



GREYSTEAD OLD CHURCH, TARSET, HEXHAM,
NORTHUMBERLAND, NE48 1LE



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Hexham, Northumberland, NE48 1LE

A beautifully converted Grade II listed Georgian church situated within Northumberland National Park.

- Grade II Listed Georgian church
- West tower with panoramic views
- Outstanding conversion
- Northumberland National Park
- Stretch of the river North Tyne
- Woodland of circa 0.24 acres

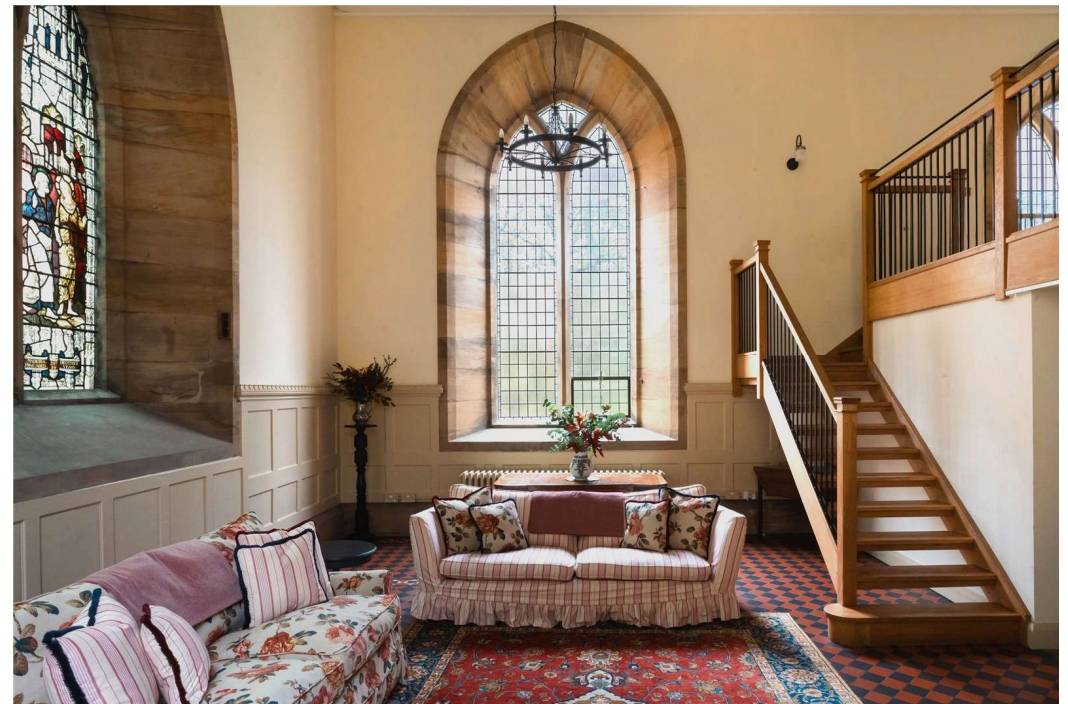
ASKING PRICE £750,000

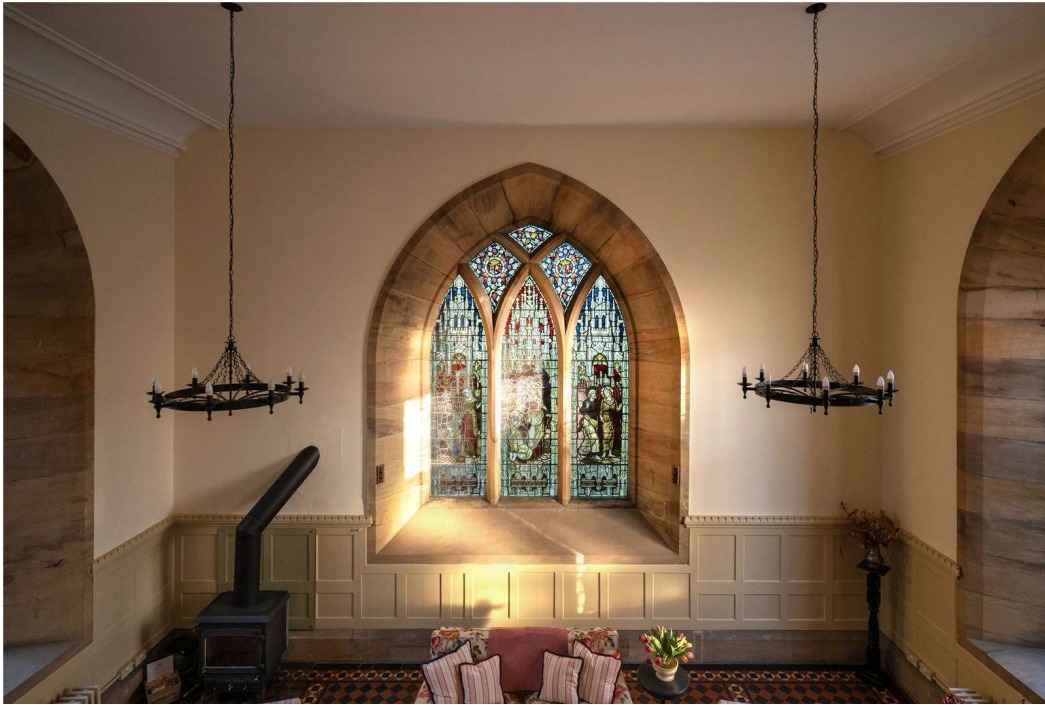
GET IN TOUCH

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DESCRIPTION

Greystead Old Church is a delightful Grade II Listed Georgian church, steeped in history and sympathetically restored and converted in 2013 into a truly incomparable home/deluxe holiday let. The conversion was aided by a leading Northumberland architect and utilized builders with specialist heritage experience, and the result is testament to this. In 2022, the tower was restored creating a unique space within an already extraordinary conversion.

Originally designed by Henry Hake Seward, a student of the renowned Sir John Soane, this former church stands as a remarkable example of neo-Gothic architecture. The property is a landmark in the Northumberland National Park, designated as an Area of Outstanding Natural Beauty and hosting Europe's largest expanse of Dark Skies.

The high standard of the conversion and an exceptional attention to detail are evident throughout. Many of the church's prominent original features have been beautifully preserved, including exposed Georgian stonework and panelling, lancet windows, stone archways, and the magnificent Victorian stained-glass window in the sitting room in the style of Burne-Jones.

