



The Old House, 45 Front Street, Tynemouth Tyne & Wear NE30 4BX

SITUATION AND DESCRIPTION

The Old House at 45 Front Street in Tynemouth provides one of the most outstanding opportunities to acquire a magnificent period home with a fascinating history in the heart of Tynemouth. The property, dating back to 1756, is Grade II listed and was purchased by the current owner's family in 1983. Previous owners are believed to have included Victorian travellers and archaeologists, as witnessed from previous findings and from the gardens.

The house has great style and character and dominates the most prominent position within Tynemouth's Front Street, with its four storey elevation above ground and large cellars beneath ground. The architecture reflects the many periods of the property's existence, from the mid 18th century to the more recent single storey extension to the family room at ground floor level.

The architecture is particularly prominent reflecting the maritime history of Tynemouth. It has beautiful ariel bay windows and wood panelling to the bay windows of the principal drawing room.

Internally the property shows potential for updating and modernising works and retains, in some rooms, Edwardian and Victorian wallpaper coverings.



The house has a fascinating history and charm. It provides a rare opportunity to purchase a beautiful home in a unique position on the North East coastline.

The house lies adjacent to the Priory, the beaches and the estuary of the River Tyne. It has fabulous views over the dramatic coastline of the North Sea.

Residents' parking facilities are available. The property also shows potential to provide a subterranean garage within the high boundary walls surrounding the rear gardens, subject to planning and building consent.

The rear garden has open lawned areas and a fascinating array of shrubs, bushes and flowers. A beautiful gazebo, summerhouse, greenhouse and stone flag terraces are some of the features of the garden, which reflect much of the history of its previous owners.

The Old House has immediate access to Front Street, with its excellent shops, transport links, restaurants and cafes.

The house has two gas central heating boilers, has had partial wiring works and benefits from beautiful rooms with high ceilings.

The principal accommodation includes, at ground floor, an office with cloakroom and wc. To the rear there is a large kitchen, breakfasting and day room which has been part of a single storey addition and has double doors onto the terrace. This room also gives access to a utility room and second cloakroom with wc.

The cellars provide large storage areas, as well as a fuel and wine store.

The drawing room at first floor is magnificent. Its beautiful oak panelled ceiling to the bay reflects the panoramic views which it enjoys. The landing leads to an imitation captain's galley with three sets of bay windows. There is also a bedroom to the first floor.

To the second floor one of the bedrooms has two bay windows, one to the south and one to the east, both enjoying stunning views. It also has an en-suite bathroom. There is also a family bathroom to the second floor and two further double bedrooms.

To the third floor there are an additional two bedrooms which could be combined to provide one large attic room.

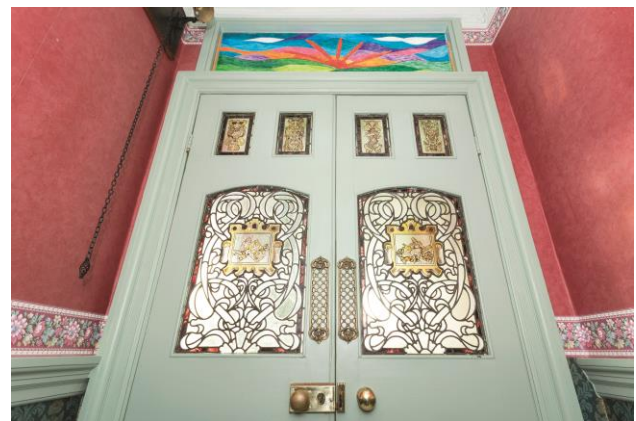
The Old House is an impeccable and magnificent house and a rare opportunity to purchase such a stunning home.

The property comprises:

The principal access to the property is from its main front elevation, where there is a railing surround to a town garden and panelled double doors with a canopied entrance leading through to the vestibule.

VESTIBULE

With ceramic tiled flooring, beautiful internal panelled doors with stained and leaded glass, lantern and old bell ring.



RECEPTION HALL

The hall continues throughout the depth of the house and leads via a panelled and glazed door into the rear garden. The hall has two central heating radiators, fabulous beamed ceiling and a useful general store cupboard.

