



1 EAST FARM COTTAGE, BLACK CALLERTON, NEWCASTLE UPON TYNE
TYNE AND WEAR, NE5 1NS



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Newcastle upon Tyne, Tyne and Wear, NE5 1NS

A well-presented two-bedroom semi-detached home, featuring off-road parking, spacious gardens and stunning open views, available for sale with no onward chain.

- Semi- detached cottage
- Two reception rooms
- Two bedrooms
- Fabulous countryside views
- Large garden
- Parking
- EPC rating E

ASKING PRICE £270,000

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

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DESCRIPTION

Upon entering the property, you are greeted by a welcoming reception hall with a staircase rising to the first floor. The principal reception room enjoys an attractive outlook over the front garden and is complemented by a charming stone fireplace with an open grate, along with a useful understairs cupboard housing the central heating boiler. To the rear, a second reception room provides flexible living space, perfectly suited as a dining room, cosy snug or home office.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating an electric oven and hob with extractor hood above, a stainless-steel sink with mixer tap, and plumbing for a washing machine. A door leads conveniently to the rear garden.

To the first floor, a generous landing provides access to all rooms and features a linen cupboard and loft access. The principal bedroom enjoys far-reaching views to the front and benefits from recessed fitted wardrobes and an additional storage cupboard. A second double bedroom is positioned to the rear. The bathroom is appointed with a panelled bath and shower over, pedestal wash hand basin and low-level WC, complemented by ceramic wall tiling and a frosted window allowing for natural light.

Externally, the property is set within well-maintained front, side and rear gardens, predominantly laid to lawn. The rear garden is fully enclosed and benefits from a separate off-street parking area. The front garden also enjoys open views and is enclosed by mature shrubs, hedging, and a combination of stone walling and fencing, creating an attractive and private setting. The property presents an opportunity for extension, subject to planning permission and relevant consents.

LOCATION

Black Callerton is a small, semi-rural hamlet located on the north-western outskirts of Newcastle upon Tyne, close to the border with Northumberland. It offers a peaceful, countryside setting while remaining within easy reach of the city, sitting roughly 5–6 miles from the centre and near the village of Ponteland. Excellent transport links provide easy access into Newcastle city centre, as well as connections to the A1 and surrounding areas. Black Callerton is ideal for buyers wanting a semi-rural environment with historic character, open views, and convenient links into Newcastle. It combines the tranquillity of the Northumberland countryside with the practicality of city living nearby.





SERVICES

Mains water and electricity are connected, meanwhile the central heating is oil fired. Drainage via a shared septic tank.

CHARGES

Newcastle Upon Tyne City Council tax band C

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham office.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

REFERRALS

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Floorplan to be inserted here

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