The accommodation is arranged over two levels. On the ground floor, are four beautifully appointed bedrooms, including the former church Vestry, which retains its Victorian panelling and original fireplace. The layout comprises three king-size doubles, each with a modern en-suite bathroom, and a twin bedroom. The main bathroom offers a Jack and Jill arrangement, acting as an en-suite for one of the king-size bedrooms while also providing bathroom space for the twin room.

A central corridor, overlooked by the open-plan mezzanine, leads past the bedrooms to a large open-plan sitting room under the Victorian stained-glass window, which allows coloured light to cascade into the room. A substantial log burner provides warmth and comfort, creating an inviting and atmospheric living space.

Overlooking the sitting room is the open-plan mezzanine level, a standout feature of the conversion. Thoughtfully designed with oak flooring, this level includes a tastefully appointed Neptune kitchen with granite countertops and a substantial central island. The mezzanine offers ample space for multiple seating areas, each taking advantage of the views through the Georgian lancet windows overlooking the churchyard and surrounding countryside.



One of the property's most distinctive features is the restored West Tower, accessed via a specially commissioned spiral staircase from the entrance porch. At the top, a secluded seating area offers a peaceful retreat, framed by arched windows with panoramic views of the surrounding landscape.

Greystead Old Church offers the perfect opportunity for those seeking a home that is truly unique and offers an exceptional blend of luxury and historical charm. Additionally, it has previously operated as a successful holiday let, offering potential for personal use or income generation. The church has a 5 Star Gold Award from Visit England and has won several awards, including a recent Rose Award.

