



# Stronsay, 21 Millfield Road, Whickham Newcastle upon Tyne NE16 4QA

## SITUATION AND DESCRIPTION

Stronsay is believed to have been originally constructed circa 1895 and occupies a magnificent mature garden site set back from Millfield Road in the heart of Whickham. The property is one of the original large mansion houses in Whickham which was purchased by the current owners in 2003. Since that time a number of improvement works have been carried out to the house.

The house has a great deal of style and character, which is reflected in its presentation, with tall ceilings, fabulous cornicing and beautiful panelled doors.

The property occupies a lovely garden site, with open lawned areas and a number of private sitting areas and terraces. Tall trees screen the house well and the well stocked borders are very impressive and will be keenly appreciated by horticulturists.

The house has a number of outbuildings providing good storage.

The property has double glazing to many windows, gas central heating, an alarm system and provides excellent family accommodation on three floors.

An entrance reception hall leads on to a cloakroom/wc. The drawing room is at the front of the property with an impressive bay and fireplace. The sitting room is at the rear, also with a bay window and double doors onto the terrace. The dining room is at the front of the property and is well decorated with a period fireplace. The kitchen is at the rear and side of the house, with contemporary Intoto units and built-in appliances. It leads on to a large utility and laundry room which is part of a double storey addition to the house at the rear. The laundry room connects to storage cupboards, as well as a substantial study and playroom. Above this a staircase connects to a large gymnasium and studio.

The main staircase connects to the first floor landing and gives access to the master bedroom suite, with en-suite dressing room and bathroom. There are another two bedrooms to the first floor and a substantial family bathroom. To the second floor there are two further double bedrooms set within the roof space, one with an en-suite shower room.

Stronsay is a highly impressive house, well located in Whickham, set back from Millfield Road and with easy access into the village centre. Whickham is ideally placed for its ease of access into the Team Valley, the Metro Centre and Newcastle city centre.

Millfield Road is a very popular area of Whickham, well known for its high quality housing of which this is a fine example.

A beautiful family home in a great location, viewing strongly recommended.

The property comprises:

Access is to the front of the house, on its northern elevation, with a beautiful panelled door leading to the:

## ENTRANCE VESTIBULE

With terracotta floor tiles, doormat well with rush matting and internal panelled and cross leaded doors with side windows connecting through to the:

## RECEPTION HALLWAY

A highly impressive feature of the house, enjoying good natural light from the landing above. It has light oak parquet flooring, light emulsion decoration, fabulous cornicing and plasterwork to the

ceiling, double panelled radiator, burglar alarm control panel, infra red alarm sensor, smoke detector and five doors leading off to principal accommodation.



## CLOAKROOM/WC

Comprising close coupled wc and wash hand basin.

## DRAWING ROOM (front & side facing)

16'3 x 19'8 (4.95m x 5.99m)

A fabulous reception room which has a rectangular bay window with crossed leaded upper window panes overlooking the entrance and approach to the house. The room has tasteful wallpaper decoration with frieze border detailing, cornicing, an Adam style fireplace with brick inset and recess, marble tiled hearth, open grate and solid fuel fire, wall lighting, three double panelled radiators, power points, dimmer switch light controls and a double glazed door.

## SITTING ROOM (rear & side facing)

18'10 x 16'2 (5.74m x 4.93m)

A light and bright room which has a bay window to the western elevation and double doors onto the terrace and gardens. The room has two double panelled radiators, painted fireplace surround with tiled insert and hearth and open solid fuel fire, cornicing and central ceiling rose, infra red alarm sensor and dimmer switch lighting.



## DINING ROOM (front facing)

14'4 x 13'6 (4.37m x 4.11m)

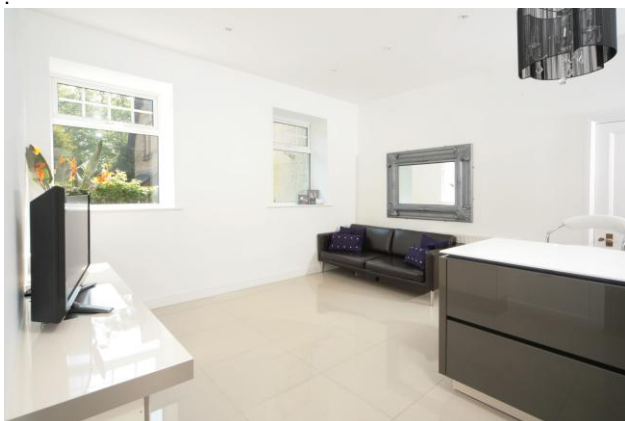
A very cosy room, with bay window overlooking the approach to the house, mahogany stripped wood flooring, double panelled radiator, wood surround to open cast iron fireplace with coal burning effect gas fire and slate hearth, delft rack detailing,

elaborate corning and ceiling rose and a door leading beneath the stairs to a general shelved storage cupboard.

