



Cross House Cottage The Green

Wallsend, NE28 7PG

Price £670,000

This is a unique opportunity to purchase a bespoke family home situated in a highly regarded area.

Cross House Cottage circa 1850 is a unique development combining heritage buildings with a contemporary look. The present owners bought the derelict site and engaged Consultants/Architect to provide a sustainable family home that fits well within The Green Conservation Area.

The Cottage development comprises; Lounge/Dining/Room, Breakfasting Kitchen, Utility Room, Study, Cloakroom, Separate Downstairs Toilet, Master Bedroom with En-Suite Bathroom, three spacious Double Bedrooms, two of which have access to boarded loft spaces, a Family Bathroom/WC, Shower Room/WC.

Externally there is a Detached Garage, parking for three vehicles and extensive decked areas around the property, with three separate areas for family entertainment and a summerhouse. There is also a decked roof garden with glass balustrades and excellent views over the Dene.

Cross House Cottage is ideally positioned for easy access to local shops and amenities, as well as the beautiful award winning Wallsend Park where there are woodland walks, a café, tennis courts and an excellent play area. There are two Metro Stations within walking distance and the Silverlink Retail Park is a short drive away.

The property is very energy efficient with a B rating and has Sky and full fast broadband. Council tax band is E and the tenure is Freehold. Approximate floor area 3336 sq ft.



- Four Bedroom Detached Home With Three Bathrooms
- Spacious Roof Garden With Lovely Views To The Park
- Bespoke Property Designed By Current Owners
- Very Spacious Throughout & Beautifully Presented
- Utility Room, Cloakroom & WC
- Council Tax Band E - Freehold
- Situated On The Conservation Area The Green
- Garage & Parking For Three Vehicles
- Energy Rating B

Owners Comments

This substantial detached family home has undergone a full renovation in recent years to create a unique period property with a contemporary twist.

The original property (two buildings), dates back to the 1850, and is located on The Green, Wallsend (Conservation area). The ancient village green (only one in North Tyneside) provides easy access to a variety of amenities that Wallsend has to offer. The property further benefits from the various Wallsend Parks for woodland walks, a café, tennis courts, bowling green and children's play area. There are two Metro Stations within walking distance of the house, as well as excellent road links to the coast, Newcastle City Centre and the Silverlink Shopping Centre.

We first moved into The Green Conservation area in 1990 having lived overseas for a few years. Our first home Orchard House was a 6 bed detached with half an acre of land and was an ideal place to bring up our family. In that time we took on Dene House (opposite where we lived) and with the help of our Architect converted the building into a 6 bed house and 5 apartments. It was an exciting project and kept us occupied for 6 years. In 2018 we purchased the derelict Cottage and Coal Shed opposite (it had been empty for 25 years) and again engaged our Architects "Ethical Planning" to help us design an exciting home which we could downsize to and still live within the Conservation Area. Ethical Planning were fundamental in working with the Planning Department and navigating us through the many hoops and have featured Cross House Cottage in their current brochure and planning section on their website.

Moving from Orchard house and building Cross House Cottage was exciting and finally in 2021 we moved into our 4 bed, study, 3 bath contemporary home which has spectacular views from the large roof balcony (with glass balustrade) across a forested area. The wildlife in the area is amazing, we are fortunate to see squirrels, birds, hedgehogs, foxes and deer on a regular basis and we have access to the Dene from the back of the property.

Living on The Green for 36 years has been a privilege and the only reason we are leaving (but not moving too far way) is because we must downsize. It is time for someone else to take over the reigns and enjoy the next chapter living in a bespoke home in this much sort after area.

Hallway

An impressive hallway that has a double glazed composite entrance door with window to the side, radiator and stairs to the first floor where the master bedroom is situated., further along the hallway there are French doors that lead out to a decked patio area.

WC

7'8" x 5'9" (2.34 x 1.76)
Comprising; WC, wash hand basin and radiator.

Cloakroom/ Storage

7'11" x 7'7" (2.42 x 2.32)
The cloakroom is of generous size and could also be used for storage.

Study

17'6" x 8'4" (5.34 x 2.56)
Double glazed windows, radiator. This room could also be used as a fifth bedroom if required.

Breakfasting Kitchen

22'2" x 19'11" (6.78 x 6.08)
Fitted with a range of base units with complimentary work surfaces over, sink unit and central island, double glazed windows and radiator. Open plan to lounge/dining room.

Utility Room

12'10" x 6'2" (3.92 x 1.90)
Base units with work surfaces over, plumbed for washing machine and space for dryer, double glazed window. This room also houses the boiler.

Lounge/ Dining Room

24'6" max x 17'3" max (7.49 max x 5.26 max)
A lovely spacious room that has an extensive range of fitted units to one wall which has shelving, storage cupboards and lighting, double glazed windows, radiators and double glazed patio doors leading to the outside decked terrace.

Bedroom 2

16'0" x 14'9" (4.90 x 4.52)
Double glazed window, radiator.

Bedroom 3

13'8" x 13'3" (4.17 x 4.05)
Double glazed window, laminate flooring, radiator and access to the loft which is boarded, has pull down ladders and lighting.

Family bathroom/WC

14'10" max x 9'1" (4.54 max x 2.77)
Comprising; shower cubicle, WC, wash hand basin, double glazed window and radiator.

Bedroom 4

13'8" x 11'2" (4.19 x 3.41)
Double glazed window, radiator and access to the loft which is boarded, has pull down ladders and lighting.

Shower Room

Shower cubicle, WC, wash hand basin and double glazed window.

Master Bedroom

28'11" x 17'7" (8.83 x 5.37)
A very spacious room that has double glazed windows to both sides, radiators and double glazed French doors with windows to the sides leading out to a large decked roof garden.

En-Suite Bathroom

9'3" x 6'5" (2.84 x 1.98)
Comprising; shower cubicle, bath, WC, wash hand basin, double glazed windows and radiator.

Balcony

A fantastic spacious balcony that has decking and glass balustrades, allowing lovely views to the park.

External, Garage & Parking

The property is accessed via double entrance gates that lead into a spacious car parking area, this can comfortably accommodate three vehicles. From here there are steps leading up to a decked terrace, which has a summerhouse, the terrace can also be accessed from the property. There are two further decked areas to the rear of the property, one of which gives access to the garage.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

CONSTRUCTION:

Non Standard Construction.
This information must be confirmed via your surveyor and legal representative.









Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |