



Stone Gable Front Street Earsdon

A rare and unique opportunity to purchase this fabulous end terrace cottage, with origins in its original building dating back to the 18th Century. Immerse yourself in the charm and history of this family home, dating back to 1841 when it served the village as the local Phoenix Inn. Thoughtfully and sympathetically re-designed and converted into two wonderful cottages, Stone Gable can remain part of the Village history long into the future! Earsdon Village has conservation status and enjoys iconic walks/trails, pubs and an excellent proximity to local schools, bus routes and it also benefits from being in the middle of two convenient metro stations. Whitley Bay centre and beach are approximately a five-minute drive from the Cottage, making the village a perfect location to blend semi-rural with a town/beach home. The cottage enjoys high-end fittings, including solid oak doors, architraves, fitted window shutters and a wonderful ambience and style throughout. You are welcomed into the cottage through a fabulous hallway opening into the stunning front facing lounge with elevated views over the front garden area. Cosy evenings and days are guaranteed with a gorgeous, multi-fuel stove fire, set into the exposed brick chimney breast. There is an open, family dining kitchen which embraces the age and cottage style beautifully, incorporating luxury with rustic dining, there is a central island and additional dining space, Belfast sink, Range cooker and integrated appliances, the staircase to the first floor is a lovely feature with oak balustrade and newel posts blending traditional with the contemporary glass panels, the whole ground floor also benefits from under-floor electric heating, a porch provides a useful entrance to the rear of the property from the shared courtyard area, parking and garage. To the first floor there is an impressive landing area with storage and a large loft access providing additional storage, four excellent sized bedrooms, the principle overlooking the village and showcasing fitted wardrobes and a luxurious en-suite bathroom, with freestanding bathtub. The family shower room is magnificent, with walk-in double shower cubicle, forest waterfall spray and stylish, gun metal fittings. The current owners have re-designed and landscaped the large, South facing garden to maximise both privacy and a fantastic space to enjoy outside living. With patios, artificial lawn, mature shrubs and privacy hedging, you really can have the best of both worlds at Stone Gable. Access to the garage at the rear from Front Street and there is also to the front on-street parking.

£500,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Stone Gable, Front Street Earsdon

Composite Entrance Door: with leaded side inserts and top panels, through to:

ENTRANCE HALLWAY: 19'4 x 7'9, (5.89m x 2.36m), a stunning and impressive hallway with tiled floor, double oak doors opening into the lounge, cornice to ceiling, under-floor heating, through to dining kitchen



LOUNGE: (front): 16'9 x 13'4, (5.11m x 4.06m), fabulous front lounge, excluding depth of double-glazed Georgian bar bow window with fitted shutter blinds, gorgeous exposed brick chimney breast and recess showcasing the multi-fuel stove fire, perfect for cosy evenings! Three pillar radiator, feature panelling to two walls, under-floor heating

DINING KITCHEN: (rear): 23'9 x 14'1, (7.24m x 4.29m), beautiful, open plan family dining kitchen, rustic in style, yet contemporary and modern too, feature staircase to the first floor with oak balustrade and newel post, glass insert panels, under-floor heating, a range of cream, base, wall and drawer units, curved units, solid wood worktops, central island and breakfasting area, Range cooker with cooker hood, Belfast sink with mixer taps, plumbed for automatic washing machine, tumble dryer, and dishwasher, double glazed widow, three double glazed windows, two with fitted shutter blinds, tiled floor, large storage cupboard, three pillar radiator, spotlights to ceiling, under-stair recess, door to:



REAR PORCH: double glazed windows, door out to the shared rear courtyard

FIRST FLOOR LANDING AREA: wood effect flooring, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, airing cupboard, door to:



BEDROOM ONE: (front): 13'9 x 12'3, (4.19m x 3.73m), excluding depth of attractive fitted wardrobes providing ample hanging and storage space, double glazed Georgian Bar bow window with fitted window shutters, wood effect laminate flooring, three pillar radiator, spotlights to ceiling, door to:

EN-SUITE BATHROOM: luxurious en-suite bathroom, comprising of, freestanding bath tub, vanity sink unit with mixer taps, low level w.c with recessed flush, brick effect tiling, recessed shelf, light up mirror, spotlights to ceiling, laminate flooring

BEDROOM TWO: (rear): 11'6 x 11'1, (3.53m x 3.38m), double glazed Georgian bar window with fitted shutter blind, four pillar radiator, wood effect laminate flooring, storage cupboard

BEDROOM THREE: (front): 17'5 x 7'9, (5.31m x 2.36m), laminate flooring, spotlights to ceiling, cornice to ceiling, four pillar radiator, Georgian Bar double glazed window

BEDROOM FOUR: (rear): 11'9 x 6'8, (3.58m x 2.3m), wood effect flooring, two pillar radiator, Georgian Bar double glazed window with fitted shutter blinds, spotlights to ceiling

SHOWER ROOM: fabulous en-suite shower room with walk in double shower cubicle with shower, additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, Georgian Bar double glazed window with fitted shutter blinds, ladder radiator, fully tiled walls and floor

EXTERNALLY: extensive, landscaped, South facing front garden area with delightful, elevated position, artificial lawn, patios, well stocked borders and privacy hedging, walled front with gated access. Shared access from Front Street to private courtyard shared with the adjoining cottage, garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Cable
- Mobile Signal Coverage Blackspot: No
- Parking: Garage

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.

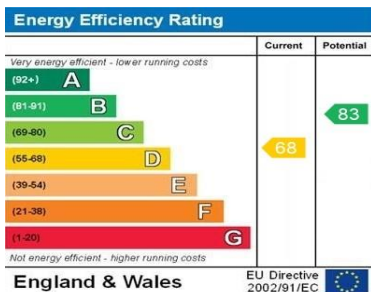
TENURE

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

WB3134.AI.DB.22.11.2024 V.2





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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.

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