#### **BREAKFASTING KITCHEN** (rear & side facing)

23'11 x 13'10 (7.29m x 4.22m)

This newly fitted contemporary bespoke kitchen has units designed by Intoto, comprising dark grey high gloss central island with quartz worktop, LED strip under lighting and touch sensor base units accommodating an inset Franke sink with chrome mixer tap, instant hot water tap and LED lighting. The central island has further drawer units and a breakfasting bar. There is an additional wall of full height painted hardwood units with integrated AEG appliances, including refrigerator, freezer, electric oven, second steam oven and LED lighting. An additional row of base units in lacquered cream with brush chrome finish incorporate a four ring SMEG hob with Elica hood and integrated AEG dishwasher.



The kitchen is open to a family area with ceramic tiled flooring with under floor heating, double radiator and two UPVC windows to the side elevation. The family area also has a fitted bespoke TV unit, halogen spotlighting and UPVC folding doors leading out onto the rear decking and garden area.



#### **UTILITY ROOM** (rear facing)

15'11 x 9'1 (4.85m x 2.77m)

With fitted base and drawer storage cupboards, quarry tiled flooring, central heating radiator, spotlighting to ceiling, fitted work bench, single drainer stainless steel sink unit with spacing beneath for a washing machine and tumble dryer, storage cupboard and lovely aspect to the western gardens and terraces. A door connects to a side entrance and reception hall. The utility room has a panelled and glazed door leading to a:

#### **PLAY ROOM & STUDY** (east & south facing)

21'9 x 11'5 (6.63m x 3.48m)

This room is located to the rear and side of the property and has hard wood flooring, single panelled radiator, spotlighting to the ceiling, power points and infra red alarm sensor. A door connects from this room to a boiler cupboard housing the Bosch wall mounted gas fired central heating boiler for central heating and domestic hot water to the ground floor of the house.

From the side entrance, stairs lead above the utility room to a:

#### **GYMNASIUM & STUDY** (south, east and west facing)

21'4 x 21'1 (6.5m x 6.43m)

A light and open room which has white emulsion decoration to the walls, ceiling and floor, Velux windows to the side elevations, spotlighting to the ceiling and a fabulous south facing window giving a tremendous view over the south facing gardens. A door leads to a built-in boiler cupboard which houses a hot water tank and the second Bosch wall mounted central heating boiler, which provides central heating to the first and second floor of the house.

#### **ESTATE AGENTS NOTE**

This rear wing incorporating the utility, playroom and gymnasium above, would easily convert into independent accommodation for a relative. It has private access and good accommodation space.

Returning to the principal hall, the elegant staircase leads to the:

#### **FIRST FLOOR LANDING**

With stained and leaded glass feature window overlooking the front approach to the house, double panelled radiator, panelling up to dado rail height, built-in linen store cupboard, burglar alarm control panel and four doors to principal accommodation.

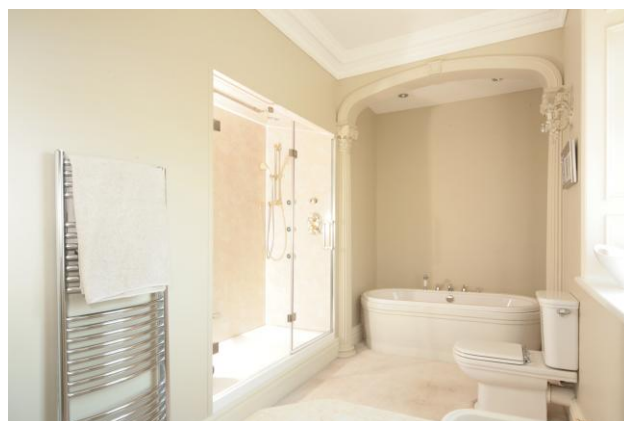
#### **BEDROOM ONE** (front & side facing)

23'0 x 16'2 (7.01m x 4.93m)

A lovely room which has been converted from two double bedrooms to create a master bedroom suite. The room enjoys a superb aspect over the west facing gardens and is tastefully decorated with striped wallpapering, three double panelled radiators, corning, wall lighting, TV aerial point, power points and a recess leading to a large walk-in wardrobe with hanging rail and shelf storage space.

