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Oak Tree House



49 St Charles Road | Tudhoe Village | County Durham

“An Elegant Victorian Country House with Beautiful Gardens and Versatile Accommodation”

The Property

Oak Tree House is an elegant Mid Victorian country house offering beautifully proportioned accommodation extending to approximately 4,603 sq ft. Arranged over three floors, the property combines impressive reception rooms, generous bedroom accommodation and a wealth of original character, all complemented by mature gardens, useful outbuildings and a peaceful village setting overlooking a tree-lined churchyard.

A welcoming entrance porch, separated from the reception hall by an attractive stained glass screen, opens into a broad central hall where high ceilings and generous proportions immediately establish the sense of space that continues throughout the house. To one side, the elegant sitting room is centred around an attractive marble fireplace, creating a refined focal point within this beautifully proportioned reception room. Glazed doors open directly into the Amdega conservatory, providing a light-filled additional reception space with pleasant views across the gardens.

Across the hall, the formal dining room provides an inviting setting for entertaining, centred around a Clearview wood-burning stove set within a handsome stone surround. Conveniently positioned alongside the kitchen, the two spaces work equally well independently or together when hosting family gatherings and larger occasions.

Fitted with a comprehensive range of painted cabinetry beneath granite worktops, the kitchen centres around a gas-fired Aga with intelligent management system, complemented by a Britannia range cooker and Bosch integrated appliances. Generous preparation space and room for informal dining make it well suited to relaxed family meals.



The living room provides a comfortable retreat, where a wood-burning stove set upon a stone hearth creates a welcoming focal point. Large windows frame views across the gardens, while original details, including servant bell pushes, provide a subtle reminder of the property’s Victorian heritage.

The substantial utility room provides excellent additional storage, laundry facilities and generous work surfaces, while a separate boot room, cloakroom and independent external entrance create a practical everyday entrance, particularly useful after walks in the surrounding countryside.

The first floor is centred around a spacious landing leading to three well proportioned double bedrooms. The principal bedroom is particularly impressive, enjoying exceptional proportions. A second generous double bedroom benefits from its own en suite shower room, while a further double bedroom is served by the well appointed family bathroom, fitted with both a bath and separate walk-in shower.

A staircase rises to the second floor, where an impressive attic room extends across much of the roof space. Flooded with natural light from a series of Velux windows, this versatile space is currently arranged as a bedroom but could equally serve as a home office, studio or games room. Extensive eaves storage enhances its practicality, while exposed structural timbers add further character.





Google Maps

what3words



///lungs.craftsman.area

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, water and drainage. Gas central heating.

Postcode Council Tax EPC Tenure

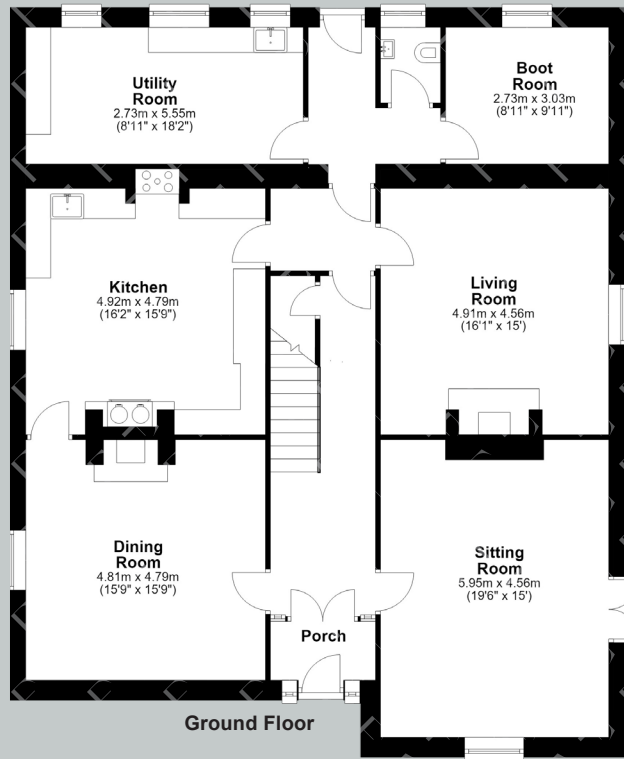
DL16 6JY

Band F

Rating D

Freehold

Floor Plans



Total area: approx. 427.7 sq. metres (4603.4 sq. feet)



Outbuildings



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Viewings Strictly by Appointment



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