



31 Lindisfarne Road, Jesmond Newcastle upon Tyne NE2 2HE

SITUATION AND DESCRIPTION

31 Lindisfarne is understood to have been originally built circa 1930 and was purchased by the current owner in 1985. The property occupies a very impressive garden site within an extremely popular area of Jesmond. Lindisfarne Road is one of the most sought after residential addresses and this house is a fine example of one of its luxury homes. The property is located on a bright and sunny site which enjoys a superb private south facing garden to the rear.

The corner site on Lindisfarne Road and Glastonbury Grove is well situated for its ease of access into the conservation area of Jesmond Dene.

The house has been well extended and shows the potential for further extension in the future. The professional architects have two sets of professional drawings indicating how the current accommodation could be converted within the roof space to create two further bedrooms. This fine detached home was originally built as a four bedroom house and has in recent years been utilised by the current owners as three bedrooms with a large en-suite dressing room. The accommodation has the benefit of replacement double glazed windows set in wood frames and gas radiator central heating, with underfloor heating to the hall and ground floor shower room.

The property's interior is very tasteful and has beautiful colouring and fine design. The impressive reception hall has a cream and black tiled floor and leads on to a shower room/wc with travertine tiling.

Leading from the hall is a drawing room to the front of the property with bay window to the western elevation and a highly impressive fireplace. Pillared surrounds lead through to the rear of the room where there is a music room with glazed door onto the gardens.

From the reception hall glazed doors link through to the study which has handmade furniture and pillared surrounds connecting through to the dining room at the rear. The dining room has a lovely south facing window with bench seating.

The kitchen & breakfasting room is at the rear of the house; the breakfast area has double doors onto the gardens and the kitchen is well equipped with a range of hand painted cabinets, granite worktops and built-in appliances. The kitchen in turn leads on to a utility room and to the single garage.

To the first floor the master bedroom has been extended into the fourth bedroom and provides an en-suite dressing room. There are two further double bedrooms at the rear of the house, one of which has access to a first floor terrace. The family bathroom is at the front and side of the property and has a double Jacuzzi bath.

The plans indicate that a staircase would lead from the first floor to the roof space creating two large double bedrooms and two further bathrooms.

31 Lindisfarne Road is a beautiful home. It has a comprehensive alarm system, fabulous gardens and a large courtyard and terrace with electrically operated gates. The courtyard provides good parking and there is also a single garage. The rear garden has a lawned area and private sitting areas and is ideal for families.

Lindisfarne Road is conveniently located for its ease of access into Acorn Road and the nearby Metro station linking throughout Tyneside. It is also well placed for St George's Church and superb restaurants on Osborne Road.

A very impressive house in a good location for which viewing is strongly recommended.

The property comprises:

Access is to the front of the house, with a gated entrance leading into the private courtyard and an arch shaped wooden panelled door which leads through to the beautiful L shaped reception hall.

RECEPTION HALL

With black and cream terracotta tiled flooring with underfloor heating, cream wood panelling up to dado rail height, ceiling coving, spotlighting to the ceiling, burglar alarm control panel and central heating radiator.



GROUND FLOOR SHOWER ROOM/WC

Comprising Mira shower unit, travertine wall tiling and seating area, wash hand basin with illuminated mirror above, close coupled wc with mirror recess above, heated chrome towel rail, underfloor heating and access to understairs store cupboard.

From the reception hall three doors lead off to principal accommodation.

DRAWING ROOM (front & side facing)

17'11 x 15'0 (5.46m x 4.58m)

A beautiful drawing room which has double glazed windows set in wood frames with plantation shutters overlooking the front and side of the property, as well as a west facing bay window with double panelled radiator. The room has wallpaper decoration, contrasting emulsion colouring, ceiling coving, telephone point, infra red alarm sensor and stone feature fireplace with recess accommodating the coal burning effect gas fire and slate hearth. To one side of the chimney breast there is a handmade dresser with plasma screen TV, display shelving and storage cupboards beneath.

An archway with pillared surrounds leads from the drawing room to the music room.

MUSIC ROOM (rear facing)

11'11 x 9'0 (3.63m x 2.75m)

A light and bright room with a window aspect to the south and west with bench seating and concealed radiator and a central door leading out onto the rear garden. The room has fitted bookcases and cupboards, tasteful decoration and wiring for an audio system.

From the music room access is gained to the dining room.

DINING ROOM (rear facing)

10'10 x 9'0 (3.32m x 2.75m)

Enjoying views over the gardens from its south facing window with bench seating and concealed radiator with lattice cover and cream wood panelling with dado rail detailing and inset mirrors.