#### **EN-SUITE BATHROOM/WC**

Well appointed with white five piece suite comprising large tub bath with Jacuzzi fittings and side mounted shower, double steam shower with sitting area, side jets and sliding glazed doors, bidet, close coupled wc, vanity wash hand basin with marble surround, corning, wall lighting, double panelled radiator, heated chrome towel rail and opaque glazing to the double glazed windows.





**BEDROOM TWO** (rear facing)

14'4 x 10'9 (4.37m x 3.28m)

A light and bright room enjoying a southerly aspect and view over the gardens, double panelled radiator, cornicing, fitted dressing table with storage cupboards, fitted wardrobes to one wall.

**BEDROOM THREE** (front facing)

14'1 x 10'10 (4.29m x 3.3m)

With views over the approach to the house, double panelled radiator and white emulsion decoration.

**FAMILY BATHROOM**

A large room to the east of the house comprising roll top tub bath with side mounted chrome taps and exposed claw feet, pedestal wash hand basin, close coupled wc, double shower cubicle with curved surround and drying area, heated chrome towel rail, spotlighting to the ceiling and double panelled radiator.



The main staircase then continues to the:

**SECOND FLOOR LANDING**

With stained and leaded feature window to the front of the house.

**BEDROOM FOUR** (east facing)

24'3 x 17'10 (7.39m x 5.44m)

With ariel bay window to the eastern elevation enjoying high level views over the gardens and surrounding property. This bedroom is set within the roof void and has exposed roofing timbers, two double panelled radiators and a door into the eaves for luggage storage.

**EN-SUITE SHOWER ROOM**

With white suite comprising shower cubicle with folding screen doors, close coupled wc, pedestal wash hand basin, ceramic tiling to the floor, ceramic tiling to the walls to half wall height and Expelair unit.

**BEDROOM FIVE** (west facing)

29'5 x 10'2 (8.97m x 3.1m)

Set within the roof void with exposed timbers and extensively fitted with eave storage cupboards, dressing table, study desk and good wardrobes. It has spotlighting, double panelled radiator, access into the roof void for storage, two large Velux windows to the western roof void, as well as an original window to the front elevation of the house.

**EXTERNALLY**

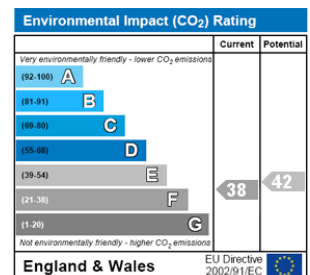
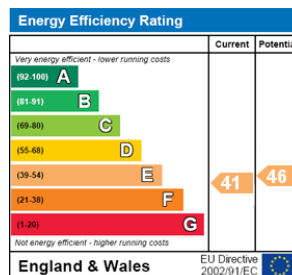
Stronsay occupies a lovely garden site which extends to just under half an acre. It has its main entrance from Millfield Road,

