

# Finest

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West Road | Ovingham | Northumberland

The Old Vicarage



# “A distinguished Grade II listed Tyne Valley house with river views and established gardens”

## The Property

Set within the sought-after Tyne Valley village of Ovingham, The Old Vicarage is a substantial Grade II\* listed house of notable provenance, extending to over 7,000 sq ft and positioned within established gardens overlooking the River Tyne. Carefully restored and adapted over time, the house retains its architectural integrity while offering the scale and flexibility required for modern living. Now offered for sale for only the second time in over a century, it presents a rare opportunity to acquire a house of both historical significance and practical versatility.

The approach leads through a traditional timber entrance into a welcoming reception hall, where the character of the house becomes immediately apparent. From here, the plan unfolds with a natural progression through the principal living spaces. The drawing room, understood to date back to the earliest part of the house, enjoys a peaceful south-facing aspect across the gardens and is centred around a stone fireplace with wood burning stove. Alongside, the sitting room offers a more relaxed setting, arranged around an inglenook fireplace and benefiting from dual aspects, including doors opening directly to the garden.

Beyond, a series of interconnected spaces provide flexibility for both family life and entertaining. A further reception room, currently used as a playroom, sits adjacent to the inner hall, while the conservatory garden room introduces a more contemporary note, with a vaulted timber frame and broad glazing capturing the west-facing aspect and evening light.

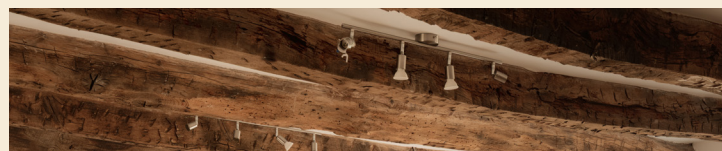


The kitchen and dining room form a particularly impressive part of the house, occupying the former North Wing. This is a well-proportioned, open-plan space arranged around a central island, with integrated appliances including full-height refrigeration, wine storage and a range cooker set within the original cooking hearth, a detail that quietly reflects the building's long history. The dining area sits comfortably at the far end, allowing the room to function equally well for everyday use or larger gatherings. Adjoining, the sun room provides a more informal extension of the space, currently arranged with a bespoke bar and offering a natural setting for entertaining.

Practical elements are well considered, with cloakroom, utility and WC facilities positioned discreetly off the main circulation, supporting the scale of the house without interrupting the principal rooms.

The bedroom accommodation is arranged across the upper floors and is configured to provide six bedrooms, alongside a number of additional rooms that offer flexibility depending on requirements. The principal suite is positioned on the first floor, with an en suite bathroom and a pleasant outlook across the surrounding landscape. This level also includes two further double bedrooms, a twin bedroom, and a well-appointed family bathroom.

From here, a secondary staircase rises via a short flight of steps to a more private section above the kitchen wing, where rooms are currently arranged as a gym and cinema room, served by a further bathroom.





These spaces are easily adaptable and could be reconfigured to suit a range of uses.

Returning to the principal landing, a further staircase continues to the uppermost level, where a dedicated office is positioned, offering a quiet and more secluded working environment within the house.

The second floor provides two further bedrooms, both benefiting from the elevated outlook, along with a shower room. Overall, the arrangement offers a high degree of flexibility, allowing the house to adapt to a variety of lifestyles, from a substantial private home to multi-generational living or those requiring additional space for work and leisure.

The history of The Old Vicarage adds a further layer of interest. Gifted to the Church Commissioners in 1919 by the First Baron of Stamfordham in memory of his son, Captain John Bigg, the house has been carefully maintained and enhanced since its acquisition by the current family in 1982, with a clear respect for its architectural heritage evident throughout.

Google Maps

what3words



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## Wayleaves, Easements & 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.

## Services

Mains Electricity, Gas, Water and Drainage

Postcode Council Tax EPC Tenure

NE42 6BW

Band TBC (business)

Exempt

Freehold

# Floor Plans



Total area: approx. 654.4 sq. metres (7043.9 sq. feet)

# Finest

Viewings Strictly by Appointment



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