



34 High Street, Gosforth Newcastle upon Tyne NE3 1LX

SITUATION AND DESCRIPTION

No. 34 High Street, formerly No. 2 Roseworth Villas, is a very significant and substantial stone built three storey family home. The property was originally built in the 1820s and is one of Gosforth's oldest terraced homes. It is a Grade II Listed building noted by Pevsner. The house is one of three within this prestigious location and has a fabulous large garden to the front, with open lawned garden and a number of mature trees. Vehicular access is provided to the rear of the house where the driveway leads to a separate courtyard garden with electrically operated gates connecting to the drive and parking area for many cars. The house has a substantial stone built mews and old stable which accommodates two garages and a hayloft above. To the side of this there are a range of outbuildings and general stores, as well as a workshop.

The property itself has great style and character. The timber framed sash windows give great natural light to the rooms, which are very well proportioned with high ceilings and cornicing.

An entrance vestibule leads through to the reception hall, at the rear of which a passageway connects to the utility & laundry room, as well as a separate wc and access onto the courtyard. There are four principal reception rooms to the ground floor; a drawing room and dining room at the front, both with fireplaces. The drawing room leads through folding doors to a family room at the rear, with fireplace and views over the courtyard. The kitchen/breakfast room is well equipped and fitted with a range of Poggenpohl cabinets and built-in appliances.

To the first floor of the house the rear landing links to a family bathroom, as well as a separate shower room. The main landing connects to four double bedrooms. The master bedroom is at the front of the house with fireplace and en-suite dressing room. The three remaining double bedrooms all have fireplaces and pleasant aspect and views. The second floor of the property has been recently refurbished, newly plastered and decorated. It enjoys good natural light from its Velux windows and provides two double bedrooms, a study, which could be another bathroom if required, and a very useful dressing room. The accommodation is well proportioned and there is a good aspect to the rear overlooking adjacent properties and the courtyard of the house. It provides an excellent area for an independent relative if required.

The house has gas radiator central heating and an alarm system.

This is a very imposing home which has not been offered for sale for many years. It is well located in the heart of Gosforth, with easy access to the High Street, local schools and transport links into Newcastle city centre. A fabulous home in a great location.

The property comprises:

Access is to the front of the house with a panelled door leading into:

ENTRANCE VESTIBULE

With attractive tiled flooring, doormat well with rush matting, store cupboard housing the electric circuit breaker control panel and electric meter and an internal panelled and glazed door leading through to:

RECEPTION HALL

An impressive T shaped room with cornicing, double panelled radiator, burglar alarm control panel, central heating thermostat and wall mounted telephone linking to the entrance gates at the rear of the house.

CLOAKS STORE CUPBOARD

With hanging rail and shelving.

From the reception hall four panelled doors lead off to principal accommodation:

DRAWING ROOM (front facing)

18'7 x 16'0 (5.68m x 4.87m)

With two sash windows with the original operational shutters overlooking the garden and terrace, double panelled radiator, corning, marble fireplace and hearth with stone recess for solid fuel fire, TV aerial point and folding doors through to:

FAMILY ROOM (rear facing)

26'0 x 14'2 (7.94m x 4.33m)

A fabulous room which has a large bay at the rear and three French windows overlooking the gardens. The room has two double panelled radiators, tall fireplace surround with brick insert, tiled hearth and solid fuel fire, fitted book shelving either side of the chimney breast, spotlighting, TV aerial point, infra red alarm sensor and return door to the reception hall.



DINING ROOM (front facing)

18'5 x 15'11 (5.61m x 4.86m)

With stripped pine wood floor, two sash windows with the original operational shutters overlooking the gardens, double panelled radiator, cornice detailing, high mantled fireplace surround with stone insert and infra red alarm sensor.

KITCHEN / BREAKFAST ROOM (rear facing)

13'5 x 18'1 (4.1m x 5.51m)

Well equipped and fitted with an extensive arrangement of solid oak Poggenpohl base, wall and drawer cabinets with worktop surfaces incorporating a stainless steel single drainer sink unit, space for a dishwasher, a NEFF four ring electric hob with extractor hood above, built-in split level double oven and space for a refrigerator freezer. The kitchen has built-in storage cupboards, a suspended ceiling with spotlighting, TV aerial, double panelled radiator, cork tiled flooring and window views over the rear courtyard.