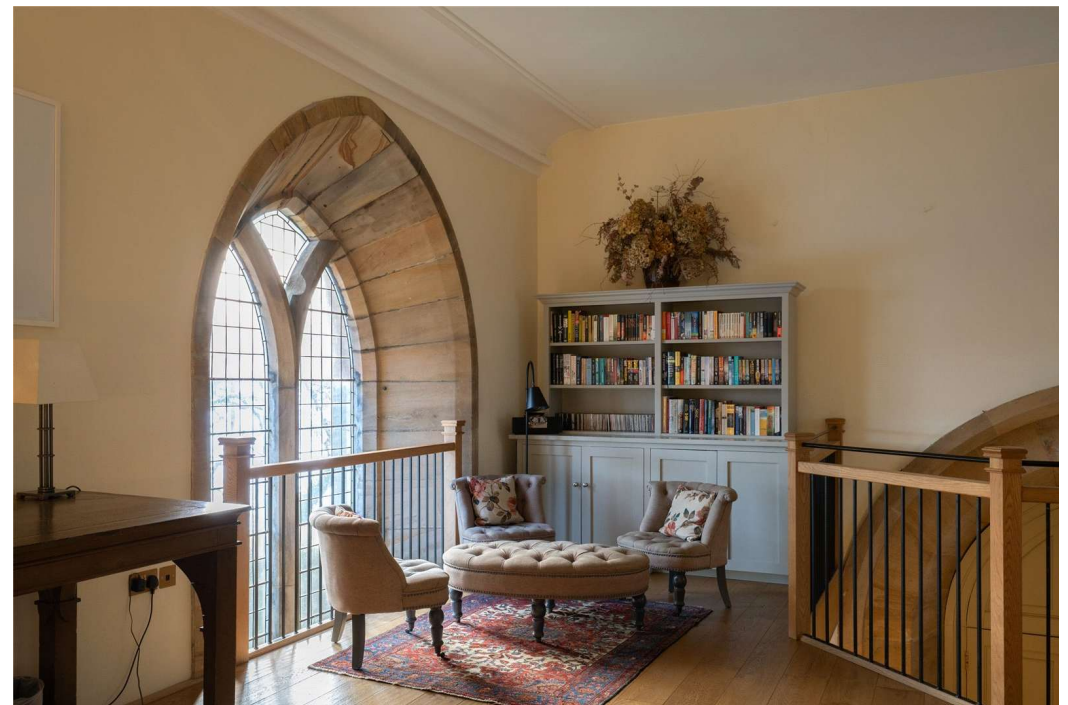
LOCATION

Greystead Old Church is situated in the Upper North Tyne valley of Northumberland, close to the River North Tyne and the stunning Kielder Water, all within the Northumberland National Park. There is a thriving local community, both locally in Tarsey and in the nearby village of Bellingham.

Bellingham offers a range of local amenities, including a variety of shops, post office, cafes, heritage centre, golf course and several pubs, together with a family-run hotel and garages. Additionally, residents benefit from a health centre and a chemist, ensuring convenient access to healthcare services.

More comprehensive services such as larger supermarkets, a hospital and a wider range of shops and excellent restaurants are available in Hexham, where there is also a train station with easy access to Newcastle upon Tyne.

For those with a love of the outdoors there is both on-site and local fishing on the North Tyne, an excellent 18-hole golf course and beautiful surrounding countryside for walks and cycling. Nearby Kielder offers a wide range of water sports and other outdoor pursuits. The renowned Kielder Observatory is positioned to make the most of the remarkable dark night skies. For education, the nearby village of Greenhaugh is home to a well-regarded primary school. Bellingham offers a nursery school as well as first and middle schools. Additionally, Mowden Hall Preparatory School, located just outside Corbridge, provides private education from nursery through to age 13. There are also several excellent private day schools in Newcastle, offering further educational opportunities.







Newcastle city centre is under an hour away and provides comprehensive cultural, educational, recreational and shopping facilities. For the commuter the A68, A69 and Newcastle International Airport are easily accessible from Greystead, and Newcastle provides main line rail services direct to London Kings-Cross and Edinburgh.