OFFICE

With two windows overlooking the front approach to the house with operational shutters, wooden floor with marquetry, central heating radiator, dado rail, coricing, ceiling rose, brass picture light and a magnificent Adam fireplace with mirrored mantle and open grate to the coal burning effect gas fire.

WASH ROOM

Comprising low level wc, wash hand basin, central heating radiator and side facing window looking onto the Priory.

The rear hall has a panelled and glazed door connecting to the kitchen, breakfasting and day room.

KITCHEN, BREAKFASTING & DAY ROOM (rear & side facing)

33'2 x 16'6, narrowing to 11'10 (10.1 x 5m, narrowing to 3.6m)

The kitchen is at the foreground of the room and has a range of light wood fronted base, wall and drawer cabinets and onyx style worktops incorporating an electric Hotpoint four ring hob, extractor hood and split level Beaumatic electric oven, a stainless steel single drainer sink unit, and free standing Beko fridge freezer. The kitchen has spotlighting, tiled flooring, servants display box, window overlooking the rear terrace and courtyard, double panelled radiator and a boiler cupboard housing the Ideal gas fired central heating boiler for central heating and domestic hot water to part of the house.

The kitchen opens through to the extension to the property under a single storey roof, with double panelled radiator, shelving and glazed double doors giving magnificent views over the estuary of the Tyne. There is also access from this area to a utility & laundry room.

UTILITY & LAUNDRY ROOM (rear facing)

14'8 x 6'7 (4.48m x 2m)

With window overlooking the gardens, pine clad ceiling, stainless steel single drainer sink unit, fitted base and wall store cupboards, plumbing for an automatic washing machine and Bosch free standing dishwasher.

CLOAKROOM

Comprising low level wc, wash basin and central heating radiator.

Returning to the reception hall a door beneath the stairs leads to an open tread staircase which connects into the cellar.

CELLAR

The cellar has brick flooring, beamed ceiling, fluorescent tube lighting, base storage cupboards, power points, gas meter and access to a vaulted basement beneath the exterior porch and town garden. This is believed to have been the original coal and fuel store to the house.

A second door leads off to a wine bin with lighting.

Returning to the reception hall the principal staircase leads up to the rear first floor landing.

REAR FIRST FLOOR LANDING

With reception area, central heating radiator with cover and period wallpaper. An archway frames the rear of the landing which opens up to provide a beautiful library and reading area, with the auriel bay windows mimicking those of a ship's deck and enjoying stunning views over the estuary, the Priory and the gardens in the foreground. There is a central heating radiator beneath the bay window and a wood panelled ceiling.

DRAWING ROOM

24'6 x 17'10 (7.48m x 5.45m) measurements exclude bay window This is a magnificent room which has eight windows giving a panoramic view of the mouth of the River Tyne, the Priory, the coastline and garden. The oak panelled ceiling replicates that of a ship and the panelled walls up to dado rail height within the bay provide a good contrast. The room has a high ceiling, fireplace with open solid fuel fire, a central heating radiator and a doorway through to the auriel bay window on the eastern elevation of the

house. This has three windows directly overlooking the Priory, Collingwood Monument and adjacent beaches, as well as a radiator.

FRONT FIRST FLOOR LANDING

With door to a shelved store cupboard.

BEDROOM ONE (front facing)

16'5 x 16'9 (5m x 5.12m)

With tall ceiling, cornicing, ceiling rose, window to the eastern elevation overlooking the Priory and two windows to the north with operational shutters overlooking the market square, two central heating radiators, pedestal wash basin and feature fireplace with coal burning effect gas fire to the open grate.

The stairs then continue to the second floor rear landing.

REAR SECOND FLOOR LANDING

With central heating radiator.

BEDROOM TWO (rear facing)

15'1 x 15'6 (4.6m x 4.72m) measurements exclude bay windows A fabulous bedroom which is believed to be part of the older house. It enjoys stunning views over the mouth of the estuary, the gardens and the Priory, Collingwood Monument and beaches. The auriel bay to the east looks directly onto the Priory and provides a beautiful sitting area. There are two central heating radiators, period fireplace with gas fire to the open grate and a storage cupboard.