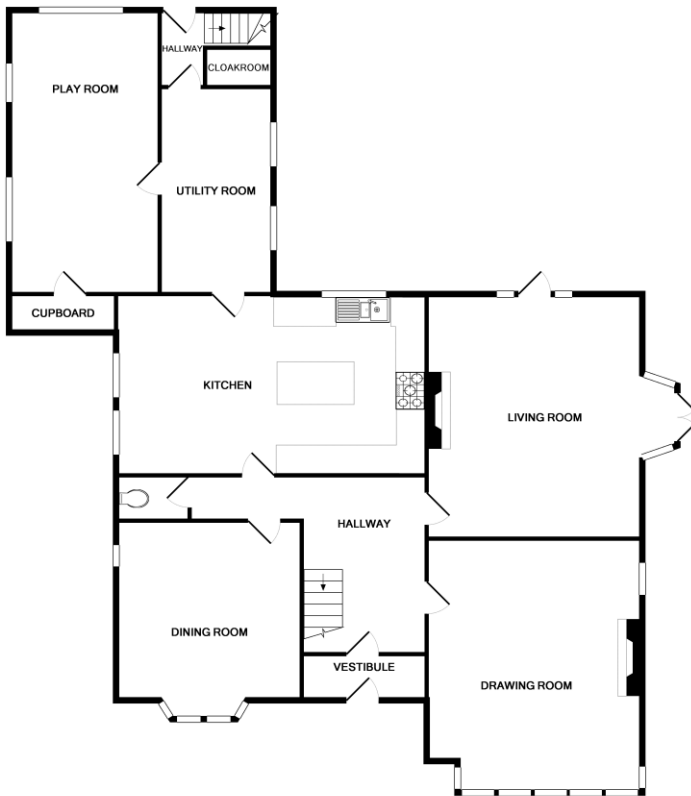
leading through a gated access with a tarmacadam drive giving good car parking facilities for a number of vehicles. The gardens are an impressive feature of this lovely house and are set out at the front with tall mature trees, giving good screening and privacy to the site. The gardens include mature flower and shrub borders, as well as open lawned areas and beautiful climbing plants.



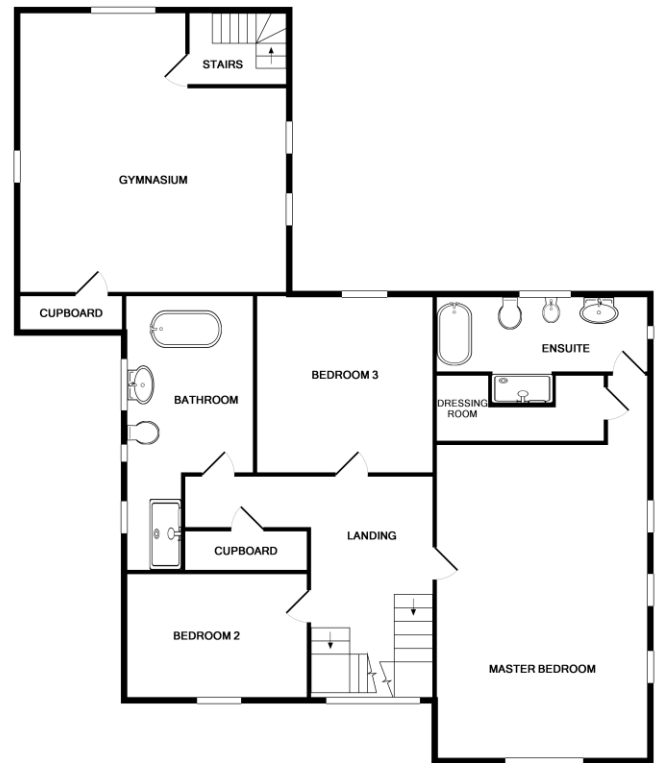
Set out to its south and western boundaries are further private gardens with lawns and stone flagged terrace and patios. The southern terrace is particularly pleasant and very private. There are a number of outbuildings located to the southern boundary, as well as a path that connects around the house.

The western terrace and patio lies adjacent to the drawing room and family sitting room and is an ideal barbecue area. The garden is an attractive feature of this delightful home.



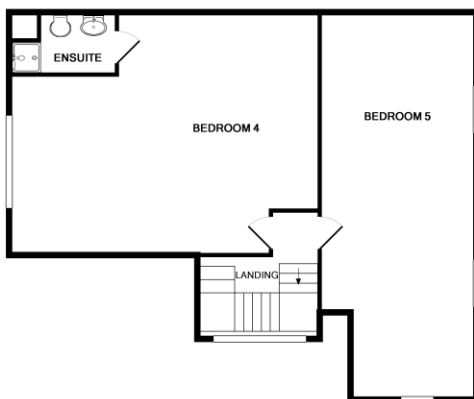


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2010

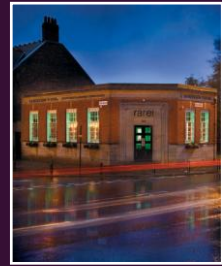


2ND FLOOR



[www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

**Regional Office**  
The Old Bank  
30 High Street, Gosforth  
Newcastle upon Tyne



**Duncan Young or Ashleigh Sundin**

t: 0191 2233500 | f: 0191 2233505

[duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



# rare!

From Sanderson Young



Stronsay  
21 Millfield Road, Whickham



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price on Application