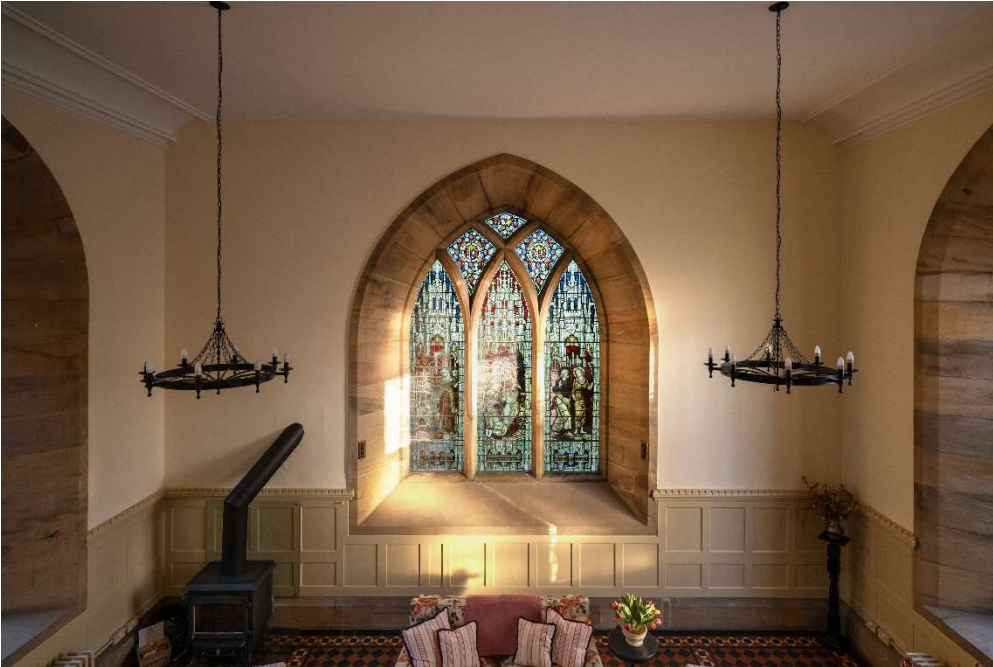
EXTERNALLY

Ample off-road parking is conveniently available directly in front of the property. A 989-year lease has been negotiated with the Church of England to extend the current access and parking area to include a dedicated garden space which provides a perfect setting for al fresco dining and entertaining.

In addition the sale includes approximately 0.24 acres of woodland and river bank and a stretch of the North Tyne. The Woodland and river is largely flat and provides an abundance of flora and fauna and is already an ideal woodland garden with potential to landscape further. The river is fishable, however its easy access provides ideal opportunities for wild swimming or simply enjoying the river from the comfort of land. The inclusion of the river, woodland and bank, adds significant character and charm to a property that already has this in abundance.



There is scope to extend the river and woodland offering, however this would be by separate negotiation.



AGENTS NOTES

The footprint of the Church itself is Freehold. There is currently a 999-year lease (with 989 years remaining) for the area of the churchyard adjacent to the building, which includes rights of access and parking. The lease costs £60 per annum.

There is potential to generate approximately £16,000 per annum from the biomass boiler until 2033 for those interested in purchasing the property as a holiday let in addition to the neighboring Greystead Rectory and Cottage. This income is contingent on an agreement with the owners of Greystead Rectory and with H.M.G. Renewable Heat Incentive scheme.

Planning regulations set by the Northumberland National Park stipulate that the property must function as either a private residence or as a holiday let but cannot be used for both purposes simultaneously.

