m), original cast iron fireplace with arch fire, laminate flooring, double glazed window

**KITCHEN AREA:** 9'9 x 4'3, (2.97m x 1.31m), laminate flooring, single drainer sink unit, feature panelling, double glazed window, through to:

**SHOWER/W.C. AREA:** pedestal washbasin, low level w.c. with push button cistern

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

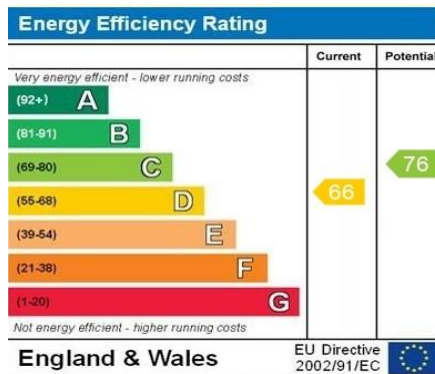
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** E

**EPC RATING:** D

WB2782.AI.DB.11.11.2024.V.2





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