A door at the rear of the hall connects to a passageway with walnut shoe cupboards and stripped oak flooring.

UTILITY & LAUNDRY ROOM (rear facing)

9'11 x 7'10 (3.02m x 2.38m)

Very well fitted with excellent storage cupboards, stainless steel single drainer sink unit, cupboards concealing the hot water cylinder and gas fired central heating boiler, heated chrome towel rail, spotlighting to the ceiling, ceramic tiling to the walls and floor.

SEPARATE WC

Comprising close coupled wc, contemporary wash hand basin with store cupboard beneath and fitted illuminated mirror above, tiling to the walls and floor. The rear passageway has a glazed and panelled door to a lobby with an external door linking onto the rear courtyard.

Returning to the reception hall, the fabulous wide tread staircase leads up to the rear landing. The reception hall, staircase and landing have recently been redecorated and carpeted.

REAR LANDING

A beautiful light and well proportioned space to the centre of the house, with double panelled radiator and window views over the courtyard.

SHOWER ROOM

Recently refurbished to a high standard with double wet room comprising good quality shower and glass screen division, contemporary Kohler wash hand basin with mono bloc tap and storage drawer units beneath, close coupled wc, mirror fronted storage cabinets, beautiful tiling to the walls and floor, underfloor heating, spotlighting to the ceiling and heated chrome towel rail.



BATHROOM

Comprising large tub bath set into tiled surrounds with side mounted shower, beautiful tiling to the walls and floor, corner fireplace, heated towel rail, radiator, underfloor heating, spotlighting to the ceiling and built-in speakers and sound system.



The main stairs then continue to:

FIRST FLOOR LANDING

With five doors leading off to principal accommodation:

BEDROOM ONE (front facing)

17'5 x 15'9 (5.32m x 4.82m)

With two windows overlooking the gardens, built-in radiators to window reveals, period fireplace with painted insert and recess and cornicing to the ceiling.

EN-SUITE DRESSING ROOM (front facing)

11'4 x 8'2 (3.46m x 2.48m)

With window overlooking the gardens, radiator set into the reveal, access onto the landing and free standing wardrobe furniture.



BEDROOM TWO (front facing)

17'8 x 15'10 (5.39m x 4.83m)

With two windows overlooking the gardens, cornicing, double panelled radiator and period fireplace surround with tiled hearth.

BEDROOM THREE (rear facing)

18'1 x 14'2 (5.51m x 4.33m)

With window views overlooking the east facing courtyard, period fireplace with stone hearth and open grate, cornicing, spotlighting to the ceiling and double panelled radiator.

BEDROOM FOUR (rear facing)

18'1 x 13'11 (5.5m x 4.25m)

With large sash window overlooking the rear gardens, period fireplace surround and recess, double panelled radiator and cornicing.



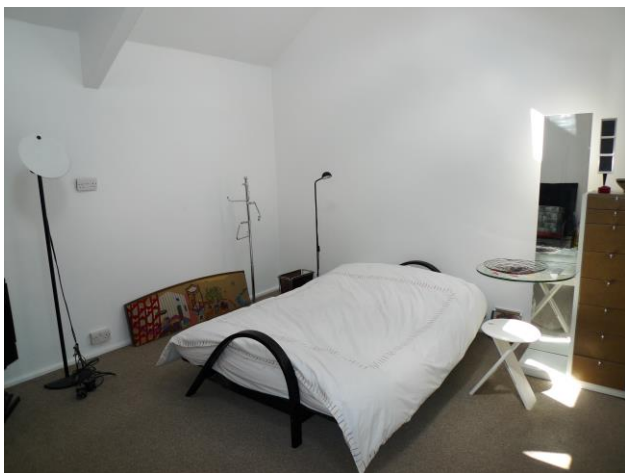
The last door from the landing connects to a concealed staircase which leads up to:

SECOND FLOOR LANDING

Newly refurbished, plastered and decorated, the second floor of the property was formerly the staff quarters. It provides four rooms, as well as access into the eaves for storage. The second floor also provides great potential for independent live-in accommodation.

BEDROOM FIVE (rear facing) 18'8 x 13'1 (5.7m x 4m)

Newly replastered and redecorated and enjoying good natural light, with dormer window and recently installed Velux double glazed window with remote control, telephone point and television aerial.