SERVICES

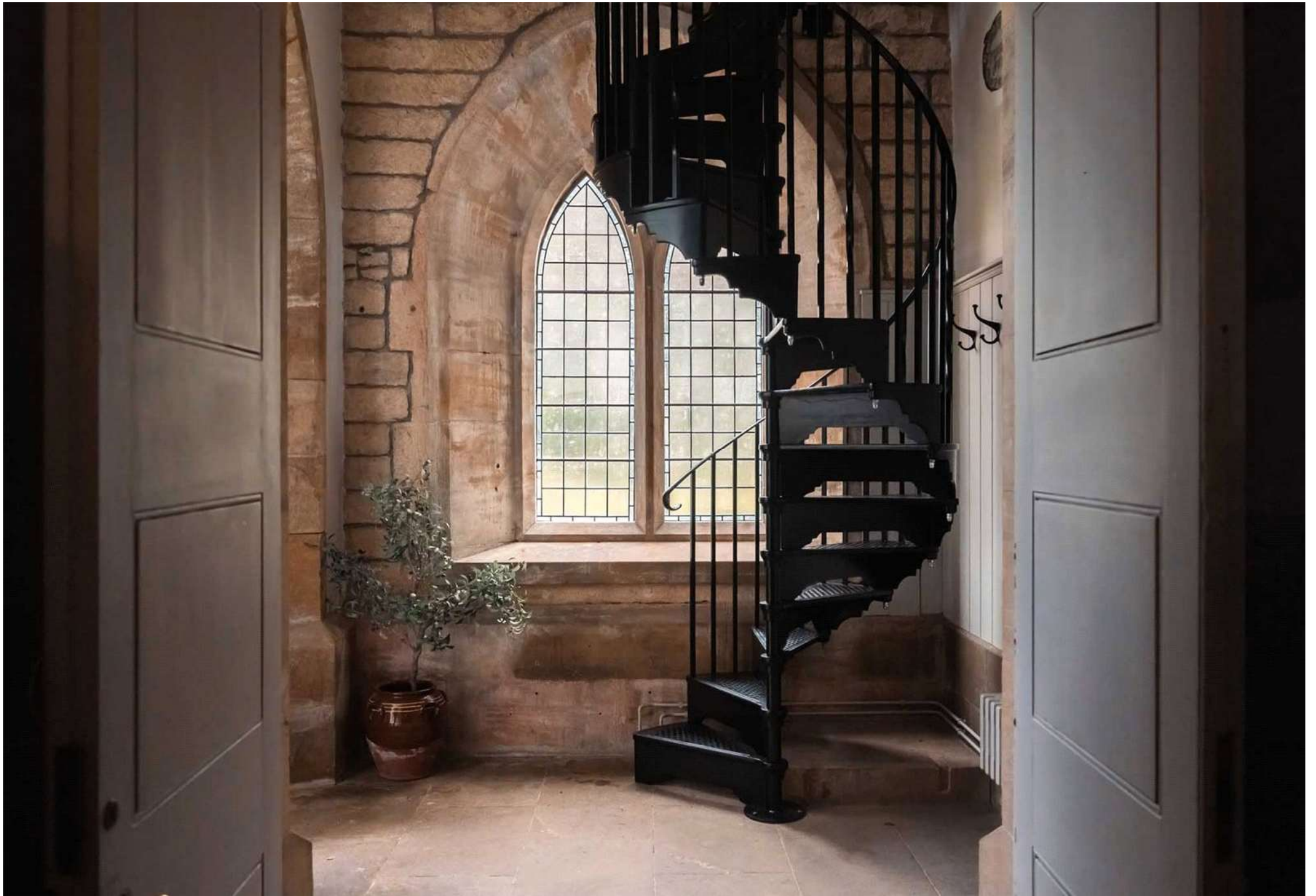
Mains electricity. Water is supplied by a private borehole and drainage is managed via a mini sewage treatment plant (both located off-site and shared with 3 neighbouring properties). A biomass boiler provides central heating (wood-chip system). Fast fibre broadband by B4RN (Broadband for Rural Communities) forthcoming.

