



# Elm Lea, 216 Hexham Road, Throckley Bank Top, Newcastle upon Tyne NE15 9QU

## SITUATION AND DESCRIPTION

An immaculately presented, deceptively spacious four/five bedroom detached property situated on this fantastic garden plot extending to approx ¼ acre, with stunning open aspect views to front and rear. This stylish, stone built home dates back to 1907 and offers versatile accommodation set over two floors, with fabulous original period features including cast iron fireplaces, decorative ceiling coving, deep set skirting boards and wood panelling. A triple bay, solid oak garage/barn was constructed by the current owners in 2011 with driveway leading from the front of the property and upper floor gym/studio accommodation.

The accommodation briefly comprises: entrance vestibule, hallway, cloakroom/wc, living room, kitchen/breakfast room, dining room, conservatory, two ground floor double bedrooms, Jack and Jill en-suite, three bedrooms to the first floor, bathroom, separate wc, double attached garage, double gravel driveway with twin gates, rear garden with patio and lawn areas, driveway to side, leading to oak framed triple bay barn/garage, upper gallery with gym/office space, fully boarded attic space with velux rooflights.

This extremely versatile property offers a range of uses, including ground floor annexe accommodation, home office potential, and equestrian potential. Internal viewing is therefore highly recommended.

The property comprises:

### ENTRANCE VESTIBULE

The entrance vestibule has decorative ceiling coving, tiled flooring, security alarm panel and two shelved storage cupboards. A feature glass panelled door with side panelling leads to the reception hallway.

### RECEPTION HALLWAY

The reception hallway has ceiling coving, half wood panelling to the walls, staircase with decorative balustrade leading to the first floor and a radiator.

### UNDERSTAIRS WC

With close coupled wc, wall mounted wash hand basin, half panelling to the walls, tiled flooring and a radiator.

### LIVING ROOM

19'4 x 13'1 (5.89m x 3.99m) maximum into bay  
This principal reception room has a uPVC bay window to the front elevation with fabulous open views and decorative wood panelled surround. There is decorative ceiling coving and rose, picture rail, two radiators and a gas living flame fire with marble inset and hearth.

### KITCHEN/BREAKFAST ROOM

17'11 x 6'5 (5.46m x 1.96m) plus 6'6 x 8'5 (1.98m x 2.57m)  
A country style kitchen, fitted with wood wall and base units with rolltop work surfaces incorporating a sink and drainer. There is space for a double oven with extractor hood over and space for a dishwasher and fridge/freezer. The kitchen has splashback tiling and flooring, ceiling coving, two radiators and half panelling to two walls. Within the kitchen there is a double storage cupboard, uPVC window to the rear elevation overlooking the gardens, door leading to the rear patio and an internal door leading to the double garage.

### DINING ROOM

13'6 x 11' (4.11m x 3.35m)  
A formal dining room, with ceiling coving, radiator, storage cupboard and double doors leading to the conservatory. There is a gas living flame fire with cast iron inset and decorative wood surround.

A passageway from the dining room leads to the ground floor bedroom accommodation.

### BEDROOM FOUR

11' x 10'5 (3.35m x 3.18m)  
A guest double bedroom to the ground floor with a vaulted ceiling and Velux roof light, uPVC window to the side elevation and a radiator. There is a door leading to the Jack and Jill shower room/wc.

### JACK AND JILL SHOWER ROOM

Fitted with a double shower cubicle, close coupled wc and wash hand pedestal basin. There is a Velux roof light and an additional door which in turn leads to bedroom five.

### BEDROOM FIVE

11' x 10'1 (3.35m x 3.07m)  
Accessed via the passageway from the dining room and currently used as a study, this double bedroom has a uPVC window to the side elevation, Velux roof light, laminated wood flooring and a radiator.

Returning to the dining room double doors lead to the conservatory.

### CONSERVATORY

25' x 16'2 (7.62m x 4.93m) maximum  
An excellent sized uPVC conservatory, with a glass roof featuring an electrically operated roof light and ceiling fan. There are double doors leading to the garden, radiators and Gazco living flame stove with feature sandstone surround and hearth.