BEDROOM SIX (rear facing) 13'8 x 11'11 (4.16m x 3.64m)

With recently installed Velux window with remote control.

DRESSING ROOM

8'8 x 7'0 (2.65m x 2.13m)

With Velux window. This room is ideal as a dressing room, enjoying good natural light.

STUDY/BEDROOM SEVEN

15'2 x 7'4 (4.62m x 2.23m)

This room could easily be adapted as another bathroom to the property if required. It is a light and bright room with a Velux window and has recently been replastered.



EXTERNALLY

To the front of the house the property has the benefit of a large garden, which has a westerly facing elevation and a fence boundary onto the High Street. A pedestrian gate leads to a stone path which gives access to the terrace and patio area at the foreground of the house. There are a number of tall mature trees giving good screening and privacy to the property and a central lawned garden with well stocked flower and shrub borders. The house has infra red sensors and external lighting.



To the rear, the house has vehicular access, with electrically operated timber gates leading into the open courtyard and block paved terrace. The rear garden provides superb storage space for a number of cars. The patio terrace is stone flagged and has a lovely sitting area. There are maturing apple trees and a stone rockery bed that surrounds the shrubs, as well as a beautiful tall tree.

The stable mews was re-roofed in 2009 and now provides garaging for the property.

GARAGE ONE

16'8 x 15'5 (5.09m x 4.69m)

With double doors and lighting.

GARAGE TWO

15'0 x 13'1 (4.58m x 3.98m)

With double doors, lighting and power supply.

To the side of the stable block are further stone outbuildings, including two general store rooms and workshop area, as well as a door to a separate general store. This section of the property shows potential for updating/modernising works and a good architect could provide an impressive conversion of this area.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold

FLOOD RISK

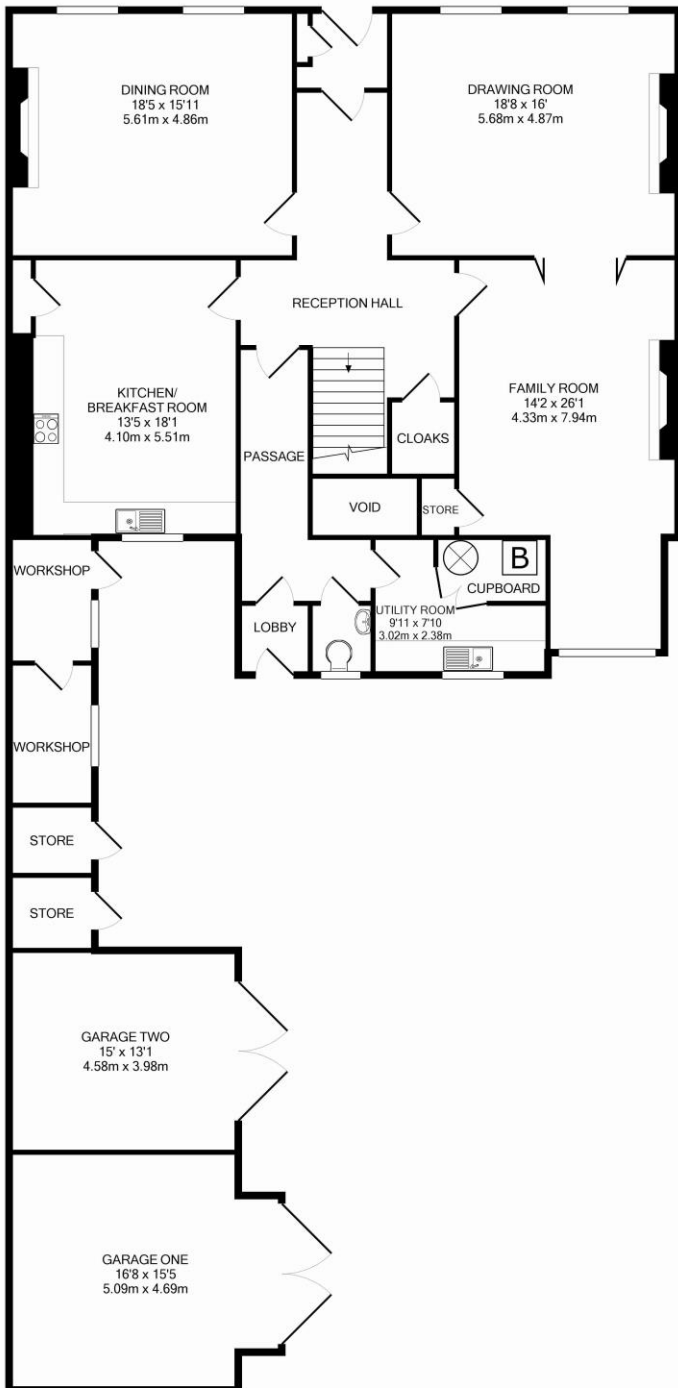
Please see website www.environment-agency.co.uk