EN-SUITE BATHROOM

Comprising large cast iron bath with electric Mira shower above, pedestal wash hand basin with mirror and shaver strip light above, close coupled wc, ceramic tiled walls and floor, central heating radiator and heated chrome towel rail.

FAMILY BATHROOM

Comprising panelled bath with shower above, close coupled wc, pedestal wash hand basin, ceramic tiled walls and floor, central heating radiator and shaver socket.

FRONT SECOND FLOOR LANDING

With central heating radiator.

BEDROOM THREE (east facing)

16'10 x 7'8 (5.13m x 2.35m)

Enjoying direct views onto the Priory, vanity wash basin set into a recess with strip light above, central heating radiator and spotlighting to the ceiling.

BEDROOM FOUR (front facing)

14'0 x 8'11 (4.27m x 2.73m)

With dormer window to the front, pedestal wash hand basin, conservation skylight to the roof pitch and double panelled window.

The stairs continue to the third floor of the house where there is a store cupboard accommodating the second central heating boiler which provides central heating and domestic hot water to the upper floors of the house.

BEDROOM FIVE (south & east facing)

18'8 x 18'0 (5.7m x 5.5m) maximum measurements into eaves

A very characterful room with conservation skylight to the rear elevation, two conservation skylights to the front elevation, an auriel window looking to the Priory and access into the eaves. A pine staircase leads up to the upper deck which has pine flooring, spotlighting to the ceiling, pedestal wash hand basin, two central heating radiators and an arched access into the roof space providing further storage.

**BEDROOM SIX** (south facing)

15'11 x 11'4 (4.85m x 3.45m) maximum measurements into dormer

Enjoying a magnificent high level aspect from its dormer window over the gardens and adjacent tennis courts, the beach, the Priory and the estuary. The room has a central heating radiator, pedestal wash hand basin and access into the eaves for storage.

**EXTERNALLY**

To the front of the house the property has railings surrounding the town garden, which has stone flags and retains an original door head depicting the local borough arms, believed to be from Tynemouth Police Station in Oxford Street, which opened in 1878. The door head was preserved by Father Pickering after the police station was demolished in 1970. To the side of the property the access road leading to the Life Brigade and Maritime Museum also provides the boundary to the property's gardens which consist of a large stone wall with an old gated access.

ESTATE AGENTS NOTE

It is considered that an opportunity may exist within this boundary wall to provide a possible lower ground garage which could then lead back to the upper ground gardens. Subject to suitable planning and building consent.

The principal gardens lie to the rear and enjoy a southerly view and aspect. They are set out to the foreground of the house with stone flagged terraces and patios and cold water supply.



Superbly planted gardens provide a variety of plants, shrubs and flowers and are beautifully complemented by the mature shrubs and trees, which give great screening and privacy. The garden retains an old Edwardian summerhouse, open lawned areas and a pathway and gazebo that runs down to the separate pedestrian gate. The garden is believed to hold a variety of plants which have been nurtured by previous owners. The gardens lead down to its southern boundary which has a large stone wall. The rear gardens have an old greenhouse and timber garden store and provide a beautiful backdrop to this highly impressive house.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold

FLOOD RISK

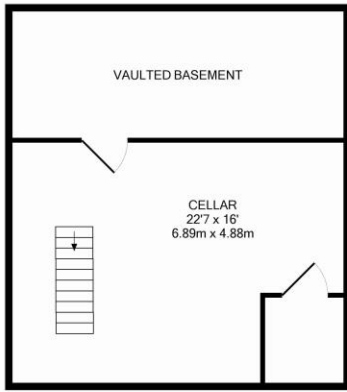
Please see website www.environment-agency.co.uk

COUNCIL TAX:

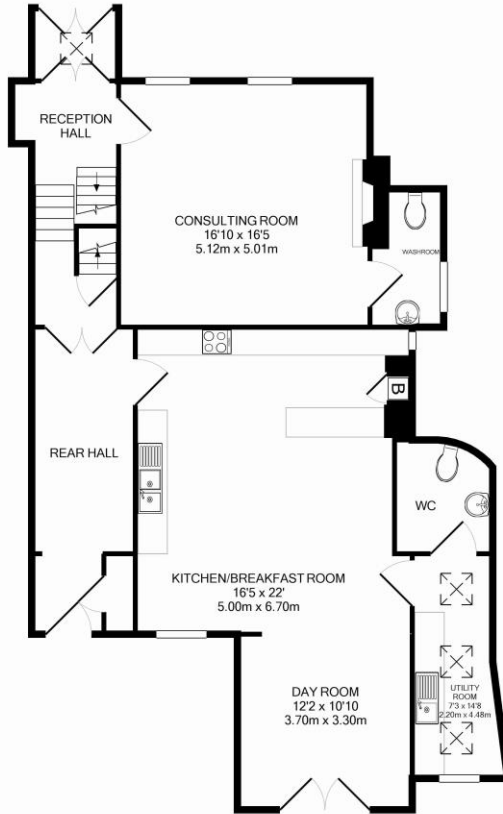
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: E



BASEMENT LEVEL

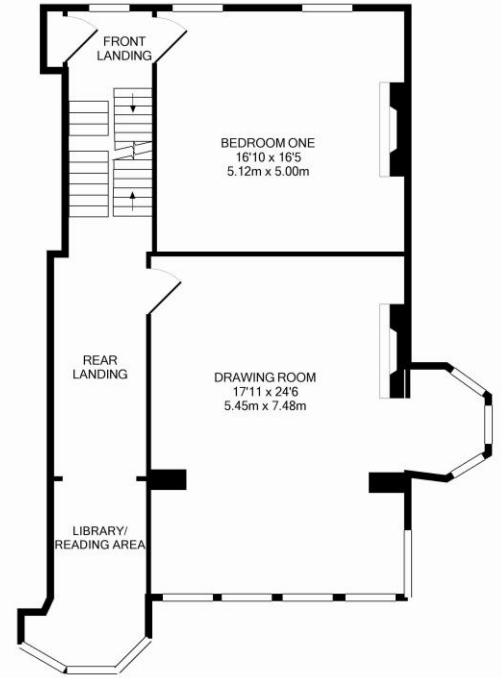


GROUND FLOOR

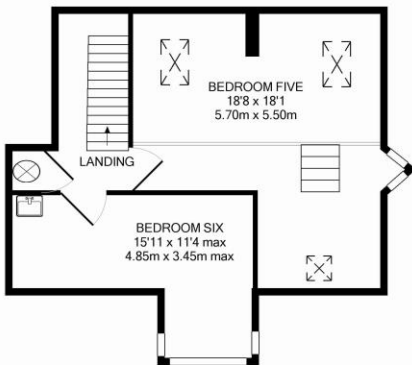
TOTAL APPROX. FLOOR AREA 3477 SQ.FT. (323.0 SQ.M.)

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.

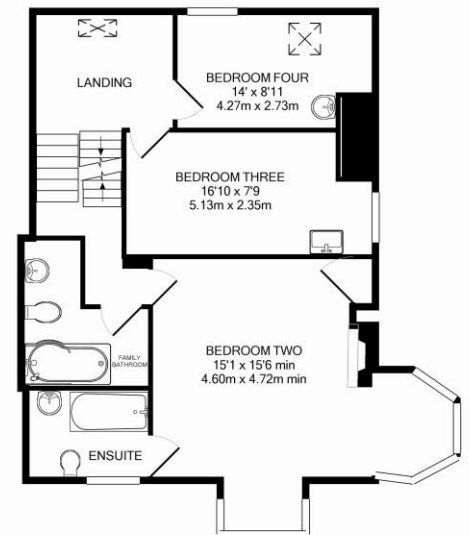
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1ST FLOOR



3RD FLOOR

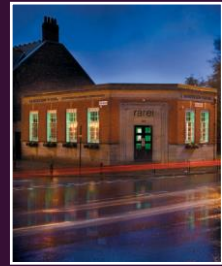


2ND FLOOR



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OPEN 7 DAYS A WEEK

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From Sanderson Young



The Old House
45 Front Street, Tynemouth



SANDERSON YOUNG
estate agents &
property consultants

Price on Application