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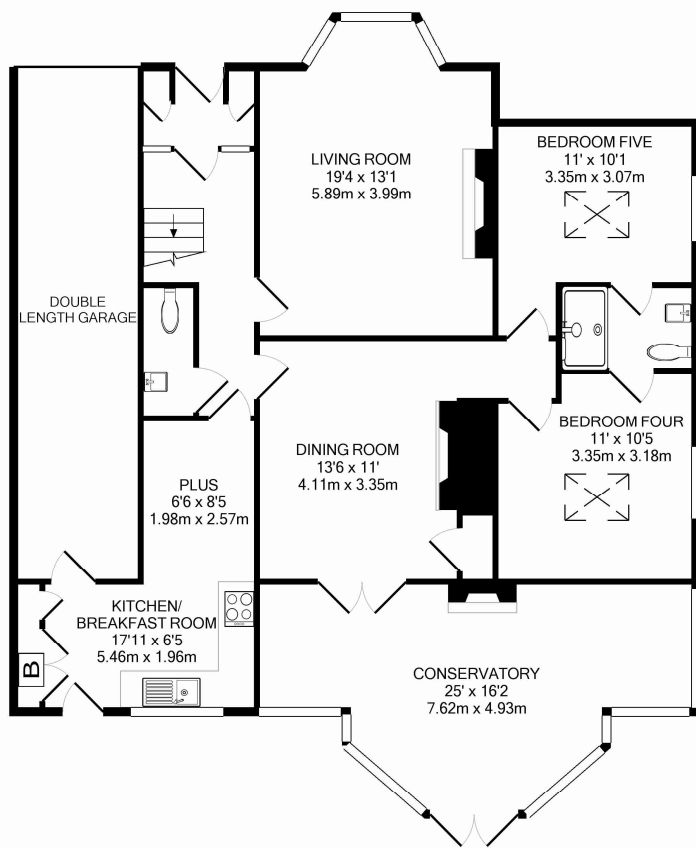


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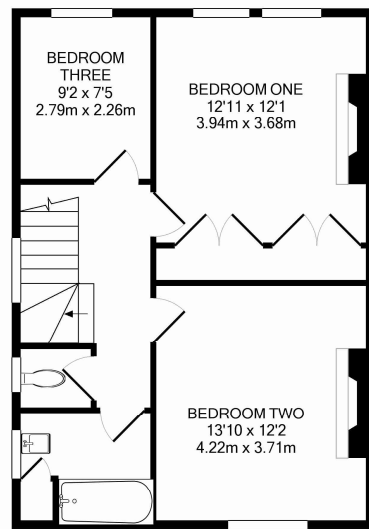
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GROUND FLOOR



1ST FLOOR

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### FIRST FLOOR LANDING

With a frosted uPVC window to the side elevation, ceiling coving, decorative half panelling to the walls and loft ladder access. The loft is boarded and has insulation to the floor and roof, with lighting and power sockets, storage cupboard and roof lights offering further potential (subject to planning consents)

### BEDROOM ONE

12'11 x 12'1 (3.94m x 3.68m)

The master double bedroom has two uPVC windows to the front elevation with fantastic open views over the surrounding countryside, ceiling coving, radiator, open decorative fire with tiled inset and decorative wood surround and fitted wardrobes to one wall providing hanging and shelving.

### BEDROOM TWO

13'10 x 12'2 (4.22m x 3.71m)

A second double bedroom, with a uPVC window to the rear elevation with views over the rear garden and surrounding fields. There is ceiling coving, dado rail, radiator and original marble open fireplace with cast iron inset.

### BEDROOM THREE

9'2 x 7'5 (2.79m x 2.26m)

A single bedroom to the front of the property with a uPVC window to the front elevation, ceiling coving, dado rail and a radiator.

### FAMILY BATHROOM

7'5 x 6'3 (2.26m x 1.90m) maximum

With tiling to the walls and floor the bathroom has an enamel bath with electric shower over and a free standing ceramic sink. There is a storage cupboard, frosted uPVC window to the rear elevation, spotlighting to the ceiling and half wood panelling to the walls.

### SEPARATE WC

Fitted with a close coupled wc, frosted uPVC window to the side elevation, radiator, tiled flooring and half wood panelling to the walls.

### EXTERNALLY

The property is accessed via a double width gravelled driveway with two wrought iron gates where there is a lawned garden with hedge boundary and mature border planting, leading to the attached double length garage with an up and over door, stone steps with matching wrought iron handrail lead to the front entrance.

To the side of the property there are double timber gates which in turn lead to a block paved driveway leading to the foot of the garden where there is a newly constructed solid oak framed triple bay barn/garage

### BARN/GARAGE

32' x 20' (9.75m x 6.09m)

This excellent space is currently used as a garage and workshop and has three double timber doors for garaging. There is a water and electric supply, full alarm and heating system. The barn/garage has a Welsh slate roof with Velux roof lights and an external staircase leading to a galleried area to the upper floor. 19'4 x 20' (5.89m x 6.09m) This area is currently used as a gym but could also provide a home office accommodation or studio space or could additionally be converted, subject to consents, to provide further living accommodation such as a teenagers annexe.

For those requiring Equestrian facilities, this could also be used as a triple bay barn.

### DOUBLE LENGTH GARAGE

With lighting and power, storage cupboards and loft space.

The rear garden is predominately laid to lawn, with mature trees and shrubs, hedge boundary and block paved patio area accessed from both the conservatory and kitchen, with patio seating.

### SERVICES

The property has main gas, electric, water and drainage.

### TENURE

Freehold

### FLOOD RISK

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### COUNCIL TAX

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### ENERGY PERFORMANCE RATING

Grade: D



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