COUNCIL TAX

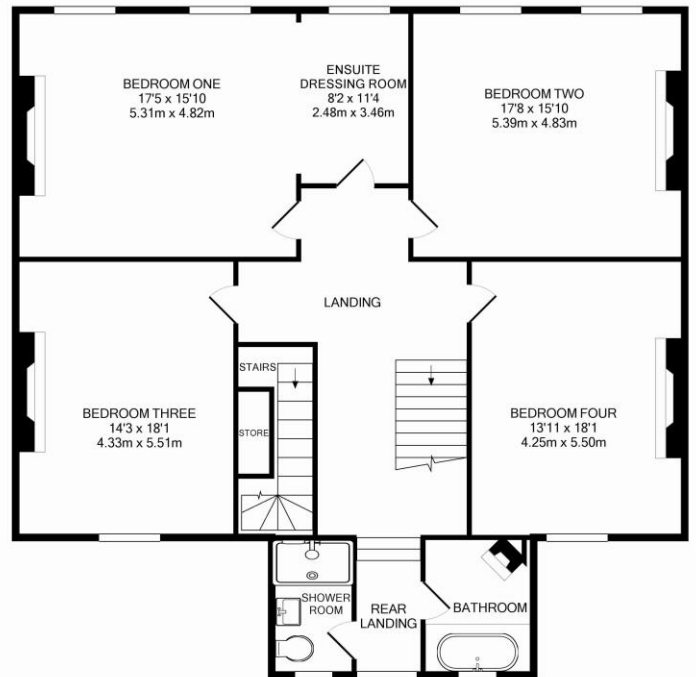
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

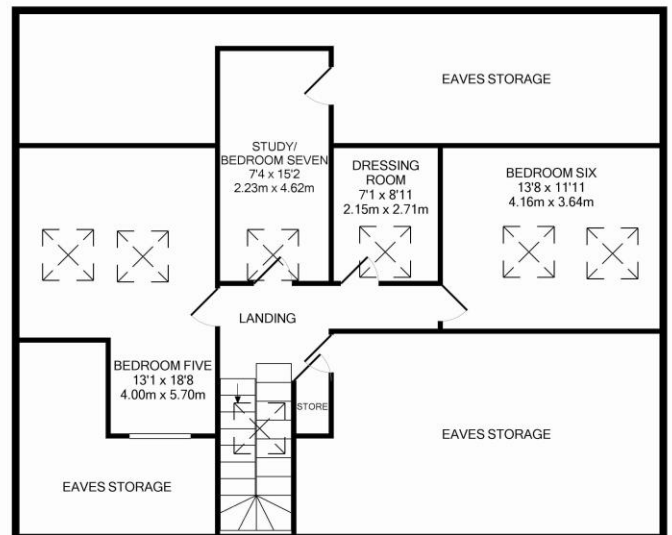
Grade: E



GROUND FLOOR
APPROX. FLOOR
AREA 2276 SQ.FT.
(211.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1618 SQ.FT.
(150.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 1422 SQ.FT.
(132.1 SQ.M.)

HIGH STREET, GOSFORTH
TOTAL APPROX. FLOOR AREA 5316 SQ.FT. (493.9 SQ.M.)

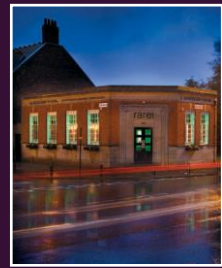
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rare!

From Sanderson Young



34 High Street
Gosforth



SANDERSON YOUNG
estate agents &
property consultants

Price on Application