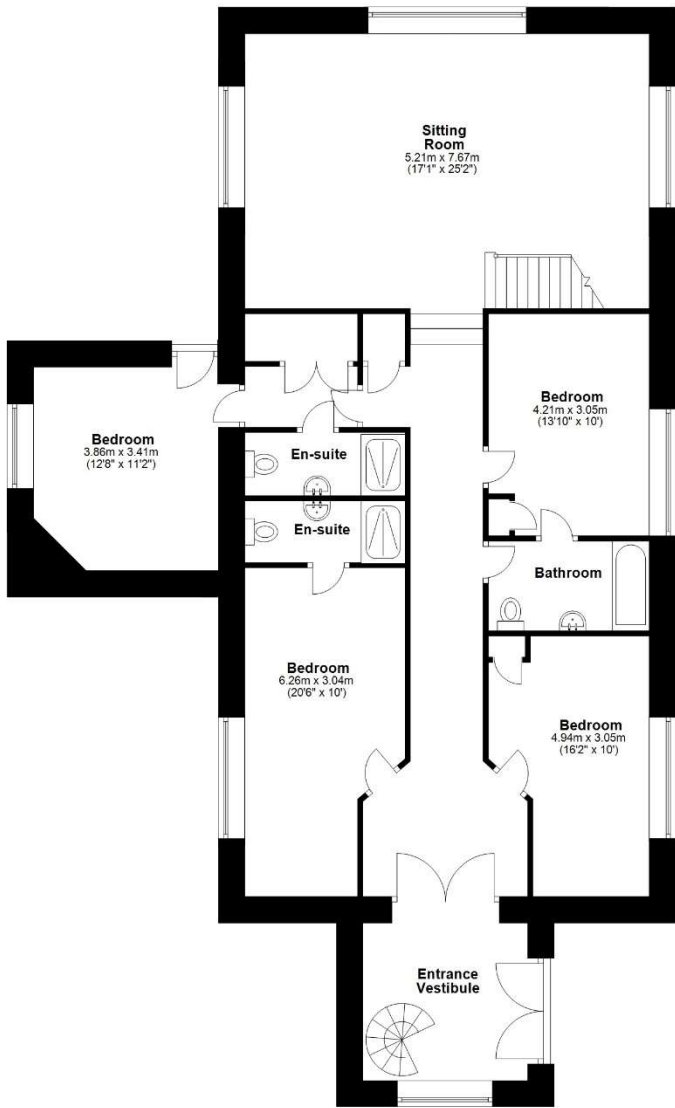
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

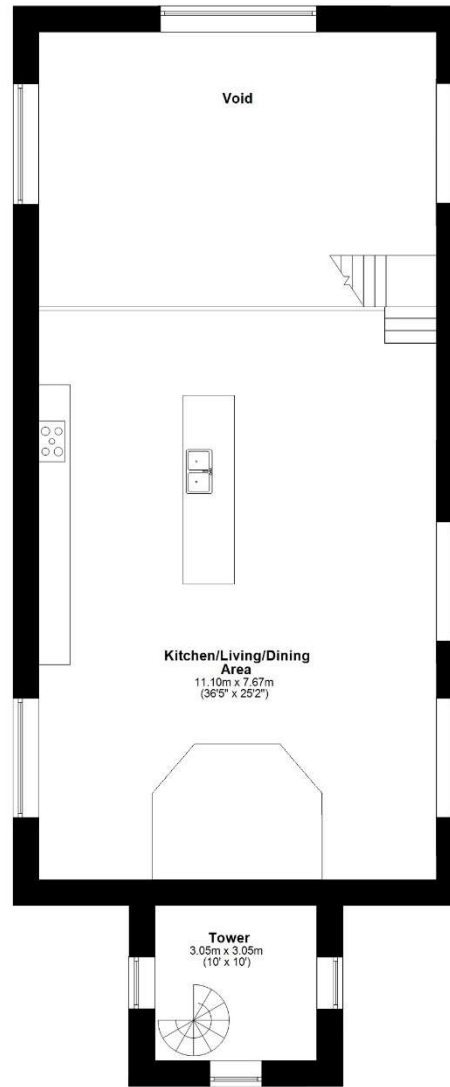




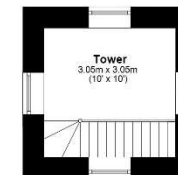




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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.