From the dining room access is gained to the study:

STUDY

10'10 x 8'5 (3.32m x 2.57m)

Professionally fitted with a bookcase and study desk, spotlighting to the ceiling and glazed double doors connecting to the reception hall.

KITCHEN & BREAKFAST ROOM (rear facing)

18'5 x 8'1 plus 13'8 x 11'10 (5.62m x 2.47m) plus (4.17m x 3.6m)

A fabulous L shaped entertaining area. The breakfasting area has a fitted wood panelled bench with bench seating, cream panelling to dado rail height, double panelled radiator, Chinese slate flooring, cornice detailing to the ceiling with spotlighting and glazed double doors leading out onto the gardens.

The kitchen is divided from the breakfasting area by a breakfasting bar with useful storage space and drawer units. The kitchen continues with the Chinese slate flooring and is equipped with a comprehensive arrangement of hand painted, light wood cabinets with granite worktop surfaces incorporating a stainless steel double sink unit. Appliances include a Bosch four ring hob with extractor hood above and a Bosch split level double oven, built-in refrigerator and wine rack and spacing for a dishwasher. A double glazed window overlooks the rear gardens.

The kitchen leads through an archway and connects to the utility room.

UTILITY ROOM

6'8 x 5'8 (2.03m x 1.73m)

With wall shelving, plumbing for an automatic washing machine and tumble dryer, gas fired central heating, spotlighting to the ceiling and pedestrian access door to the front of the house.

The kitchen also leads on to the garage.

Returning to the reception hall, the staircase with its wooden handrail and cream painted panelling up to dado rail height leads up to the first floor landing.

FIRST FLOOR LANDING

With plantation shutters to the front facing windows, central heating radiator with lattice fronted cover, spotlighting and four doors leading off to principal accommodation.

MASTER BEDROOM SUITE (front & rear facing)

17'11 x 12'5 (5.47m x 3.8m)

A light and bright room enjoying views over the front approach from its bay window with plantation shutters. There are also double glazed windows with plantation shutters to the west and southern elevation. The room is pleasantly decorated, has a double panelled radiator, elaborate cornice detailing, fitted drawer units, window bench seating, wiring for a plasma screen TV and telephone point.

An archway separates the bedroom from the dressing room.

DRESSING ROOM

With built-in double and single wardrobes.

FURTHER DRESSING AREA

9'8 x 5'8 (2.94m x 1.74m) measurements to fitted door fronts

Comprehensively equipped with two double and one corner wardrobe concealing good hanging rail and shelf storage space, dressing table, vanity wash basin with cupboards beneath and circular mirror above, single panelled radiator, spotlighting to the ceiling and plantation shutters to the window at the front of the house. This dressing area was previously used as bedroom four before it was opened to the master bedroom suite.

BEDROOM TWO (rear facing)

13'1 x 10'10 (4m x 3.32m)

With double glazed window with plantation shutters and central door leading out onto the terrace with wrought iron railing, built-in double and single wardrobes with storage cupboards above and central heating radiator.

BEDROOM THREE (rear facing)

13'0 x 8'6 (3.97m x 2.59m)

Enjoying views over the south facing gardens from its double glazed windows with plantation shutters, double panelled radiator, built-in double and single wardrobes and wiring for a plasma screen TV.

FAMILY BATHROOM (front & side facing)

With white four piece suite comprising corner Jacuzzi bath with handheld shower, wall hung wash hand basin by Althea with illuminated mirror above, close coupled wc, separate double shower with fitted seating area and glazed screen door, built-in storage cupboards, spotlighting to the ceiling, tiling to the walls and floor, access into the roof void, heated chrome towel rail and radiator and opaque glazing to the windows.

ESTATE AGENTS NOTE

The house was originally designed and built as a four bedroom property and in more recent years the fourth bedroom has been converted into a large dressing room.

The architects have drawn two different options which will indicate to buyers how the existing accommodation can be converted to create a five bedroom house. The plans, dated 2010, are available on file and give an option

for the conversion of the roof space to create two large double bedrooms and two bathrooms. The options indicated the different layout and style available. The confidence of the architects is extremely high that the Planning Department would fully support this, as witnessed by other neighbouring properties.

EXTERNALLY

The property at 31 Lindisfarne Road occupies a fabulous corner site, set back from Lindisfarne Road and fronting onto Glastonbury Grove to its western elevation. To the front of the house there is an impressive brick pillared surround to electrically operated wrought iron double gates, which lead into the internal courtyard which provides parking for two to three cars. The brick wall and railings curve around the property with a laurel hedge and fabulous tall mature trees. The front courtyard has attractive lighting and there is a separate pedestrian gate leading up to the approach to the house. The terraced rockery bed to the side of the property is extremely well stocked with flowers and shrubs and this leads around to the rear of the house where the property enjoys a beautiful south and west facing garden. The garden is a very significant feature of the property and has a stone flagged terrace which extends to provide pleasant sitting areas. The lawned garden is ideal for families and the well stocked borders give good screening and privacy. The exterior of the house has attractive lighting and cold water supply.

GARAGE

8'2 x 15'8 (2.48m x 4.78m)

With electrically operated roller access door, fluorescent tube lighting, double panelled radiator, wall shelving and power supply.

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

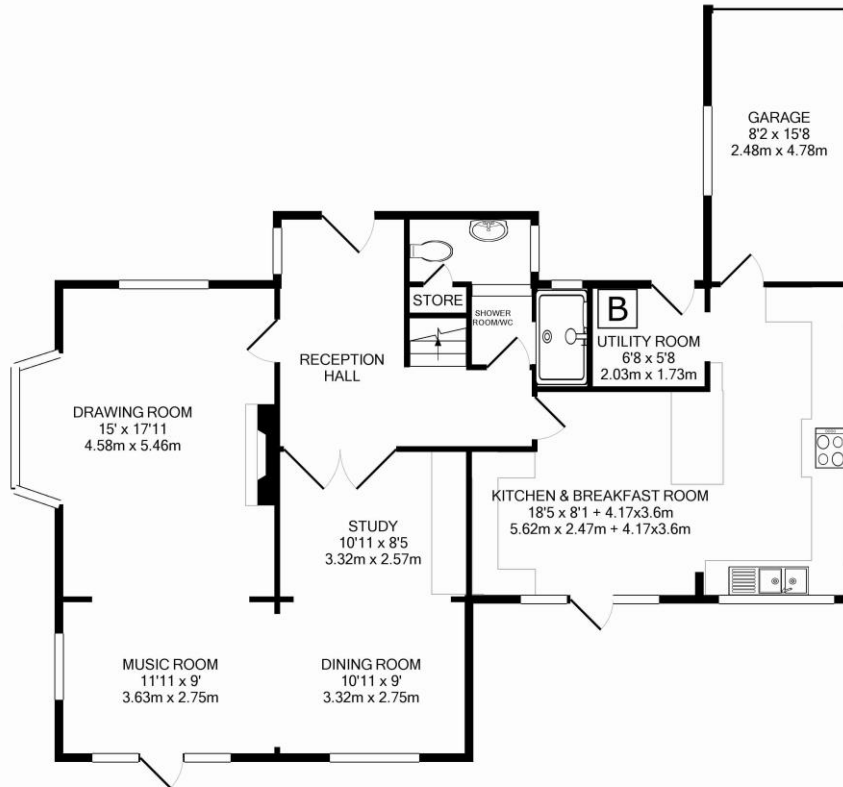
ENERGY PERFORMANCE RATING:

Grade: F

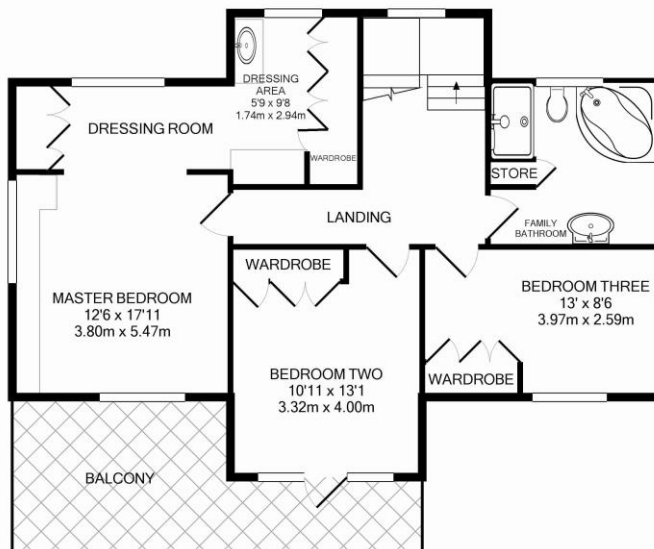


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GROUND FLOOR
APPROX. FLOOR
AREA 1224 SQ.FT.
(113.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)

LINDISFARNE ROAD, JESMOND, NEWCASTLE
TOTAL APPROX. FLOOR AREA 1994 SQ.FT. (185.3 SQ.M.)

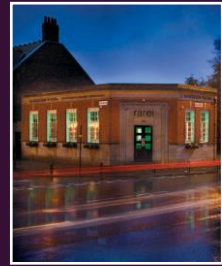
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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From Sanderson Young



31 Lindisfarne Road
Jesmond



SANDERSON YOUNG
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Price upon Application

